

# Clarence DeBelle

B.Econ., LL.B.

West Vancouver's Luxury Home Real Estate Agent!



Tel.: 604-726-5780

[www.clarencedebelle.com](http://www.clarencedebelle.com)

## 2360 Mathers Avenue, West Vancouver

TOTALS	
Main Floor (finished):	1,355 sq.ft.
Upper Level (finished):	765 sq.ft.
Lower Level (finished)*:	550 sq.ft.
<b>TOTAL FINISHED*:</b>	<b>2,670 sq.ft.</b>
Lower Level (unfinished):	545 sq.ft.
<b>TOTAL UNFINISHED:</b>	<b>545 sq.ft.</b>
<b>GRAND TOTAL*:</b>	<b>3,215 sq.ft.</b>

OTHER AREAS:		
Deck (Main):	529 sq. ft.	25'7"x20'6"
Deck (Main):	279 sq.ft.	32'3"x8'0"
Deck (Lower):	174 sq.ft.	20'5"x8'6"
Balcony:	57 sq.ft.	12'0"x5'0"
Carport:	approx.	24'9"x19'8"

\*Excludes low ceiling area of 270 sq.ft

MAIN FLOOR	
Living Room	18'2"x15'1"
Dining Room	12'2"x9'0"
Eating Area	8'1"x7'9"
Kitchen	15'4"x12'1"
Bedroom	15'1"x9'3"
Bedroom	12'1"x9'2"
Foyer	12'6"x5'0"
Bathroom	8'5"x7'7"

UPPER LEVEL	
M.Bedroom	20'4"x14'8"
Semi-Ensuite	12'0"x8'7"
Walk-In Closet	8'6"x5'11"
Bedroom	11'4"x9'2"

LOWER LEVEL	
Family Room	13'5"x12'0"
Kitchen	7'3"x4'7"
Den	11'10"x7'10"
Bathroom	6'10"x5'7"
Recreation Room (low ceiling)	16'10"x13'0"
Laundry (unfin.)	13'6"x9'6"
Storage/Furnace (unfin.)	15'9"x11'3"
Storage (unfin.)	8'6"x5'6"
Storage (unfin.)	14'2"x5'4"