

1776 Windermere Avenue  
Port Coquitlam, BC



Sterling Realty  
INDEPENDENTLY OWNED AND OPERATED

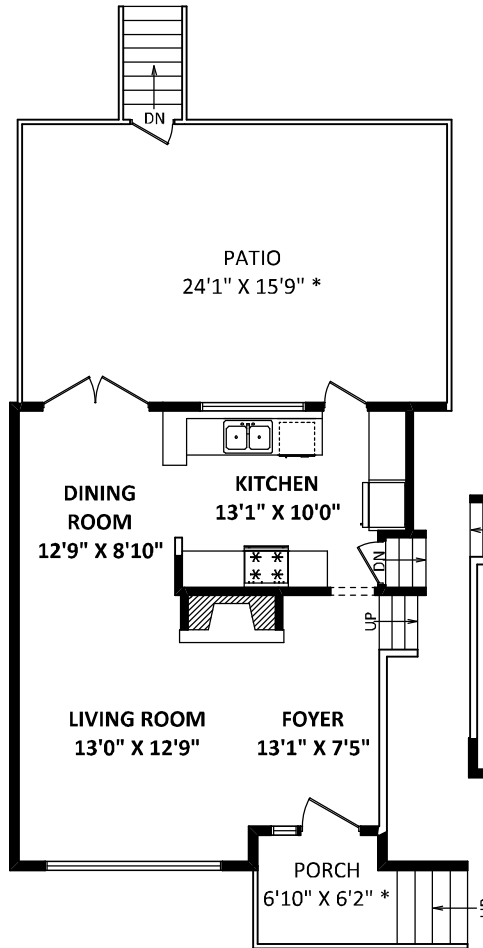
**DON MCFADYEN**

Royal LePage Sterling Realty  
Cell: 604-728-0192  
bchomeadvantage@gmail.com  
www.buybcrealestate.com

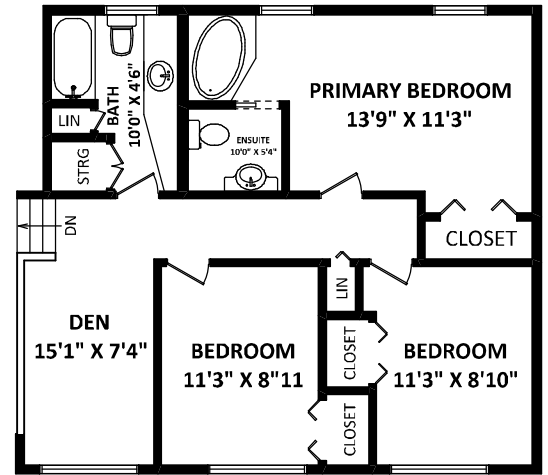
**TOTAL FINISHED AREA: 1823 SQ.FT.**

*OTHER AREA(S)*

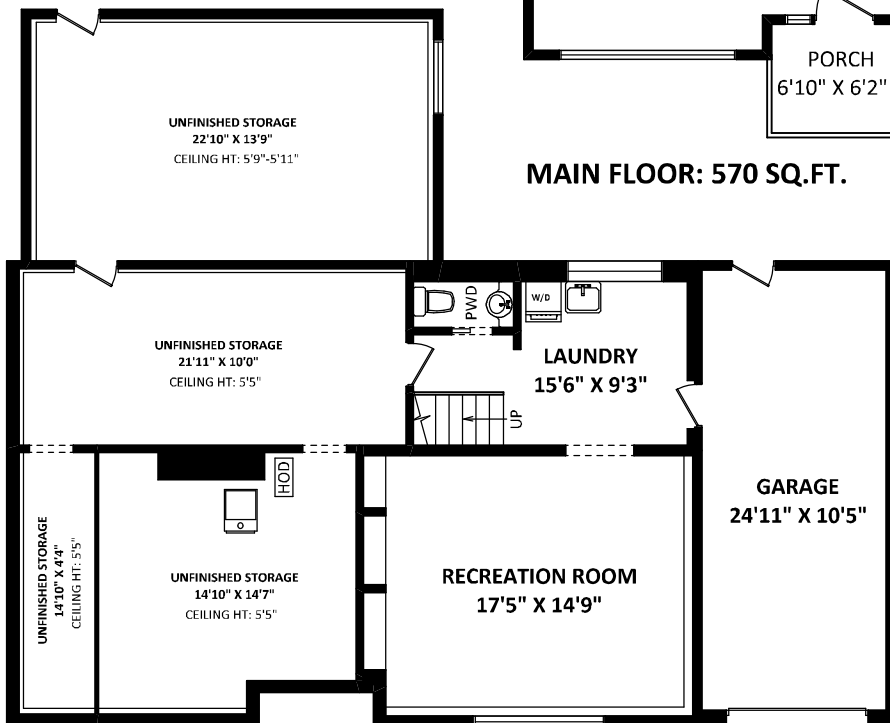
UNFINISHED STORAGE: 885 SQ.FT.  
GARAGE: 295 SQ.FT.  
PATIO: 393 SQ.FT.\*  
PORCH: 50 SQ.FT.\*



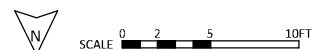
**MAIN FLOOR: 570 SQ.FT.**



**UPPER FLOOR: 767 SQ.FT.**



**LOWER FLOOR: 486 SQ.FT.**



[JULY 6, 2022]



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 E&O INSURED.  
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 E&O INSURED.