



Your Realtor for Life.

KIM TAYLOR
Real Estate

604-315-2645 | KIMTAYLORHOMES.COM

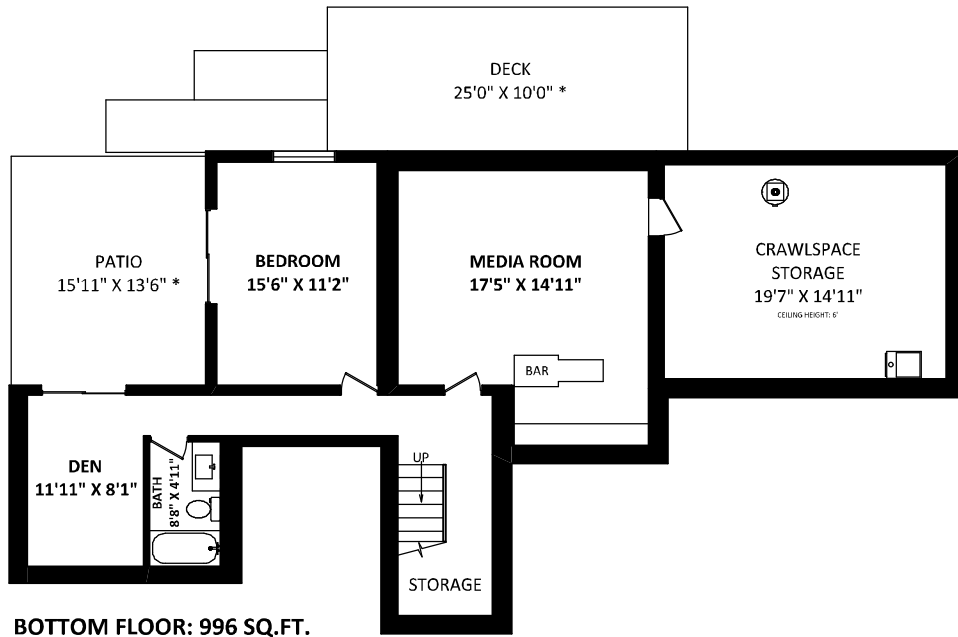


**55 Tidewater Way
Lions Bay, BC**

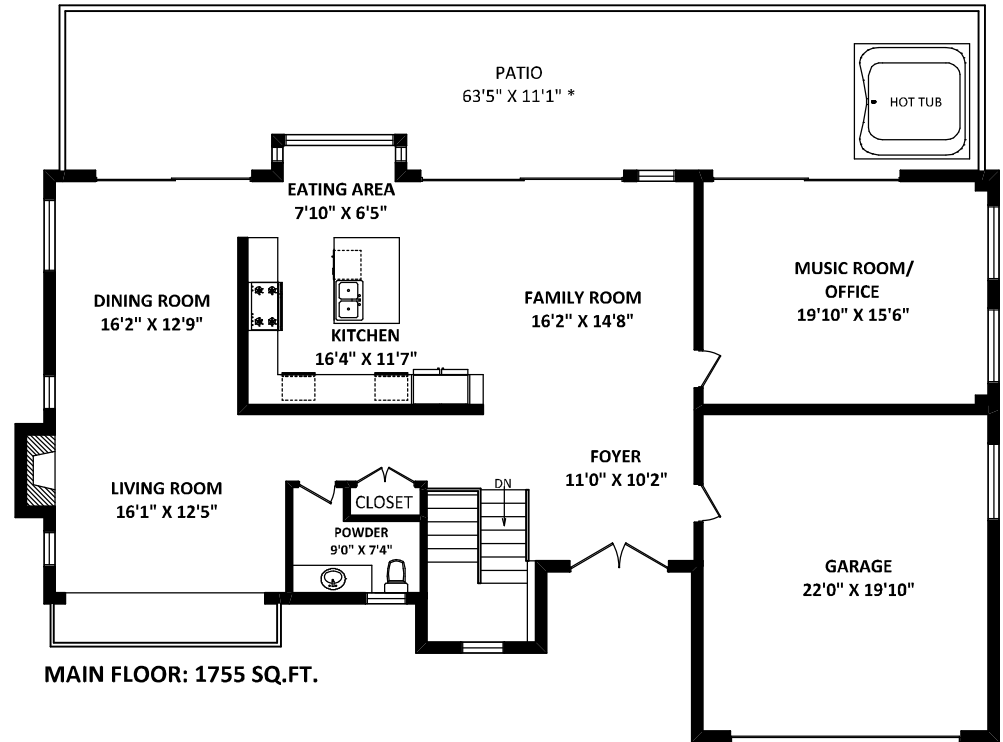
TOTAL FINISHED AREA: 4395 SQ.FT.

OTHER AREA(S)

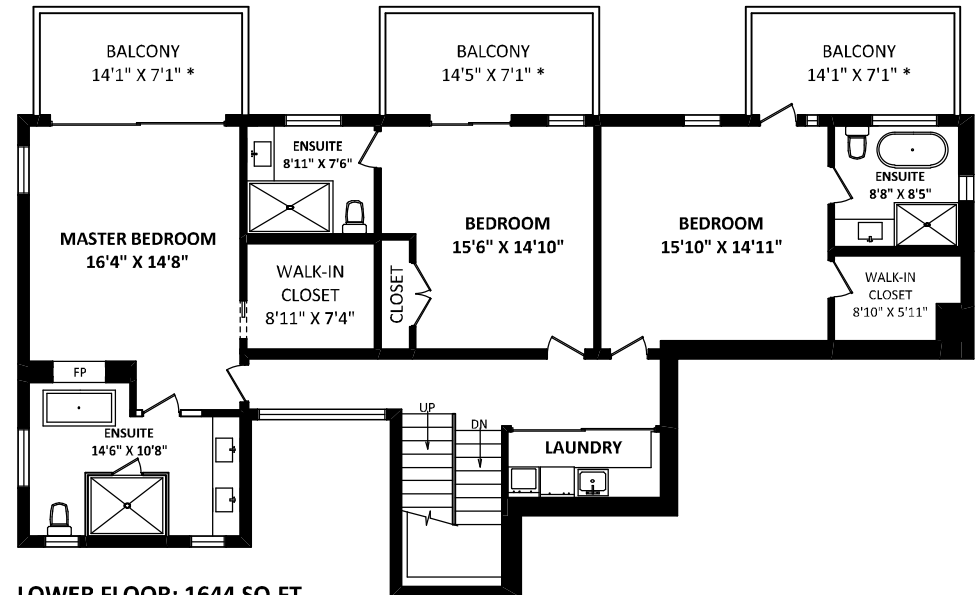
CRAWLSPACE STORAGE:	356 SQ.FT.
GARAGE:	477 SQ.FT.
PATIO (MAIN FL):	716 SQ.FT.*
BALCONY (MASTER BD):	112 SQ.FT.
BALCONY (MIDDLE BEDRM):	114 SQ.FT.*
BALCONY (NORTH BEDRM):	112 SQ.FT.*
DECK:	250 SQ.FT.*
PATIO (LOWER FL):	215 SQ.FT.*



BOTTOM FLOOR: 996 SQ.FT.



MAIN FLOOR: 1755 SQ.FT.



LOWER FLOOR: 1644 SQ.FT.

[JUNE 1, 2022]

DISCLAIMERS:
1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE ESQ. INSURED.
2. FINISHED AREAS ARE FIN. FLOOR AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE, FINISHING WALLS, FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE. (AND 2765-2033).
3. FOR DETACHED SINGLE-FAMILY HOUSES, THE FINISHED SQUARE FOOTAGE OF EACH LEVEL IS CALCULATED TO THE EXTERIOR FINISHED SURFACE OF THE OUTSIDE WALLS. (AND 2765-2033).
4. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN.
* ANY MEASUREMENTS WITH AN ASTRISK (*) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT F&D INSURFT.

