



WEST HAVEN GROUP

About the Home | 6865 192A Ave

- 3,238 square feet of interior space
- Renovated 2 storey plus basement (two bedroom suite)
- Legal 1 bedroom coach house
- Close to upcoming Skytrain
- Open plan with vaulted ceilings
- Skylights in the kitchen
- Finished in a contemporary colour/ material palette
- Main floor includes two living rooms, dining area and large den, perfect for working for home
- Upstairs, three bedrooms, two bathrooms, including a master en-suite with classic freestanding bathtub and separate shower
- Three separate laundries
- Double car garage, plus single parking pad
- Custom-built home for the it's first owner,

About the Premises

- NO. OF STRUCTURES: **two**
- YEAR BUILT: **2006**
- CHARACTER MERIT: **n/a**
- GARAGE: **yes, double**
- BASEMENT: **yes, 2-bed unauthorized suite**
- SECONDARY SUITE: **yes, 1-bed legal coach house**
- AGE OF ROOF: **2006**
- AGE OF WINDOWS: **2006**
- AGE OF PIPING: **2006**
- AGE OF WIRING: **2006**

About the Lot

- LOT AREA: **4,091 sq ft**
- LOT DEPTH: **139 feet**
- LOT WIDTH: **29.52 feet**
- LANE ACCESS: **yes**
- LOT ZONING: **SFR**
- OIL TANK SCAN: **n/a**

