

CLARENCE DEBELLE

Personal Real Estate Corporation

West Vancouver's Luxury Home Real Estate Agent



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1770 Queens Avenue, West Vancouver

MAIN FLOOR	
Foyer	16' 1" x 7' 9"
Bath	6' 1" x 5'
Office	13' 7" x 12'
Bath	8' 8" x 4' 11"
Kitchen	16' 11" x 13' 7"
Eating Area	11' 3" x 8' 7"
Family Room	18' 3" x 17'
Dining Room	14' 9" x 12' 5"
Living Room	20' 1" x 14' 4"
Storage	6' 2" x 3' 3"
Laundry	7' 8" x 5' 10"

LOWER FLOOR	
Media Room	13' 10" x 11' 7"
Bar	11' 9" x 6' 10"
Utilities	7' 9" x 5' 11"
Rec. Room	19' 2" x 14' 10"
Bath	8' 8" x 4' 11"
Bedroom	11' 1" x 10' 6"
Laundry	6' 4" x 5' 8"
Utilities	23' 6" x 7'

UPPER FLOOR	
Primary Master Bedroom	16' 11" x 15' 11"
Ensuite	11' 7" x 10'
Walk-in	9' 8" x 7' 11"
Bedroom	12' 9" x 12'
Ensuite	9' x 7' 4"
Bedroom	11' 10" x 10' 8"
Walk-in	7' 4" x 3' 7"
Secondary Master Bedroom	12' 10" x 11' 5"
Ensuite	8' x 4' 11"
Nook	9' x 5' 10"

OTHER AREAS		
Garage	647 sq.ft.	31' x 20' 1"
Parking	1,372 sq.ft.	48' x 33' 8"
Crawl Space	566 sq.ft.	32' 2" x 19' 10"
Crawl Space	324 sq.ft.	19' 3" x 15'
Porch	38 sq.ft.	8' 1" x 5'
Deck	238 sq.ft.	22' 7" x 9' 10"
Deck	665 sq.ft.	37' 6" x 19' 8"
Patio	217 sq.ft.	16' x 16'
Patio	133 sq.ft.	10' 5" x 10'
Balcony	68 sq.ft.	8' 6" x 7' 4"
Balcony	50 sq.ft.	10' 4" x 4' 4"
Balcony	126 sq.ft.	15' 10" x 7' 5"

TOTALS	
Lower Floor	1,190 sq.ft.
Main Floor	2,060 sq.ft.
Upper Floor	1,560 sq.ft.
TOTAL	4,810 sq.ft.