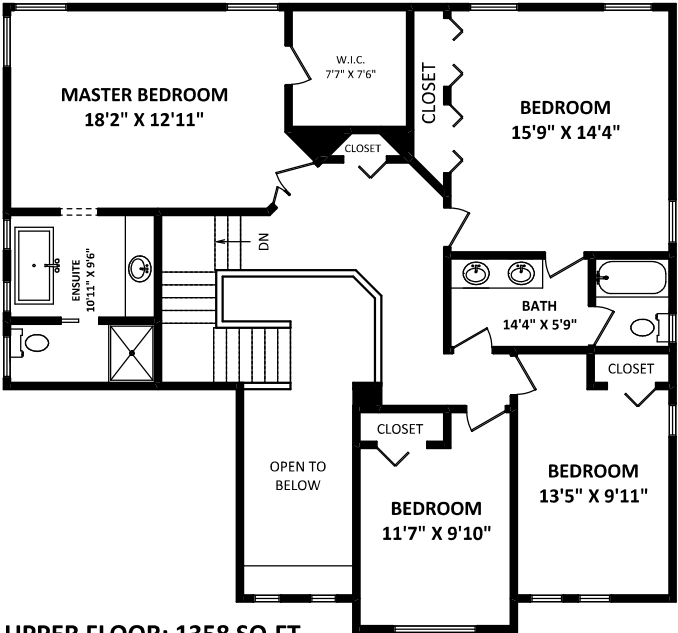


**3331 Turner Avenue
Coquitlam, BC**

WyantCraig Real Estate Group



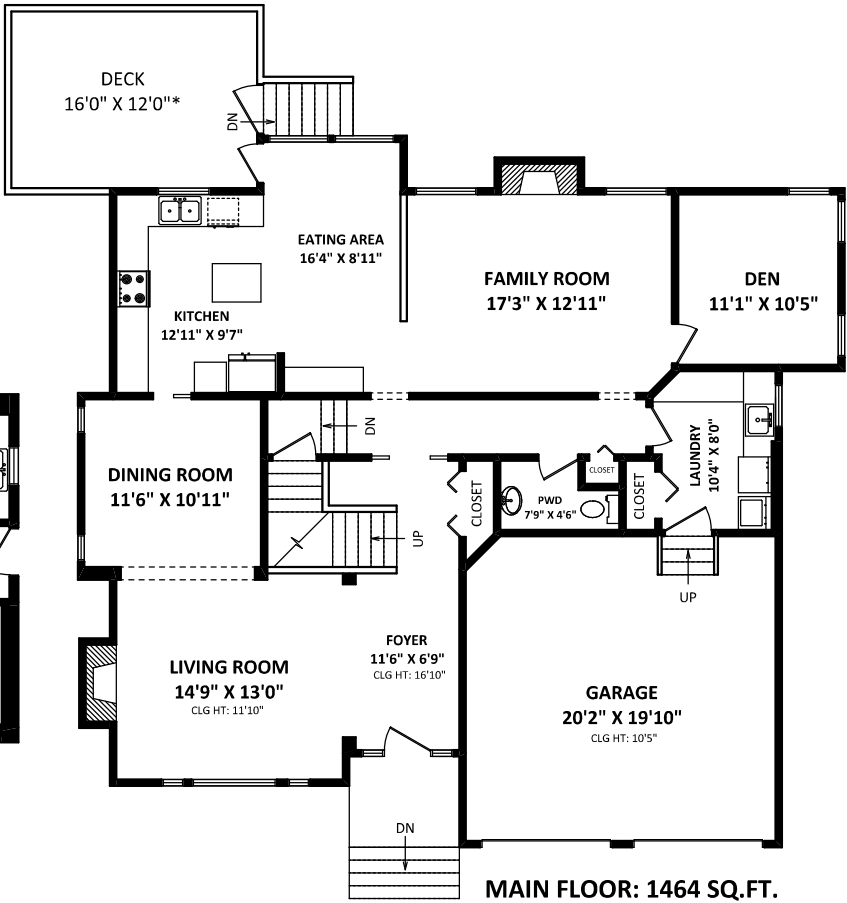
eXp Realty
Phone: 604-460-2831
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www.wyantcraig.com



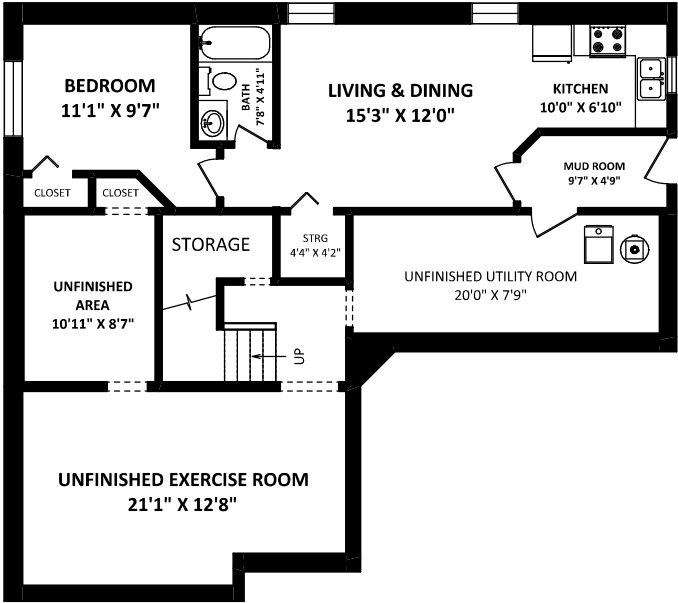
UPPER FLOOR: 1358 SQ.FT.

TOTAL FLOOR AREA: 4178 SQ.FT.
FINISHED AREA(S): 3414 SQ.FT.
UNFINISHED AREA(S): 764 SQ.FT.

OTHER AREA(S)
GARAGE: 417 SQ.FT.
DECK: 205 SQ.FT.*



MAIN FLOOR: 1464 SQ.FT.



LOWER FLOOR:
FINISHED AREA: 592 SQ.FT.
UNFINISHED AREA(S): 764 SQ.FT.



DISCLAIMERS:
1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE.
ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE E&O INSURED.
2. FINISHED AREAS ARE ENCLOSED AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUNDED USE, ENCOMPASSING WALLS, FLOORS, AND CEILING 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.

[DECEMBER 22, 2021]
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