

# CLARENCE DEBELLE

Personal Real Estate Corporation

West Vancouver's Luxury Home Real Estate Agent!



**Tel.: 604-726-5780**  
[www.clarencedebelle.com](http://www.clarencedebelle.com)

## 2406 Binning Lane, West Vancouver

MAIN FLOOR	
Foyer	9' 4" x 6' 6"
Living Room	14' 9" x 14' 7"
Dining Room	13' 5" x 11' 10"
Kitchen	14' 4" x 10' 9"
Family Room	19' 3" x 14' 2"
Office	10' 4" x 9' 8"
Bath	6' 1" x 4' 4"

LOWER FLOOR	
Master Bedroom	18' 8" x 14' 0"
Master Walk-in	11' 11" x 4' 9"
Master Walk-in	7' 6" x 3' 7"
Master Ensuite	15' 5" x 9' 0"
Bedroom	12' 9" x 10' 8"
Ensuite	10' 8" x 9' 2"
Laundry	8' 11" x 7' 11"
Nook	9' 1" x 8' 5"

OTHER AREAS		
2-Car Garage	436 sq.ft.	20' 6" x 19' 8"
Main Floor Porch	319 sq.ft.	22' 5" x 18' 8"
Main Floor Balcony	149 sq.ft.	16' 11" x 9' 2"
Lower Floor Balcony	155 sq.ft.	17' 1" x 9' 4"

TOTALS	
Main Floor	1,182 sq.ft.
Lower Floor	1,223 sq.ft.
<b>HOME TOTAL</b>	<b>2,405 sq.ft.</b>