

**DEBORAH & LEO LeBLANC**

Royal LePage West Real Estate Services



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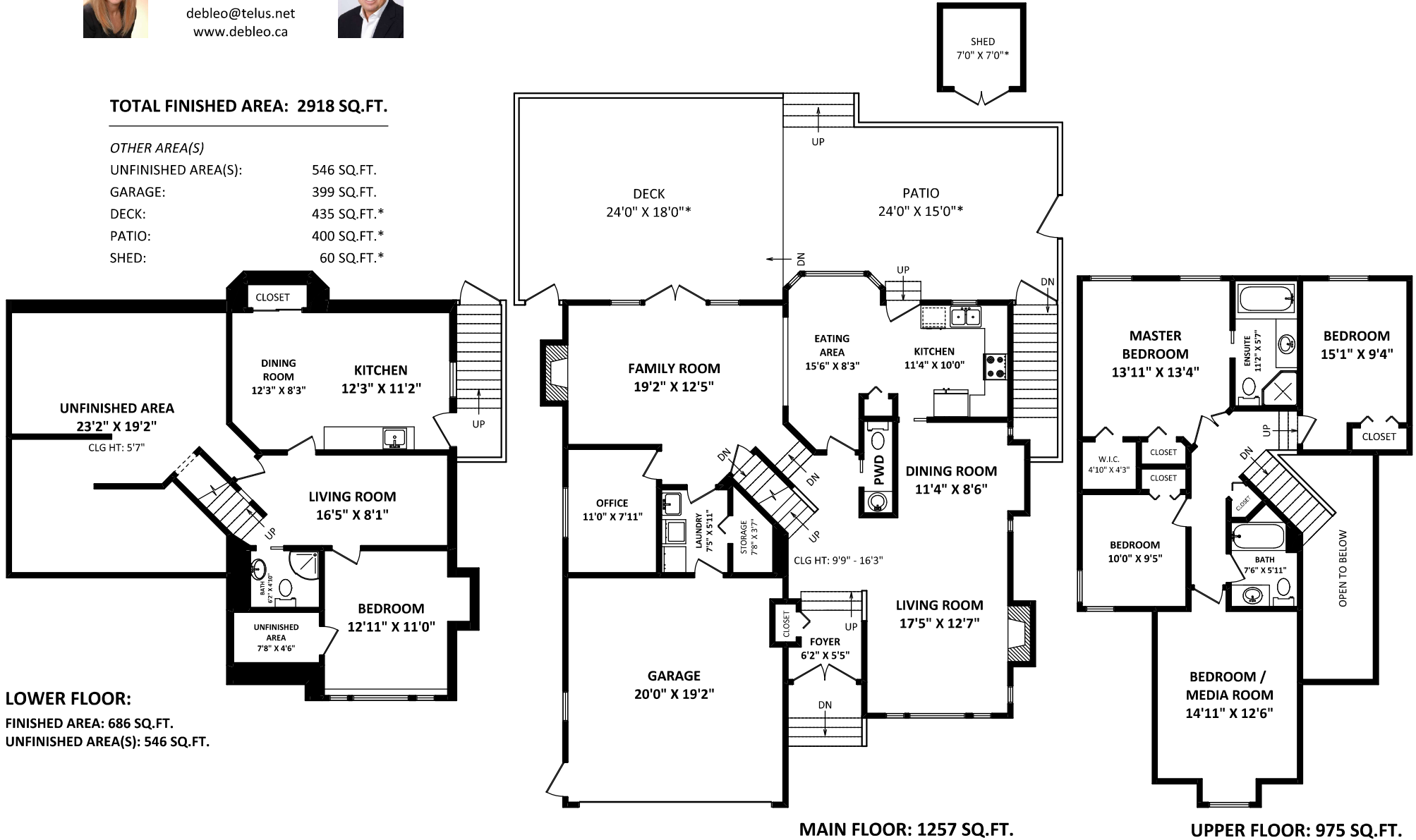


**2638 Fortress Drive  
 Port Coquitlam, BC**

**TOTAL FINISHED AREA: 2918 SQ.FT.**

*OTHER AREA(S)*

UNFINISHED AREA(S):	546 SQ.FT.
GARAGE:	399 SQ.FT.
DECK:	435 SQ.FT.*
PATIO:	400 SQ.FT.*
SHED:	60 SQ.FT.*



**LOWER FLOOR:**  
 FINISHED AREA: 686 SQ.FT.  
 UNFINISHED AREA(S): 546 SQ.FT.

**MAIN FLOOR: 1257 SQ.FT.**

**UPPER FLOOR: 975 SQ.FT.**

[MARCH 21, 2022]



TEL: 604-575-1244  
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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-ROUND USE, FIBRODYING WALLS,  
 FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE. (ANSI 2765-2013)  
 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 2765-2013)  
 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.

