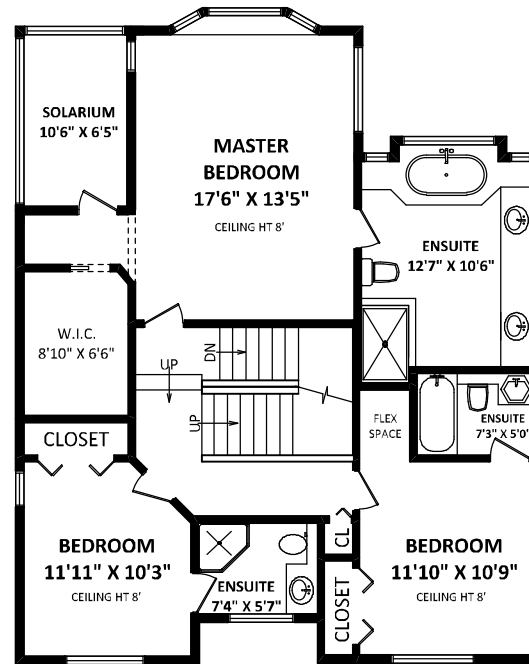
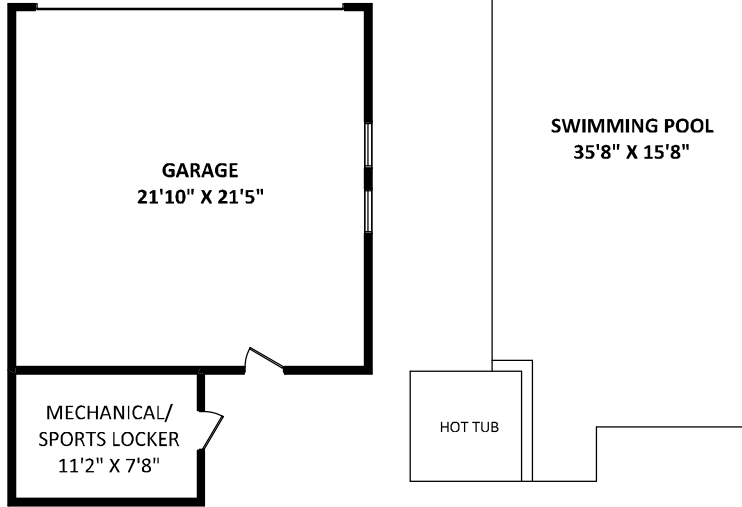


**3883 West 12th Avenue
Vancouver, BC**



UPPER FLOOR: 1083 SQ.FT.



GEOFF JARMAN
Personal Real Estate Corporation

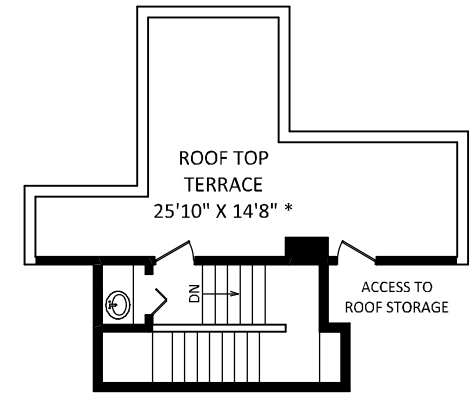
Sutton Group West Coast

Phone: (604) 415-9800

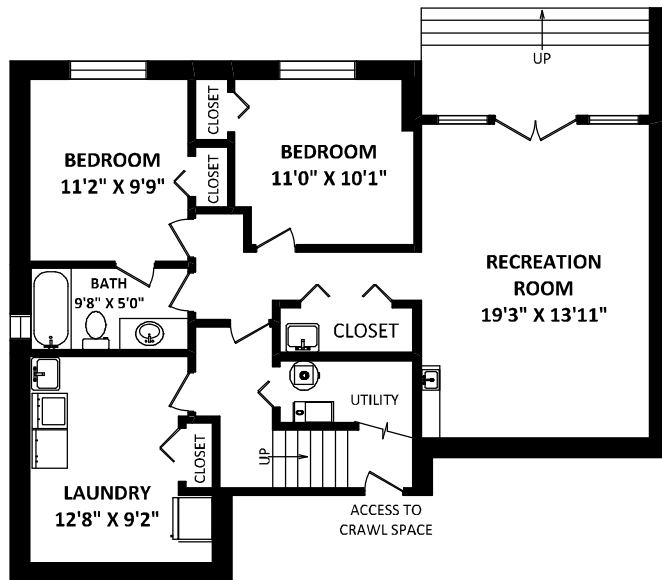
Cell: (604) 313-7280

gjarman@sutton.com

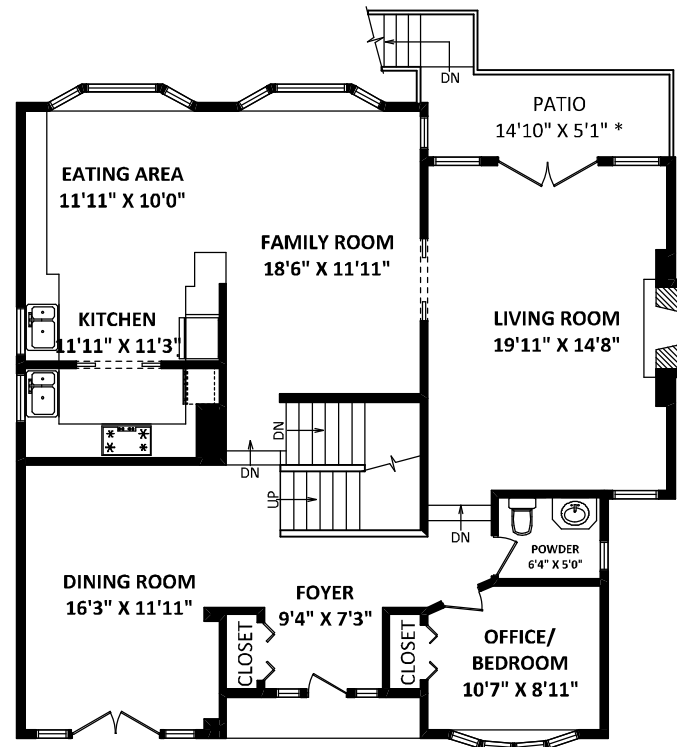
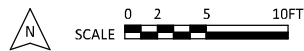
jarmanrealestate.com



TOP FLOOR: 101 SQ.FT.



LOWER FLOOR: 1060 SQ.FT.



MAIN FLOOR: 1429 SQ.FT.

TOTAL FINISHED AREA: 3673 SQ.FT.

OTHER AREA(S)

GARAGE:	504 SQ.FT.
SWIMMING POOL:	614 SQ.FT.
PATIO:	92 SQ.FT.*
SOLARIUM:	75 SQ.FT.*
TERRACE:	263 SQ.FT.*
MECHANICAL:	97 SQ.FT.*

DISCLAIMERS:

[FEBRUARY 2, 2022]



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

1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE BASED ON FINISHED FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE. (ANSI Z765-2013)
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 (*) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT EXACT.