

**...WATERSTONE...**

**301 – 9959 Third Street**

**> Some Features <**

**Penthouse Suite – the entire top floor**

**Expansive ever changing marine easterly views**

**Direct elevator access (keyed)**

**Two exit stairways (common)**

**Built 2006 by Steve Wakefield Construction Ltd.**

**Suite finished area of 3291 sq. ft. (306 sq. m)**

**Balcony/Deck area off main rooms - 675 sq. ft. (63 sq. m) (part semi-enclosed)**

**Open plan Kitchen-Living Room-Dining – Great Room**

**French doors – Great room and Master bedroom (folding)**

**Extensive detail with quality finishing's, equipment and fittings**

**Custom cedar lined walk-in clothes cupboards**

**Thermopane tinted treated windows**

**Window blinds**

**Gas fireplace (2 sides)**

**Ten appliances (stainless)**

**Natural gas for stove, fireplace and deck Bar B-Q area**

**Hardwood and tile flooring**

**HVAC system**

**Forced air heating and air conditioning by Heat pump (can be controlled remotely by Nest)**

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**Bathroom floors radiant heated**

**Instant hot water**

**Granit counter tops**

**Central vacuum system**

**Indirect and recessed lighting**

**LED lights**

**Master bedroom windows coverings (drapes removed) controlled by remote**

**Fire sprinkler system**

**Security system**

**Double garage with storage cupboards (secure inside access)**

**“Waterstone” (four Suites) Managed by Gibraltar Management Ltd.**

*Some furnishings can be purchases separately – cannot be included in a contract*

**Peter Nash**

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*Prospective buyers should note that information on this Fact Sheet is submitted as descriptive as to type & quality of residence & property only. Figures relating to size & quantum must be taken as approximate. Buyers should verify all pertinent information..*

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