



## SHIRLEY LORD

Sutton Group - West Coast Realty

Cell: 604-760-2012



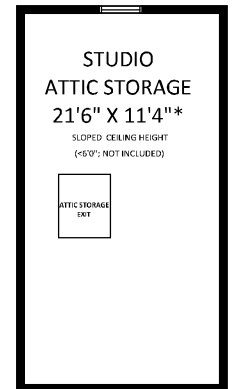
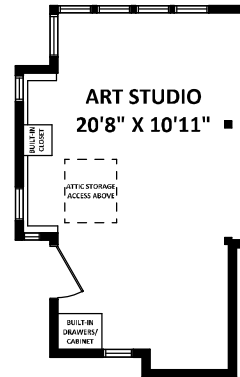
MAIN FLOOR: 1156 SQ.FT.  
LOWER FLOOR: 1253 SQ.FT.  
UPPER FLOOR: 685 SQ.FT.  
ART STUDIO: 259 SQ.FT.

**TOTAL FLOOR AREA: 3353 SQ.FT.**

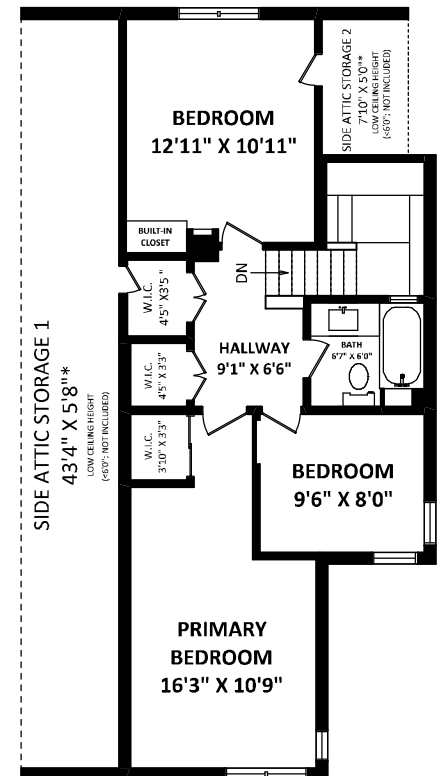
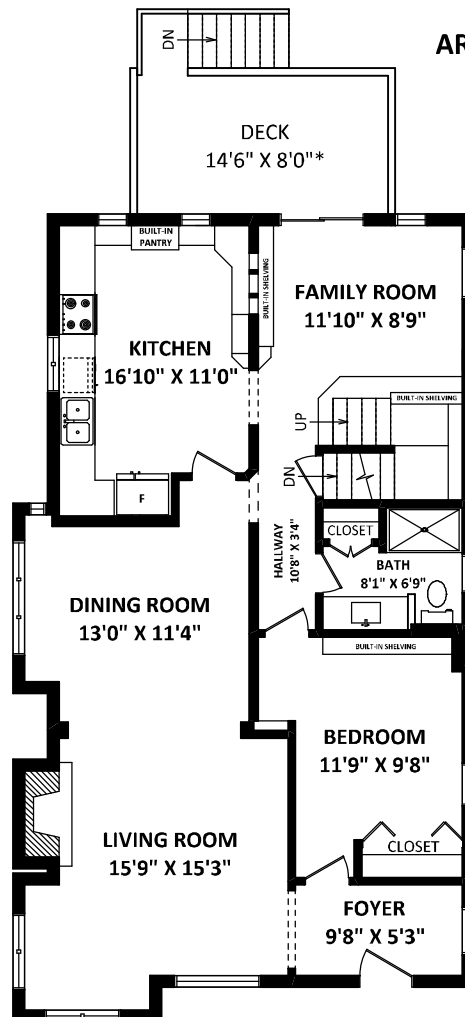
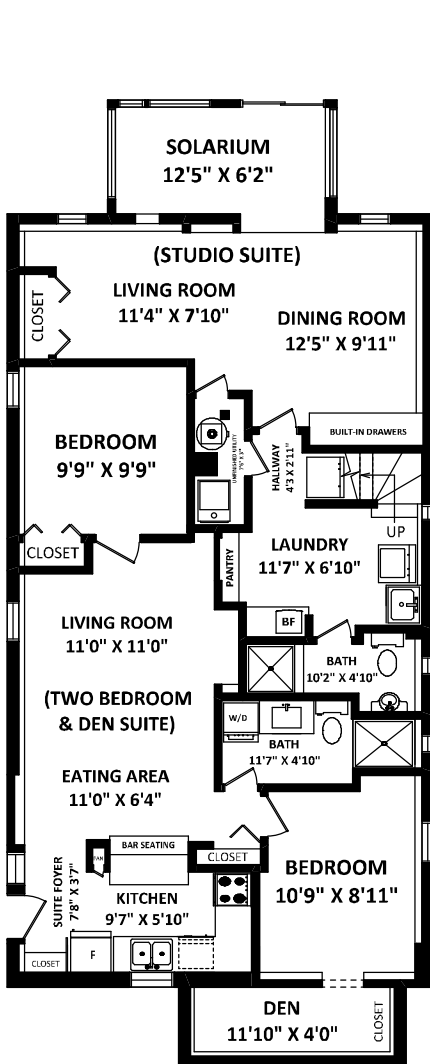
### OTHER AREA(S)

ART STUDIO ATTIC STORAGE: 272 SQ.FT.\*  
SIDE ATTIC STORAGE 1: 253 SQ.FT.\*  
SIDE ATTIC STORAGE 2: 43 SQ.FT.\*  
DECK: 139 SQ.FT.\*

**4548 W 12th Avenue  
Vancouver, BC**



**ART STUDIO: 259 SQ.FT.**



**LOWER FLOOR: 1253 SQ.FT.**

**FINISHED AREA: 1232 SQ.FT.**

**UNFINISHED AREA(S): 21 SQ.FT.**

MARCH 03, 2025



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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 (\*) OR (APPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT E&O INSURED.



0 2 5 10FT  
SCALE