

350 Bayview Road Lions Bay, BC



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BROCK SMEATON

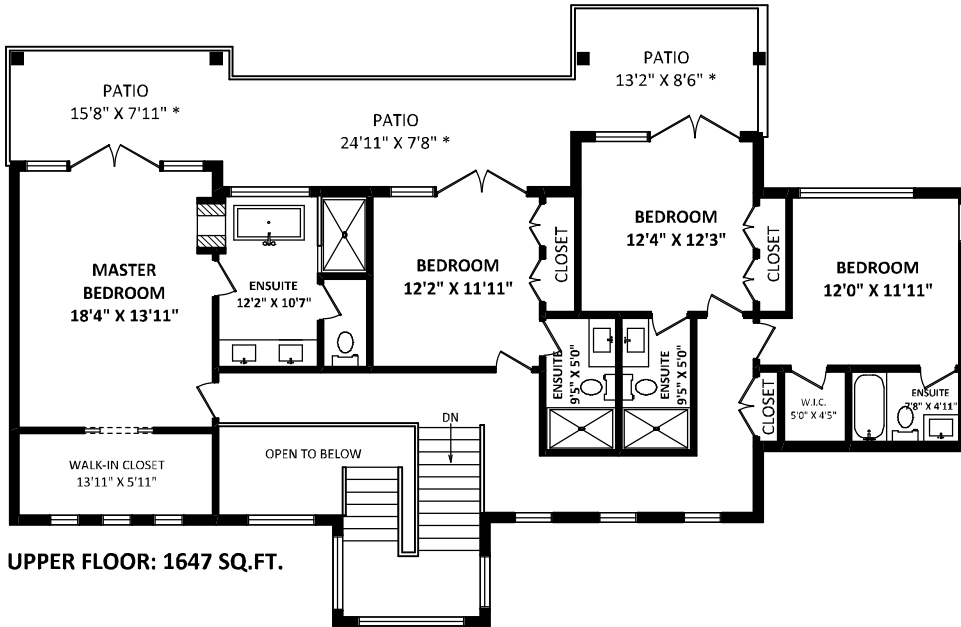
Personal Real Estate Corporation

Royal LePage Sussex
Cell: 604-619-9131
brock@brocksmeaton.com
www.brocksmeaton.com

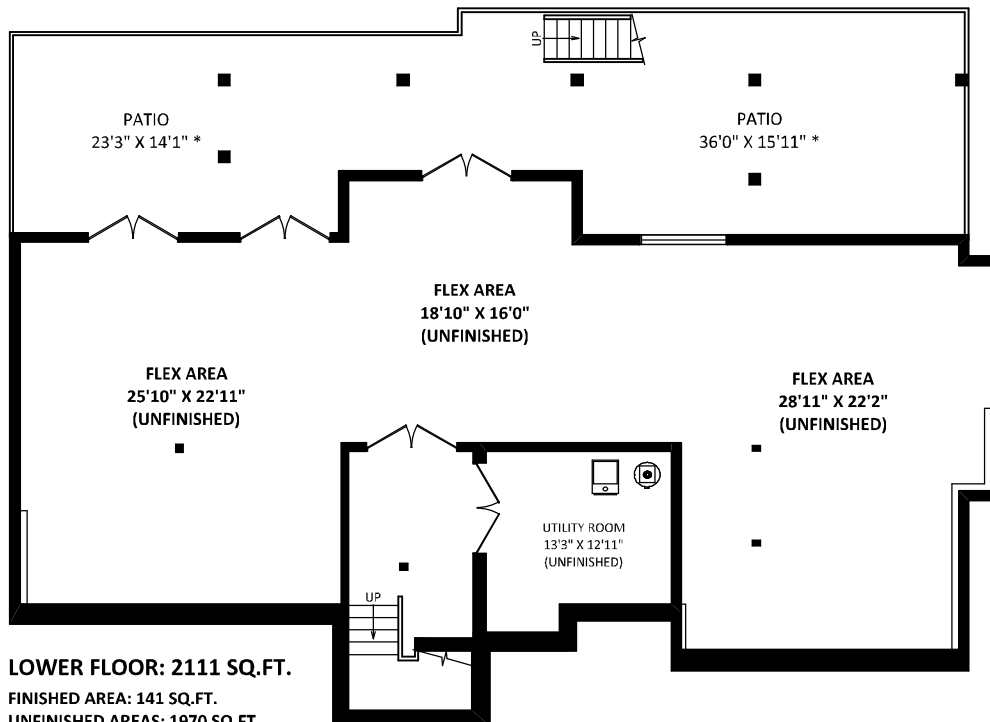
TOTAL FLOOR AREA: 5935 SQ.FT.
FINISHED AREA(S): 3965 SQ.FT.
UNFINISHED AREA(S): 1970 SQ.FT.

OTHER AREA(S)

GARAGE: 699 SQ.FT.
PATIO (MAIN FL): 806 SQ.FT.*
PATIO (UPPER FL): 446 SQ.FT.*
PATIO (LOWER FL): 1415 SQ.FT.*
OPEN TO BELOW (UPPER FL): 83 SQ.FT.*

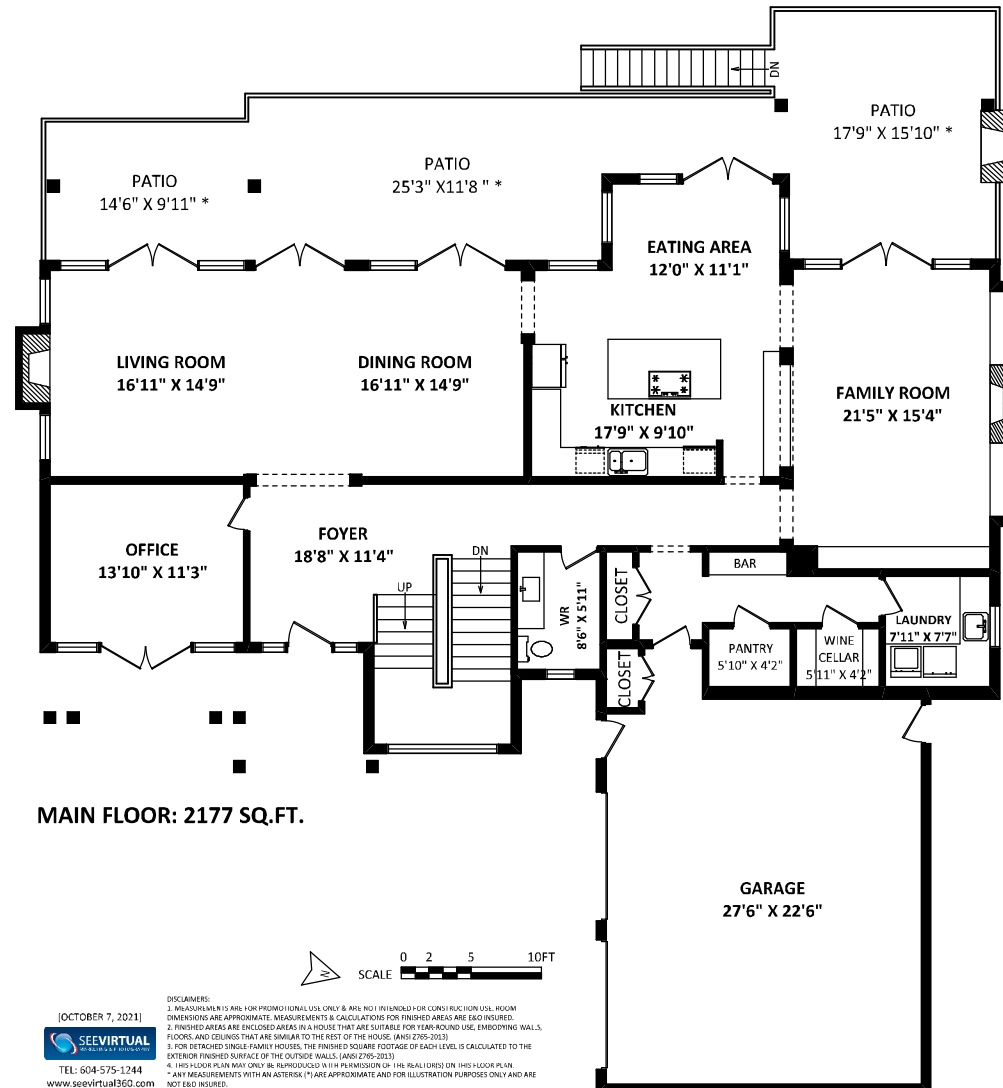


UPPER FLOOR: 1647 SQ.FT.

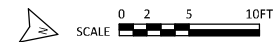


LOWER FLOOR: 2111 SQ.FT.

FINISHED AREA: 141 SQ.FT.
UNFINISHED AREAS: 1970 SQ.FT.



MAIN FLOOR: 2177 SQ.FT.



[OCTOBER 7, 2021]
SEEVIRTUAL
TEL: 604-575-1244
www.seevirtual360.com

DISCLAIMERS:
1. MEASUREMENTS ARE FOR PRELIMINARY USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE EXCLUDED.
2. FINISHED AREAS ARE ENCLOSED AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE, EMBODIED WALLS, FLOORS, AND CEILING THAT ARE SIMILAR TO THE REST OF THE HOUSE. (ANSI Z795-2013)
3. FOR SET BACK SINGLE FAMILY HOUSES, THE FINISHED SQUARE FOOTAGE OF EACH LEVEL IS CALCULATED TO THE EXTERIOR FINISHED SURFACE OF THE OUTSIDE WALLS. (ANSI Z795-2013)
4. THIS FLOOR PLAN MAY ONLY BE REPRODUCED IN THE PERFORMANCE OF THE REAL ESTATE OR THIS FLOOR PLAN.
* ANY MEASUREMENTS WITH AN ASTERISK (*) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT ENSURED.