INCLINE **UNFINISHED** GARAGE/STORAGE 15'5" X 11'7"* [STORAGE ABOVE] **BIKE STORAGE**

LIVING ROOM

15'11" X 8'0"

CLOSET

CLOSET

BEDROOM

10'8" X 9'11"

EATING AREA

7'8" X 5'1"

BEDROOM

12'9" X 10'11"

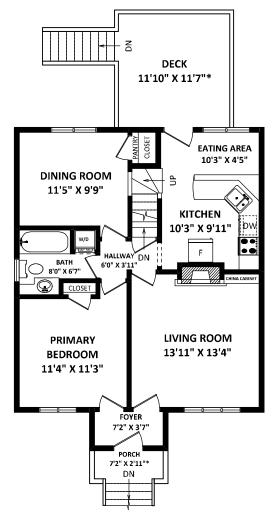


SHIRLEY LORD

Sutton Group - West Coast Realty

Cell: 604-760-2012



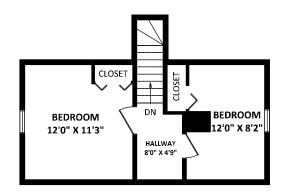


4570 W 12th Avenue Vancouver, BC

MAIN FLOOR: 804 SQ.FT. LOWER FLOOR: 726 SQ.FT. **UPPER FLOOR:** 356 SQ.FT. **TOTAL FINISHED AREA:** 1886 SQ.FT.

OTHER AREA(S)

UNFINISHED UTILITY 45 SQ.FT. UNFINISHED GARAGE/STORAGE: 202 SQ.FT.* DECK: 152 SQ.FT.* PORCH: 45 SQ.FT.*



UPPER FLOOR: 356 SQ.FT.

LOWER FLOOR: 771 SQ.FT.

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FINISHED AREA: 726 SQ.FT. UNFINISHED AREA(S): 45 SQ.FT.

MAIN FLOOR: 804 SQ.FT.



- 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.



