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**2912 Mathers Avenue, West Vancouver**

MAIN FLOOR	
LIVING ROOM	19'0"X14'0"
GREAT ROOM	20'10"X15'2"
DINING ROOM	17'0"X12'0"
STUDY	13'7"X12'6"
NOOK	12'0"X9'0"
KITCHEN	19'0"X16'6"
PANTRY	5'0"X6'8"
WET BAR	6'0"X8'7"
FOYER	12'0"X11'0"
MUD ROOM	9'7"X9'7"
POWDER ROOM	6'3"X6'1"

UPPER LEVEL	
M. BEDROOM	19'1"X16'7"
MAKE UP	7'4"X6'5"
ENSUITE	16'0"X11'7"
WALK-IN-CLOSET	11'5"X10'4"
BEDROOM	15'5"X12'0"
ENSUITE	10'0"X6'1"
BEDROOM	14'9"X12'0"
ENSUITE	9'0"X5'0"
BEDROOM	12'7"X12'0"
ENSUITE	13'9"X6'0"
GALLERY	23'0"X7'1"
LAUNDRY	9'4"X6'5"
LIBRARY	12'0"X11'0"

LOWER LEVEL			
HOME THEATER	22'0"X21'5"	GUEST ROOM	12'9"X12'6"
GAMES ROOM	23'5"X15'7"	ENSUITE	7'7"X5'0"
LOUNGE	23'5"X11'7"		
REC. ROOM	20'0"X14'0"		
BAR	13'0"X6'6"	NANNY'S ROOM	18'0"X14'0"
WINE	10'5"X5'7"		
		BATHROOM	10'1"X7'2"
		SAUNA	8'5"X4'5"

TOTALS*	
Main Floor:	3,102 sq.ft.
Upper Level:	2,860 sq.ft.
Lower Level:	3,171 sq.ft.
<b>GRAND TOTAL:</b>	<b>9,133 sq.ft.</b>

OTHER AREAS*:		
Garage:	400 sq.ft.	20'0"X20'0"
Pool House:	64 sq.ft.	8'0"X8'0"

\* All room dimensions and square footage for this house based on provided blueprints and may vary from the dimensions of the rooms and square footage of the house as built. Square Footage may include lower height ceiling areas, openings in floors not associated with stairs, or openings in floors exceeding the area of associated stairs, or unfinished areas.