5260 Cranbrook Avenue Richmond, BC

FENCED YARD 76'0" X 35'0" (APPROX) **PATIO** 38'0" X 10'0" HOT TUB (APPROX) DINING **NOOK & KITCHEN FAMILY ROOM** 13'3" X 10'8" ROOM 21'11" X 14'1" 11'1" X 9'2" GARAGE 18'10" X 18'6" LIVING ROOM 17'6" X 14'9" UNFINISHED LAUNDRY MUD ROOM 10'2" X 7'2" COVERED AREA

DIANE CARDOSO



RE/MAX Westcoast Cell: 604-218-1412 Office: 604-273-2828 sold@dianecardoso.com www.dianecardoso.com

TOTAL FLOOR AREA: 1846 SQ.FT.

LOWER FLOOR: 461 SQ.FT.

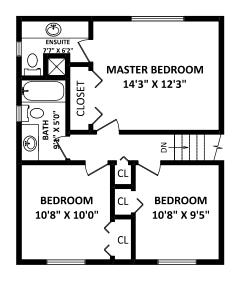
MAIN FLOOR: 632 SQ.FT. **UPPER FLOOR:**

643 SQ.FT.

UNFINISHED LAUNDRY & UTILITY: 110 SQ.FT.

OTHER AREA(S)

GARAGE: 377 SQ.FT. PATIO & FENCED YARD: 3081 SQ.FT.*



UPPER FLOOR: 643 SQ.FT.

MAIN FLOOR: 632 SQ.FT. **LOWER FLOOR: 461 SQ.FT.**

UNFINISHED LAUNDRY & UTILITY: 110 SQ.FT.



DISCUMINENS.

I. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE.

ROOM DIMENSIONS ARE APPROMMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREA ARE ERO INSURED.

2. FINISHED AREAS ARE ENCLOSED AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS,
FLOORS, AND CELLINGS THAT ARE SMIMLAR TO THE REST OF THE HOUSE. (MASI 2765-2013)

FILOURS, AND CELLINES I HAI ARE SIMILAR TO THE REST OF THE PROUSE, I PRINS LOPS 2013 (1)

3. FOR DETACHED SINGLE-FAMILY HOUSE, THE RINISHES DUAIS FOOTAGE OF EACH LEVEL IS CALCULATED TO
THE EXTERIOR PINNSHES SURRACE OF THE OUTSIDE WALLS. (ANSI 2765-2013)

4. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN

* ANY MESSUREMENTS WITH AN ASTERISK (*) OR RAPPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY

AND ARE NOT ESO INSURED.

SEEVIRTUAL

TEL: 604-575-1244 www.seevirtual360.com

[OCTOBER 5, 2020]