



WEST HAVEN GROUP

ABOUT THE SUITE | 10

- 1,527 square feet (14,19 on strata plan)
- 490 square foot tandem garage
- Flat ceilings throughout
- Roller blinds and draperies throughout
- Wide-plank laminate flooring on main level
- Recessed pot lighting
- Custom shaker cabinetry and large island seating
- Quartz stone countertops
- 30" gas range with convection oven
- French-door fridge with bottom freezer
- Built-in microwave
- Double under mount kitchen sink
- Full-size laundry set
- Built-in closet organizers
- Large den tucked off of kitchen
- Gorgeous bathrooms with timeless style
- On-demand hot water tank
- Built-in shelving in garage
- Large patio and quiet courtyard outlook

ABOUT THE BUILDING | RIVER MEWS | 189 WOOD STREET

- NO. OF FLOORS: **3**
- NO. OF STRATA LOTS: **54**
- CONTINGENCY FUND: **\$47,196.67**
- MAINTENANCE FEE: **\$209.58**
- PETS: **yes (2 dogs or 2 cats or 1 of each)**
- RENTALS: **yes**
- DEPRECIATION REPORT: **underway**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$10,000
 - Sewer - \$25,000
 - Water - \$25,000
 - Earthquake - 15%

AMENITIES

- Caretaker
- Central location
- 10 minute drive to 22nd Street Skytrain Station
- Proactive strata
- Quiet tree-lined green space/courtyard outlook

NOTES

- Tandem Parking

