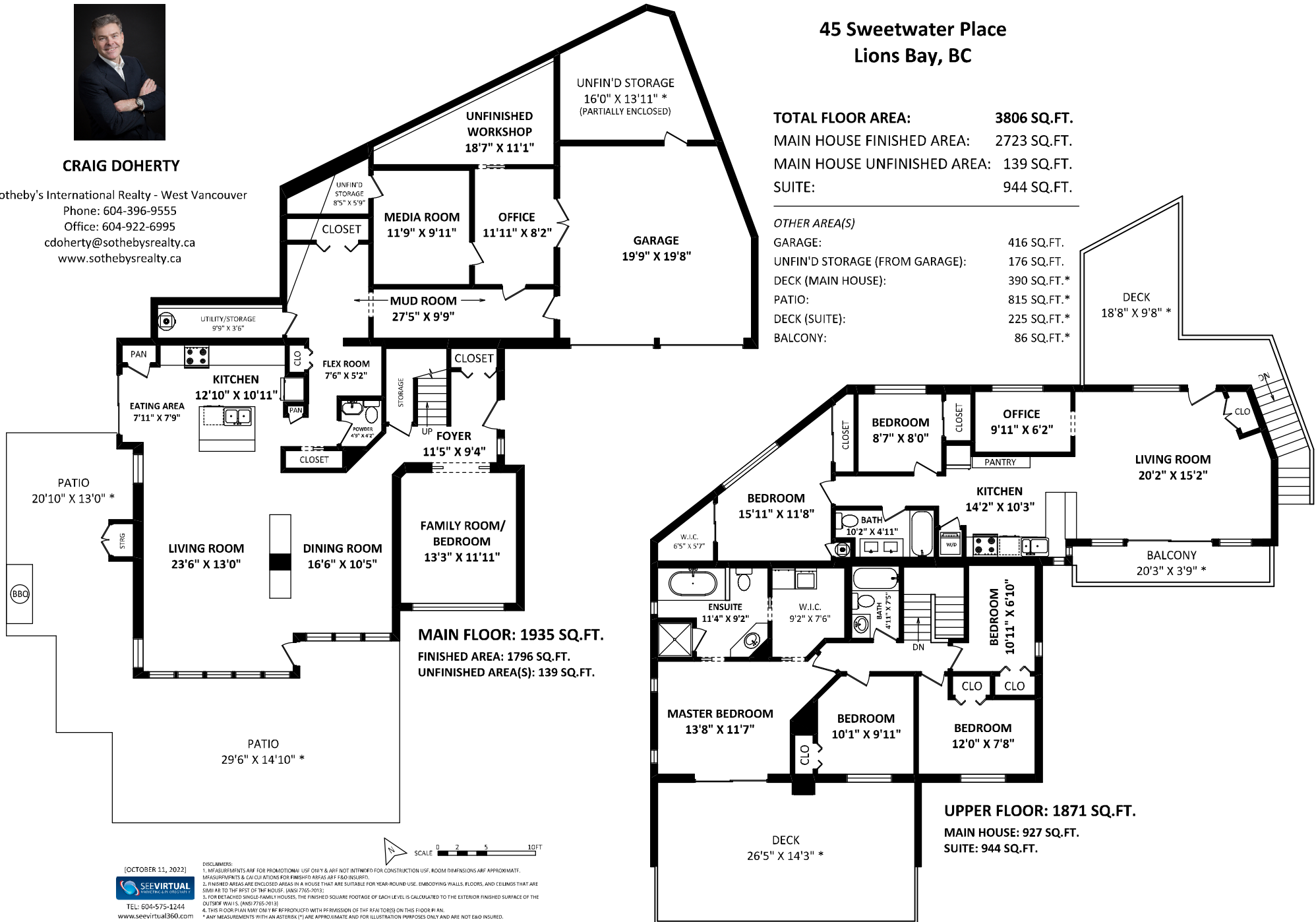




CRAIG DOHERTY

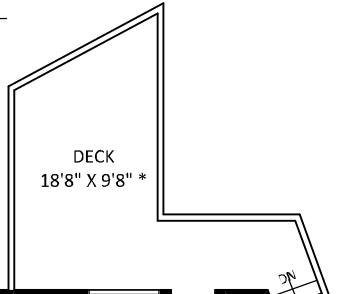
Sotheby's International Realty - West Vancouver
 Phone: 604-396-9555
 Office: 604-922-6995
 cdoherly@sothebysrealty.ca
 www.sothebysrealty.ca

**45 Sweetwater Place
 Lions Bay, BC**



TOTAL FLOOR AREA: 3806 SQ.FT.
MAIN HOUSE FINISHED AREA: 2723 SQ.FT.
MAIN HOUSE UNFINISHED AREA: 139 SQ.FT.
SUITE: 944 SQ.FT.

OTHER AREA(S)
 GARAGE: 416 SQ.FT.
 UNFIN'D STORAGE (FROM GARAGE): 176 SQ.FT.
 DECK (MAIN HOUSE): 390 SQ.FT.*
 PATIO: 815 SQ.FT.*
 DECK (SUITE): 225 SQ.FT.*
 BALCONY: 86 SQ.FT.*



[OCTOBER 11, 2022]
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DISCLAIMERS:
 1. MEASUREMENTS ARE FOR INFORMATIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE.
 2. FINISHED AREAS ARE ENCLOSED AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS, FLOORS, AND CEILING THAT ARE SHOWN TO THE BEST OF THE HOUSE. (ANSI 7505-2013)
 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 7505-2013)
 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.