



CRAIG DOHERTY

Sotheby's International Realty - West Vancouver
 Phone: 604-396-9555
 Office: 604-922-6995
 cdoherty@sothebysrealty.ca
 www.sothebysrealty.ca



ANGIE VAZQUEZ

Personal Real Estate Corporation

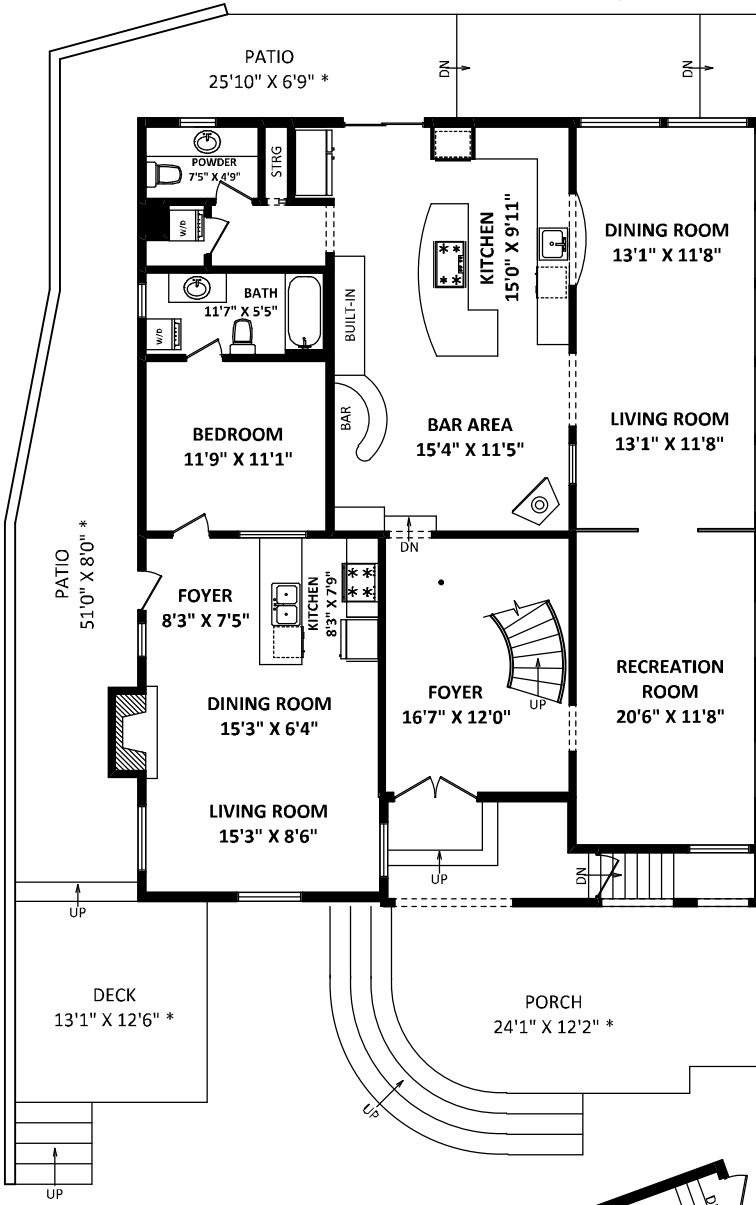
Engel & Volkers Whistler
 Cell: 778-318-5900
 angievazquezrealtor@gmail.com
 www.angievazquez.ca

**75 Sunset Drive
 Lions Bay, BC**

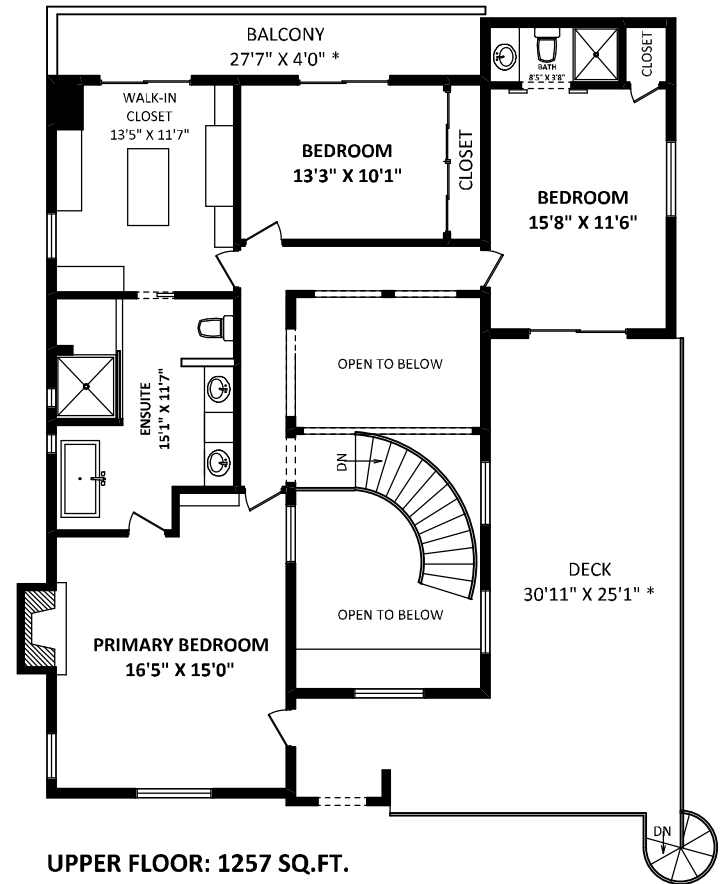


TOTAL FINISHED AREA: 3215 SQ.FT.
MAIN HOUSE: 2629 SQ.FT.
SEPARATE SUITE: 586 SQ.FT.

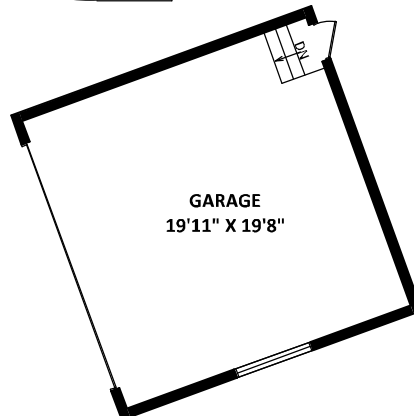
OTHER AREA(S)	
GARAGE:	439 SQ.FT.
PORCH:	400 SQ.FT.*
PATIO:	688 SQ.FT.*
DECK (MAIN FL):	172 SQ.FT.*
DECK (UPPER FL):	484 SQ.FT.*
BALCONY:	130 SQ.FT.*
SHED:	114 SQ.FT.*



MAIN FLOOR: 1958 SQ.FT.
MAIN HOUSE: 1372 SQ.FT.
SEPARATE SUITE: 586 SQ.FT.



UPPER FLOOR: 1257 SQ.FT.



[AUGUST 16, 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 ESD INSURED.
 2. FINISHED AREAS ARE FINISHED AS FAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE, FIBROUS WALLS, FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE BEST OF THE HOUSE. (ANSI Z765-2013)
 3. FOR DETACHED SINGLE-FAMILY HOUSES, THE FINISHED SQUARE FOOTAGE OF EACH FLOOR IS CALCULATED TO THE EXTERIOR FINISHED SURFACE OF THE OUTDOOR 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 ASTRISK (*) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT FOR INSURANCE.