

LEO WILK

Personal Real Estate Corporation

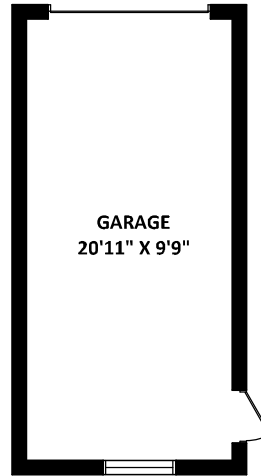
Engel & Völkers Vancouver

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354 East 39th Avenue
Vancouver, BC



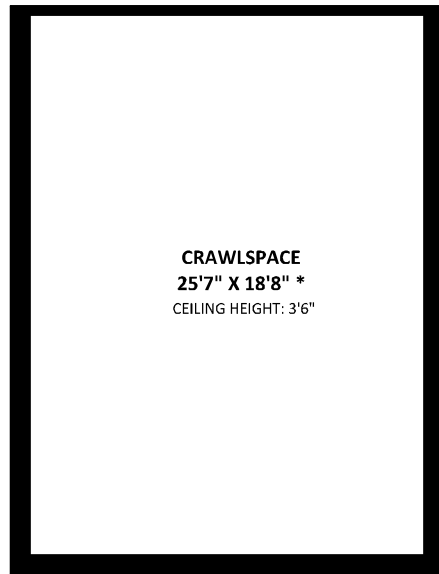
GARAGE
20'11" X 9'9"

TOTAL FINISHED AREA: 1465 SQ.FT.**

OTHER AREA(S)

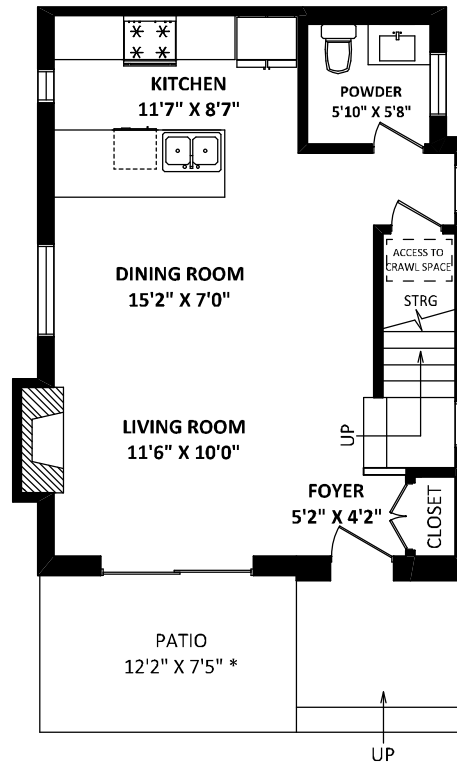
GARAGE:	247 SQ.FT.
PATIO:	90 SQ.FT.*
BALCONY:	33 SQ.FT.*
CRAWLSPACE:	552 SQ.FT.*

****INCLUDES 74 SQ.FT. OF LOW CEILING AREA(S), BOUND BY DOTTED LINES.**

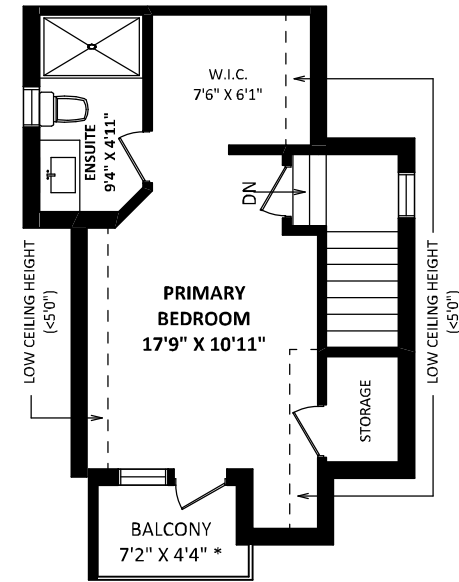


CRAWLSPACE
25'7" X 18'8" *
CEILING HEIGHT: 3'6"

CRAWLSPACE: 552 SQ.FT. *

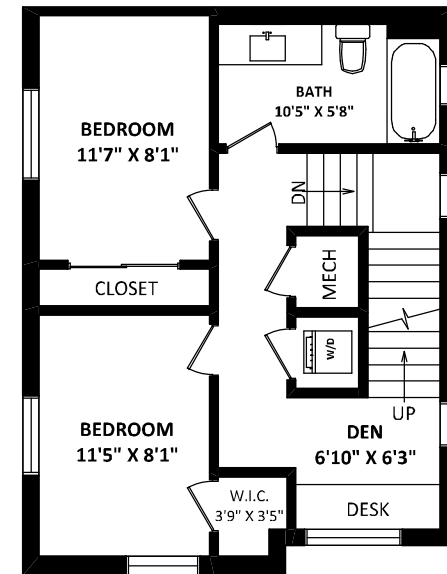


MAIN FLOOR: 547 SQ.FT.

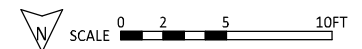


TOP FLOOR: 378 SQ.FT.**

****INCLUDES 74 SQ.FT. OF LOW CEILING AREA(S), BOUND BY DOTTED LINES.**



UPPER FLOOR: 540 SQ.FT.



[APRIL 13, 2023]



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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 ATTACHED SINGLE-FAMILY HOUSES, THE FINISHED SQUARE FOOTAGE OF EACH LEVEL IS CALCULATED TO THE EXTERIOR FINISHED SURFACE OF THE OUTSIDE WALL OR FROM THE CENTERLINES BETWEEN HOUSES. (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.