

CLARENCE DEBELLE

Personal Real Estate Corporation

West Vancouver's Luxury Home Real Estate Agent!



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1533 Balfour Avenue, West Vancouver

MAIN FLOOR	
Foyer	19' 0" x 19' 0"
Foyer	9' 4" x 6' 8"
Living Room	29' 6" x 21' 6"
Dining Room	20' 11" x 14' 9"
Family Room	21' 1" x 20' 1"
Kitchen	18' 2" x 17' 8"
Wok Kitchen	7' 0" x 6' 0"
Eating Area	9' 11" x 9' 1"
Solarium	15' 8" x 8' 10"
Bedroom	14' 9" x 13' 7"
Ensuite	8' 3" x 4' 11"
Bath	7' 10" x 4' 5"
Walk-in	4' 7" x 4' 5"
Swimming Pool Area	45' 3" x 25' 3"

UPPER FLOOR	
Primary Bedroom	23' 5" x 21' 7"
Primary Ensuite	19' 0" x 14' 11"
Primary Walk-in	12' 11" x 5' 11"
Primary Walk-in	9' 3" x 6' 7"
Entry	13' 10" x 9' 7"
Bedroom/Office	25' 6" x 21' 0"
Ensuite	8' 11" x 4' 11"
Walk-in	8' 2" x 4' 11"
Bedroom	21' 3" x 13' 9"
Ensuite	8' 7" x 5' 5"
Walk-in	5' 4" x 4' 11"
Bedroom	19' 4" x 13' 8"
Ensuite	7' 10" x 4' 11"
Walk-in	5' 4" x 4' 11"
Bedroom	15' 9" x 14' 4"
Ensuite	8' 0" x 6' 10"
Walk-in	8' 3" x 5' 9"

LOWER FLOOR	
Rec. Room	18' 10" x 18' 5"
Rec. Room	16' 3" x 13' 9"
Games Room	19' 2" x 17' 0"
Media Room	23' 7" x 15' 8"
Kitchen	10' 10" x 6' 10"
Bar	9' 0" x 7' 5"
Wine Cellar	17' 0" x 4' 5"
Bedroom	15' 8" x 15' 6"
Ensuite	8' 0" x 4' 10"
Den/Bedroom	13' 10" x 11' 6"
Laundry	11' 11" x 7' 10"
Bath	11' 11" x 7' 4"
Sauna	6' 8" x 5' 1"
Utilities	15' 0" x 9' 10"
Storage	13' 8" x 8' 6"
Storage	12' 7" x 4' 6"
Storage	11' 0" x 6' 10"
Storage	8' 5" x 4' 11"
Pool Maintenance	11' 0" x 6' 10"
Pool Maintenance	7' 11" x 5' 4"

OTHER AREAS		
Main Floor Exterior	648 sq.ft.	41' 9" x 15' 7"
	560 sq.ft.	41' 4" x 14' 11"
	225 sq.ft.	16' 1" x 14' 0"
	38 sq.ft.	7' 6" x 5' 0"
Upper Floor Exterior	175 sq.ft.	16' 11" x 10' 3"
	41 sq.ft.	10' 7" x 4' 9"
Lower Floor Exterior	45 sq.ft.	15' 1" x 3' 0"
3-Car Garage	646 sq.ft.	30' 1" x 19' 7"
2-Car Garage	453 sq.ft.	21' 1" x 19' 2"

TOTALS	
Main Floor	4,413 sq.ft.
Upper Floor	3,554 sq.ft.
Lower Floor	3,576 sq.ft.
HOME TOTAL	11,543 sq.ft.