# 1346 W. 53rd Avenue Vancouver, BC

## **BRIAN, ROSALEE, SHANNON & JAMIE**

#### **RE/MAX Select Properties**

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### **TOTAL FINISHED AREA: 4,340 SQ.FT.**

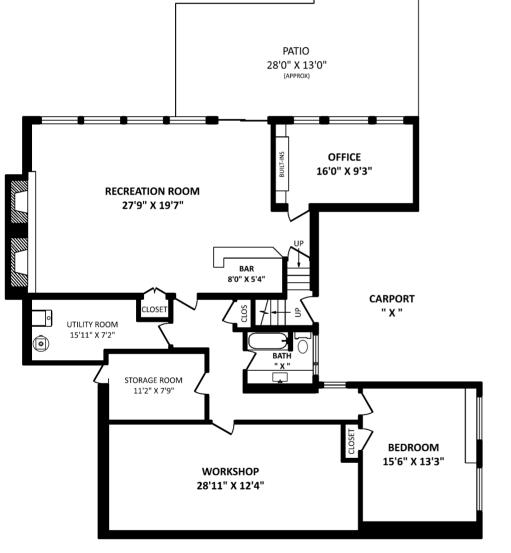
OTHER AREA(S)

CARPORT: 374 SQ.FT.

DECK(S): 151 SQ.FT.\*

PATIO: 511 SQ.FT.\*

COVERED ENTRYWAY: 158 SQ.FT.\*



M **EATING** KITCHEN 10'6" X 11'1" AREA DINING 9'0" X 7'8" **ROOM** 14'7" X 10'0" LIVING 11'3" X 3'10" DN ROOM 21'2" X 16'0" STORAGE LAUNDRY DECK **FAMILY ROOM** 20'0" X 4'0" 20'0" X 15'0" STORAGE ROOM **FOYER** 14'5" X 10'0" BATH CLOSET W.I.C. 5'3" X 2'10" W.I.C. MASTER 6'10" X 6'8" **BEDROOM BEDROOM** COVERED **BEDROOM** 17'8" X 12'1" **ENTRYWAY** 14'5" X 10'11" 13'8" X 9'10" 18'0" X 8'0" ENSUITE 9'1" X 6'7'

**LOWER FLOOR: 1958 SQ.FT.** 

MAIN FLOOR: 2382 SQ.FT.

[FEBRUARY 16, 2021]



1. MASURIMENTS ARE FOR MONORFORM, USE ORIN'S ARE NOT METHODE FOR CONSTRUCTION USE, DOOD ORININSHOSS ARE APPROXIMENT, MASURIMENTS & CACCULATIONS FOR PRISEDED AREA ARE DO DISEIDED.
2. PRINCEDES AREAS ARE CACCUSED AREAS ARE CACCULATED AREA SUITABLE FOR TEAR-ROUND USE, EMBODERING WALLS FLOORS, AND CULTIMOST HAM ARE SIMILAR TO THE ROUSE, [AREA 278-05].
3. TOR CIPICATED SHOULT FAMILY HOUSES, THE FIRSHED SQUARE FOOTING OF FACH LEVEL SO CALCULATED TO THE EXTENDE RINGHED SURFACE OF THE OUTSIDE WALLS, (ARES 278-05-011).



