

**823 Cornell Avenue
Coquitlam, BC**



BRAD PARROTTA

*Royal LePage West
Real Estate Services*

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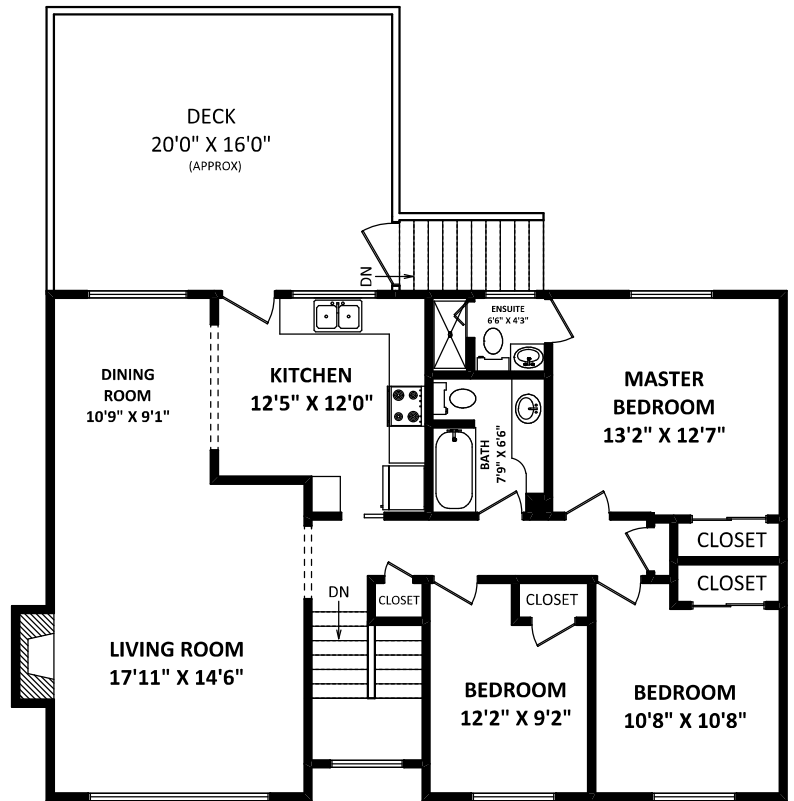
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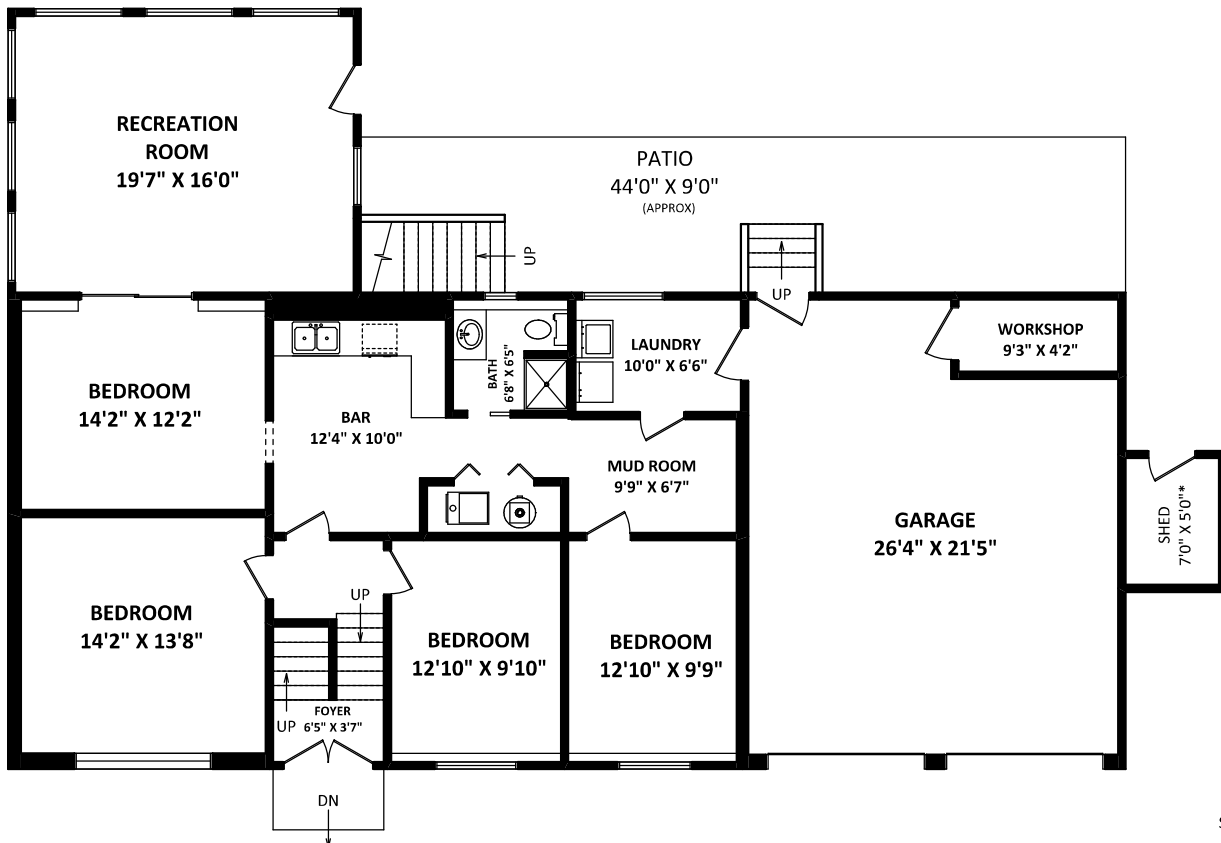
TOTAL FINISHED AREA: 2433 SQ.FT.

OTHER AREA(S)

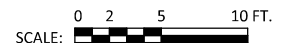
RECREATION ROOM:	335 SQ.FT.
GARAGE & WORKSHOP:	602 SQ.FT.*
DECK:	335 SQ.FT.*
PATIO:	400 SQ.FT.*
SHED:	50 SQ.FT.*



MAIN FLOOR: 1251 SQ.FT.



LOWER FLOOR: 1182 SQ.FT.



DISCLAIMERS:
1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE.
2. ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE E&O 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. (ANSI Z765-2013)
4. FOR DETACHED SINGLE-FAMILY HOUSES, THE FINISHED SQUARE FOOTAGE OF EACH LEVEL IS CALCULATED TO THE EXTERIOR FINISHED SURFACE OF THE OUTSIDE WALLS. (ANSI Z765-2013)
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 E&O INSURED.

[APRIL 22, 2021]



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