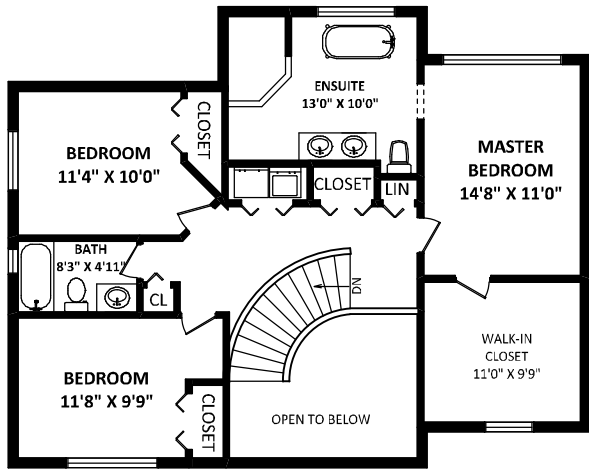
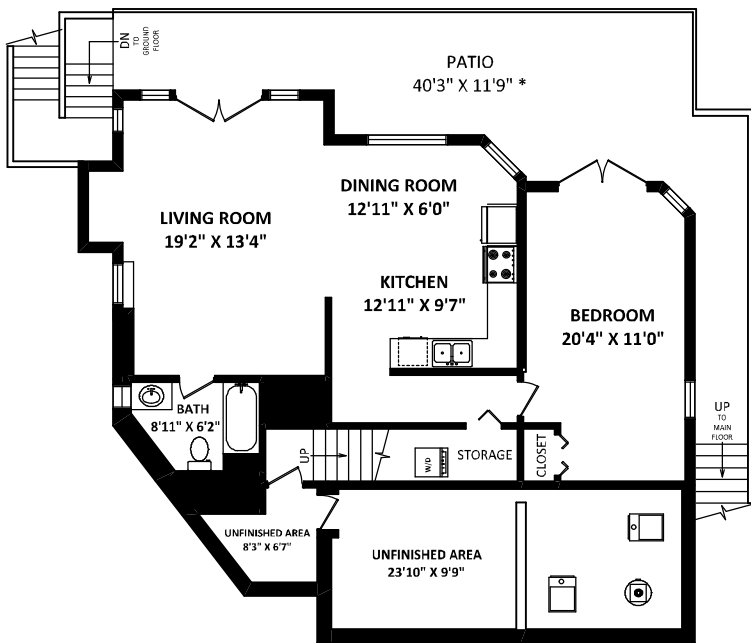


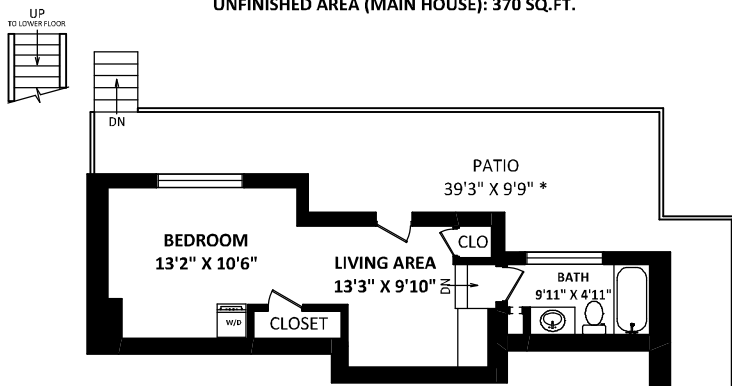
**75 Kelvin Grove Way  
Lions Bay, BC**



**UPPER FLOOR: 1035 SQ.FT.**



**LOWER FLOOR: 1340 SQ.FT.  
 FINISHED AREA (LOWER SUITE): 970 SQ.FT.  
 UNFINISHED AREA (MAIN HOUSE): 370 SQ.FT.**



**GROUND FLOOR (GROUND FLOOR SUITE): 429 SQ.FT.**

Your Realtor for Life.

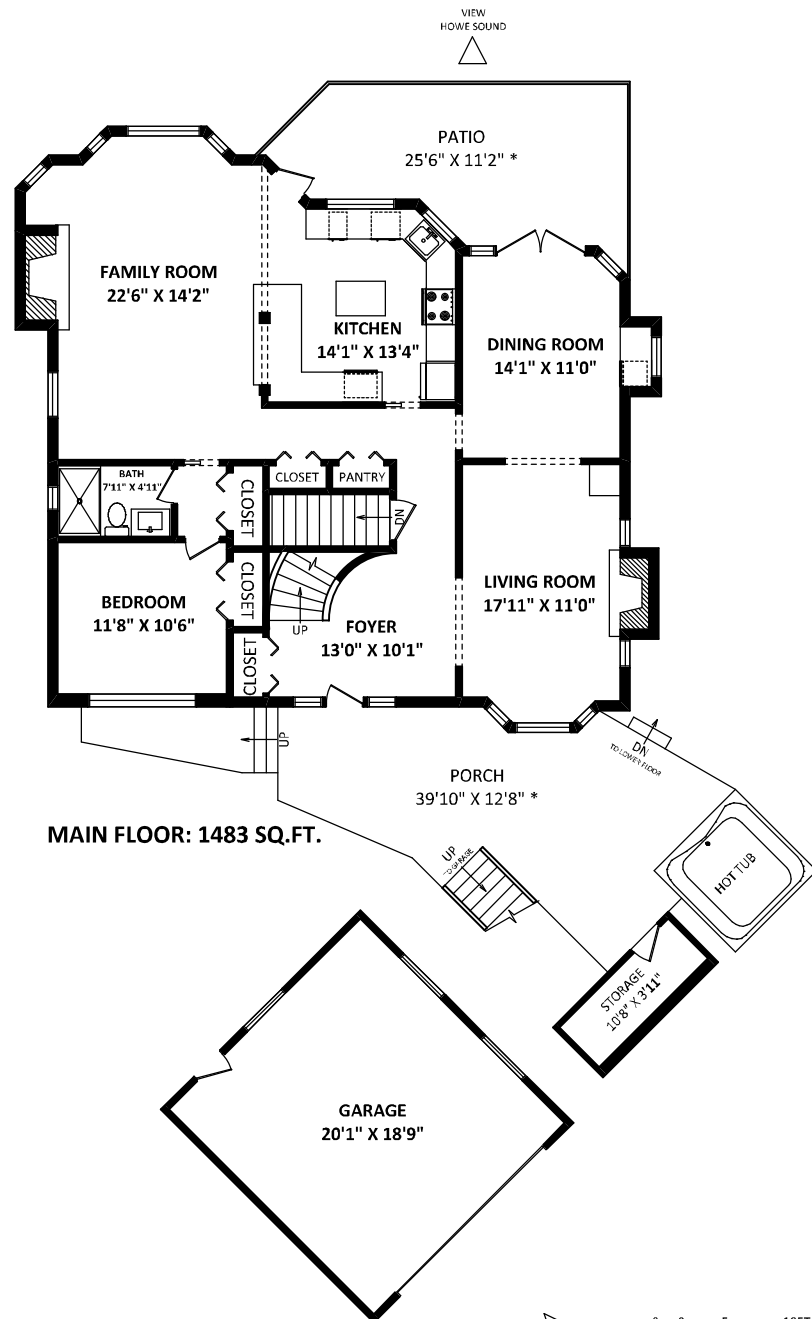
**KIM TAYLOR**  
*Real Estate*

604-315-2645 | KIMTAYLORHOMES.COM

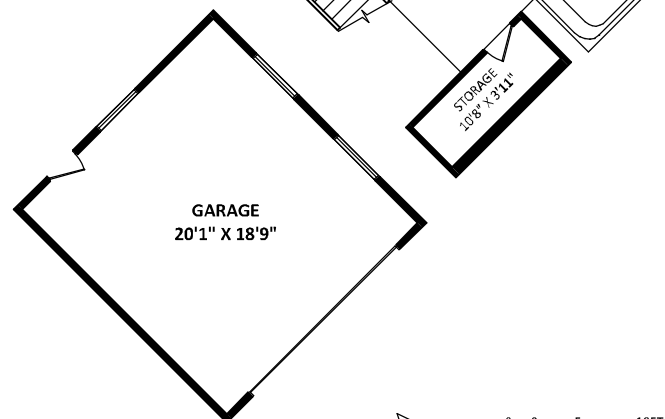
ANGEL & HASMAN  
 ASSOCIATES

**TOTAL FINISHED AREA: 3917 SQ.FT.**  
 MAIN HOUSE: 2518 SQ.FT.  
 LOWER SUITE: 970 SQ.FT.  
 GROUND FLOOR SUITE: 429 SQ.FT.

**OTHER AREA(S)**  
 MAIN HOUSE UNFINISHED AREA: 370 SQ.FT.  
 GARAGE: 410 SQ.FT.  
 PORCH: 394 SQ.FT.\*  
 PATIO (MAIN FL): 238 SQ.FT.\*  
 PATIO (LOWER FL): 447 SQ.FT.\*  
 PATIO (GROUND FL): 332 SQ.FT.\*  
 STORAGE: 56 SQ.FT.\*



**MAIN FLOOR: 1483 SQ.FT.**



[FEBRUARY 15, 2022]  
 SEEVIRTUAL  
 TEL: 604-575-1244  
 www.seevirtual360.com

DISCLAIMERS:  
 1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE F&O INSURFD.  
 2. FINISHED AREAS ARE ENCLOSED AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE, INCLUDING WALLS, FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE. (ANR 2769-2013)  
 3. FOR DETACHED SINGLE-FAMILY HOUSES, THE FINISHED SQUARE FOOTAGE OF EACH LEVEL IS CALCULATED TO THE EXTERIOR FINISHED SURFACE OF THE OUTSIDE WALLS. (ANR 2769-2013)  
 4. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR/ON THIS FLOOR PLAN.  
 \* ANY MEASUREMENTS WITH AN ASTERISK (\*) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT E&O INSURED.

