



WEST HAVEN GROUP

About the Unit | 6

- 1,233 square feet
- Bright and open floor plan
- Upgrades throughout
- 9' ceilings
- In-suite storage
- Large kitchen island
- Gas range
- Bosch and Fisher & Paykel appliances
- Quartz countertops
- 3 bedrooms upstairs
- 2 full bathrooms
- In-suite laundry
- Tandem-sized garage
- Garage includes custom workbench with storage
- Private fenced backyard

About the Building | English Mews | 1111 Ewen Avenue

- NO. OF FLOORS: **3**
- NO. OF STRATA LOTS: **43**
- CONTINGENCY FUND: **\$49,045.19**
- MAINTENANCE FEE: **\$233.66**
- PETS: **yes (2 dogs or 2 cats or 1 of each)**
- RENTALS: **yes**
- DEPRECIATION REPORT: **yes, 2017 (Solutions in Engineering)**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$10,000
 - Sewer - \$25,000
 - Water - \$25,000
 - Earthquake - 15%

Amenities

- Located in the heart of Queensborough
- Across from greenspace
- Adjacent to visitor parking
- Next to shopping and water taxi
- Close to highway access
- Across the street from 24/7 gym
- 410 Bus route right outside complex

Notes

- Tandem style parking
- In-suite storage

