

#3 252 W 13th Street North Vancouver, BC



TONY HEPBURN

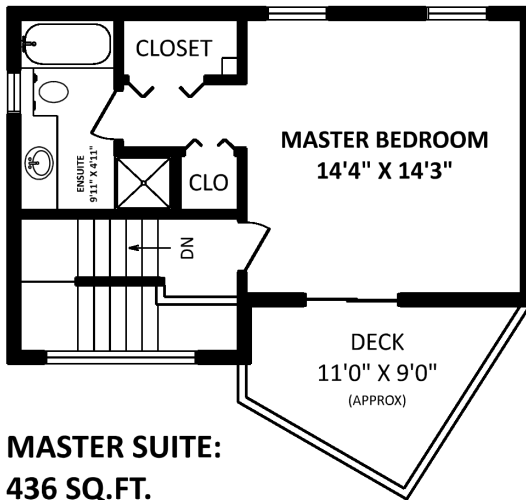
RE/MAX Crest Realty

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www.HepburnProperties.com
Tony@HepburnProperties.com

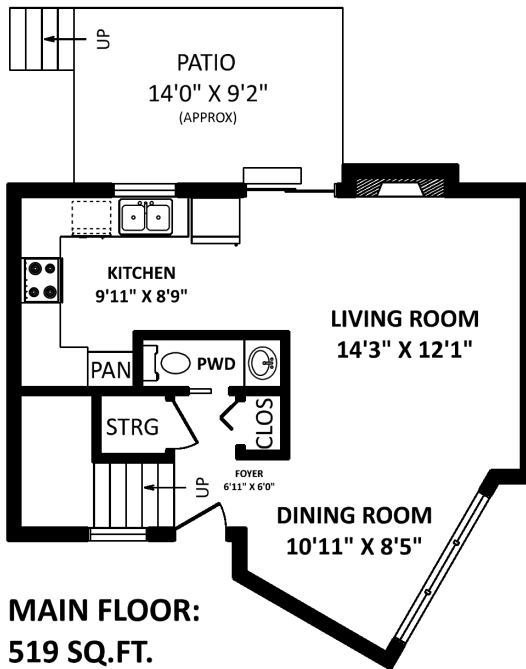
TOTAL FINISHED AREA: 1959 SQ.FT.

OTHER AREA(S)

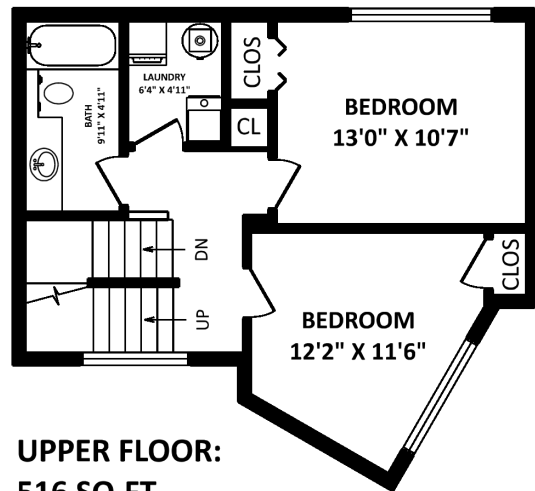
| | |
|---------|-------------|
| GARAGE: | 188 SQ.FT. |
| PATIO: | 128 SQ.FT.* |
| DECK: | 92 SQ.FT.* |



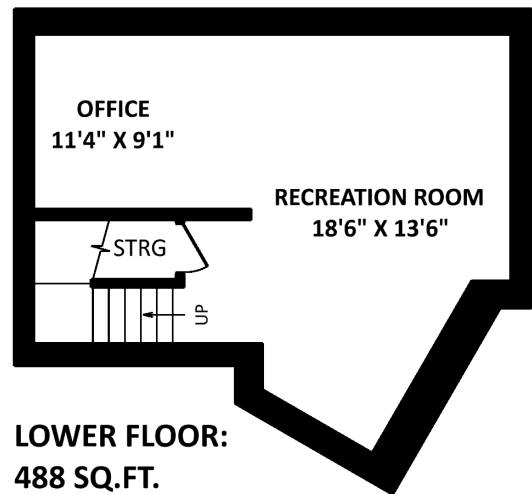
**MASTER SUITE:
436 SQ.FT.**



**MAIN FLOOR:
519 SQ.FT.**



**UPPER FLOOR:
516 SQ.FT.**



**LOWER FLOOR:
488 SQ.FT.**

[APRIL 13, 2021]



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

DISCLAIMERS:
1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE.
2. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE ISO INSURED.
3. 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. (SANS 2795-2013)
4. FOR STRATA LOTS, SQUARE FOOTAGE OF EACH LEVEL IS CALCULATED FROM THE CENTERLINE OF THE EXTERIOR WALLS OR SHARED WALLS OF THE STRATA LOT TO THE CENTERLINE OF THE EXTERIOR WALLS OR SHARED WALLS OF THE ADJACENT STRATA LOTS. (REF. STRATA PROPERTY ACT, SECTION 68)
5. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN. * ANY MEASUREMENTS WITH AN ASTERISK (*) OR (APPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT ENSURED.



SCALE: 0 2 5 10 FT.