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Real Estate

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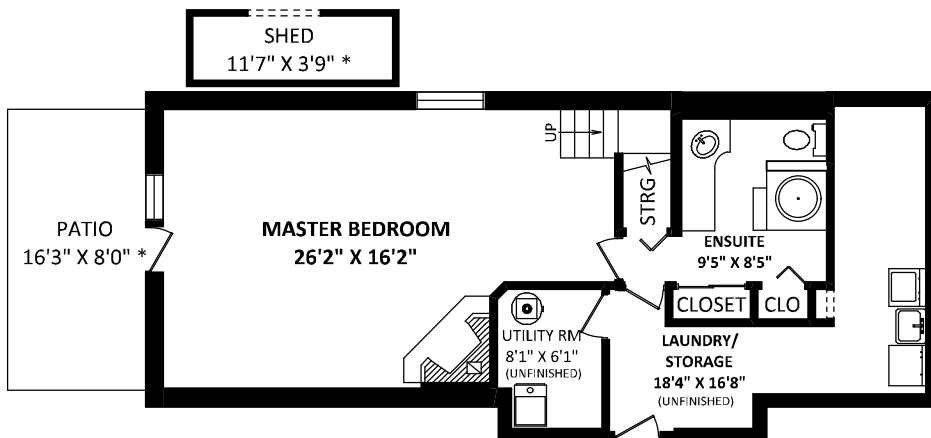
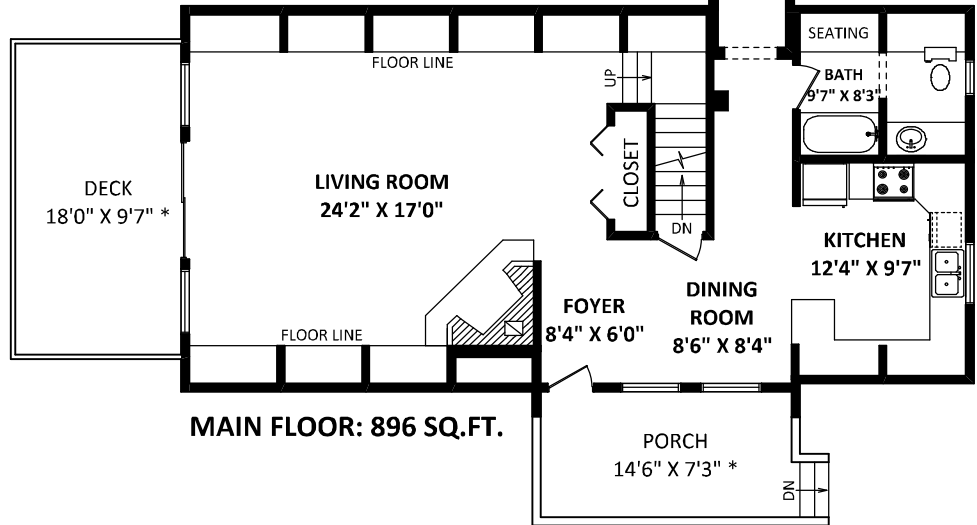
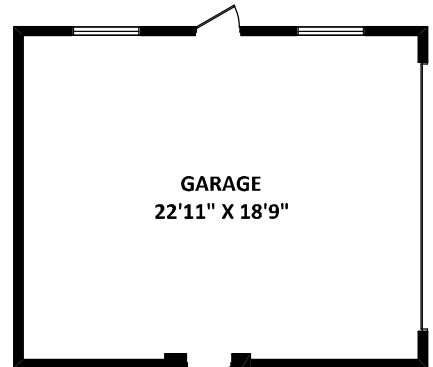
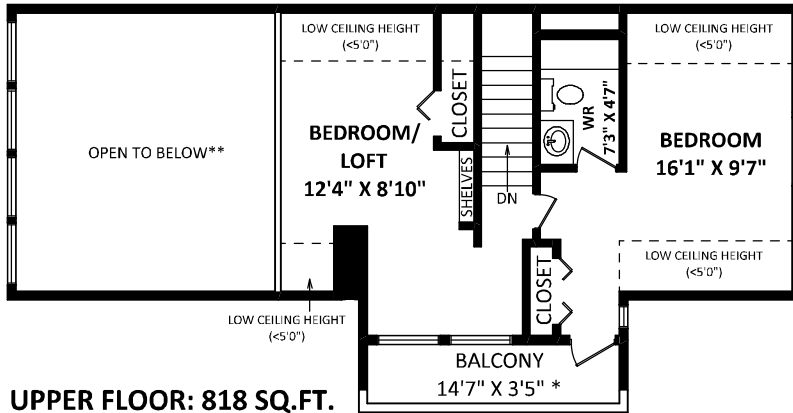
**320 Bayview Road  
Lions Bay, BC**

**TOTAL FLOOR AREA: 2583 SQ.FT.**

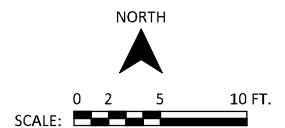
FINISHED AREA:	1943 SQ.FT.
LOW CEILING AREA:	119 SQ.FT.
UNFINISHED AREA:	256 SQ.FT.
OPEN TO BELOW AREA:	265 SQ.FT.**

**OTHER AREA(S)**

GARAGE:	468 SQ.FT.
PORCH:	120 SQ.FT.*
DECK:	182 SQ.FT.*
PATIO:	130 SQ.FT.*
BALCONY:	61 SQ.FT.*
SHED:	54 SQ.FT.*



[JUNE 4, 2021]  
**SEEVIRTUAL**  
www.seevirtual360.com  
TEL: 604-575-1244



DISCLAIMERS:  
1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE.  
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. 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)  
4. 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.  
\*\* OPEN TO BELOW IS INCLUDED IN THE TOTAL FLOOR AREA AS PER WEST VANCOUVER ZONING BYLAW 4652, 2010