

# CLARENCE DEBELLE

Personal Real Estate Corporation

West Vancouver's Luxury Home Real Estate Agent



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## 1252 21st Street, West Vancouver

MAIN FLOOR	
Living Room	22'11"x12'8"
Family Room	13'4"x12'9"
Dining Room	10'8"x9'11"
Kitchen / Eating Area	13'7"x12'11"
Wok Kitchen	6'11"x5'10"
Laundry	13'0"x5'9"
Foyer	8'10"x6'8"
Powder Room	6'11"x5'4"

UPPER LEVEL	
M. Bedroom	19'3"x13'1"
Ensuite	12'11"x11'10"
Walk-In Closet	7'11"x5'6"
Bedroom	14'2"x10'6"
Ensuite	8'8"x5'5"
Bedroom	12'8"x10'2"
Ensuite	7'10"x5'1"

LOWER LEVEL		SUITE	
Recreation Room	19'2"x11'3"	Living Room	11'1"x10'0"
Bedroom	16'1"x9'7"	Dining Room	9'0"x8'8"
Semi-Ensuite	9'0"x5'11"	Kitchen	7'11"x5'2"
Storage	8'8"x4'11"	Bedroom	11'2"x9'7"
		Ensuite	9'3"x4'11"
Utility (unfin.)	10'6"x3'1"		

TOTALS	
Main Floor (finished):	1,379 sq.ft.
Upper Level (finished):	1,222 sq.ft.
Lower Level (finished):	1,405 sq.ft.
<b>TOTAL FINISHED:</b>	<b>4,006 sq.ft.</b>
Lower Level (unfinished):	48 sq.ft.
<b>TOTAL UNFINISHED:</b>	<b>48 sq.ft.</b>
<b>GRAND TOTAL:</b>	<b>4,054 sq.ft.</b>

OTHER AREAS:		
Garage:	444 sq.ft.	20'3"x19'5"
Covered Patio:	approx.	17'7"x11'0"
Balcony:	approx.	12'10"x6'0"
Balcony:	approx.	9'9"x5'4"