

2012 McNicoll Avenue, Vancouver, BC



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TOTAL FLOOR AREA: 2969 SQ.FT.**

TOTAL FINISHED AREA: 1751 SQ.FT.

MAIN FLOOR: 1235 SQ.FT.

UPPER FLOOR: 516 SQ.FT.

LOWER FLOOR: 1218 SQ.FT.**

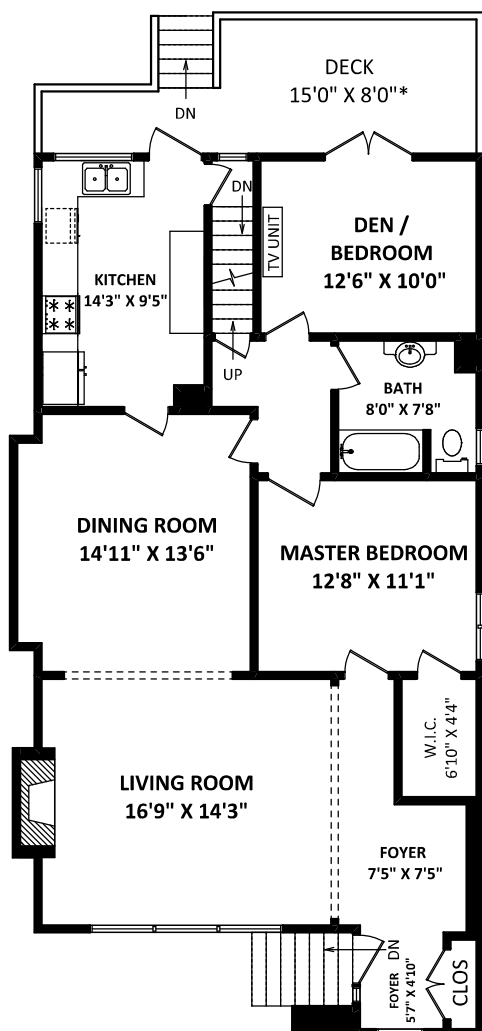
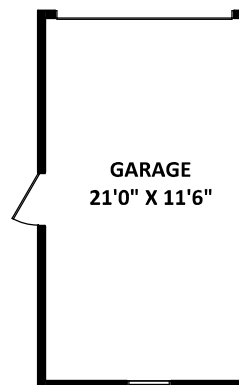
OTHER AREAS:

DECK: 170 SQ.FT.*

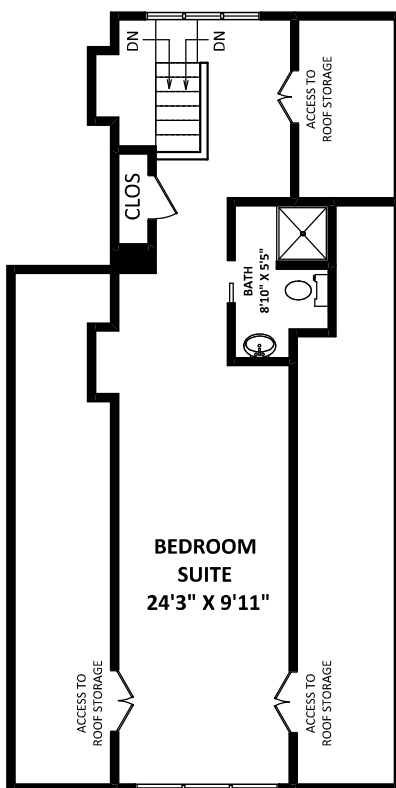
GARAGE: 269 SQ.FT.

SHED: 170 SQ.FT.*

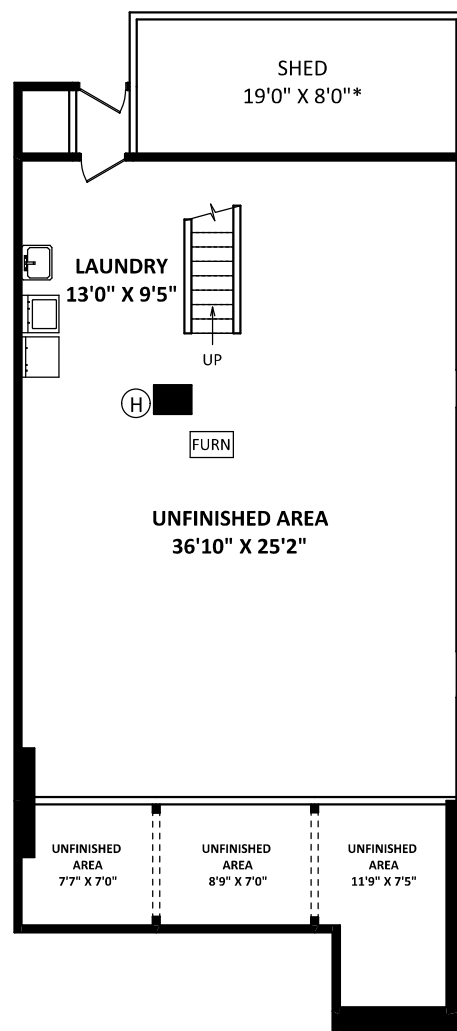
**UNFINISHED AREA



MAIN FLOOR: 1235 SQ.FT.



UPPER FLOOR: 516 SQ.FT.



LOWER FLOOR: 1218 SQ.FT.**

**UNFINISHED AREA

FLOOR PLAN BY:

[JANUARY 15, 2020]



TEL: 604-575-1244

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DISCLAIMER:

1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE E&O INSURED.
2. FINISHED AREAS ARE ENCLOSED AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS, FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE. (ANSI Z765-2013)
3. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN.
* ANY MEASUREMENT WITH AN ASTERISK (*) OR (APPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT E&O INSURED.



NORTH

SCALE: 0 2 5 10 FT.