

# CLARENCE DEBELLE

Personal Real Estate Corporation

West Vancouver's Luxury Home Real Estate Agent



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## 1036 Millstream Road West Vancouver

MAIN FLOOR	
Living Room	20'11"x18'11"
Office	18'3"x8'10"
Family Room	19'8"x16'2"
Dining Room	17'5"x16'4"
Piano Gallery	18'2"x11'11"
Kitchen with Eating Area	27'11"x13'0"
Wok Kitchen	14'2"x5'4"
Foyer	9'6"x8'0"

UPPER LEVEL	
Primary Master Bedroom	21'3"x18'8"
Ensuite	15'3"x9'9"
Walk-In Closet	9'11"x9'9"
Secondary Master Bedroom	19'8"x16'2"
Ensuite	12'1"x10'10"
Walk-In Closet	12'1"x8'6"
Kids Bedroom	12'7"x12'0"
Ensuite	11'0"x5'4"
Kids Bedroom	16'6"x11'7"
Ensuite	12'0"x6'6"
Walk-In Closet	12'0"x5'4"

BASEMENT			
Crystal Lounge	25'6"x13'9"	Guest Bedroom	15'10"x15'0"
Cognac/Cigar Room	15'7"x9'7"	Walk-In Closet	6'0"x5'5"
Media Room	14'6"x11'0"	Nanny Room	17'3"x13'11"
Gym	13'11"x8'5"	Walk-In Closet	6'2"x3'9"
Dry Sauna	9'0"x4'0"	Laundry	18'0"x7'6"
Steam Sauna	5'0"x4'0"	Utility Room	9'3" x 7'3"

TOTALS*	
Main Floor:	2,760 sq.ft.
Upper Level:	2,485 sq.ft.
Basement**:	2,934 sq.ft.
<b>TOTAL**:</b>	<b>8,179 sq.ft.</b>

OTHER AREAS*	
Golf Course:	94'8"x14'0"
Hot Tub Area / Patio:	30'1"x18'4"

\*\* Includes Garage 394 sq.ft.

\*All room dimensions and square footage for this house were based on provided blueprints and other sources and may vary from the dimensions of the rooms and square footage of the house as built.