

**CLARENCE DEBELLE**  
Personal Real Estate Corporation

West Vancouver's Luxury Home Real Estate Agent

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



## 2939 Rosebery Avenue, West Vancouver

MAIN FLOOR	
Foyer	22' 8" x 10' 2"
Laundry Room	21' 3" x 8' 9"
Garage	22' 2" x 19' 1"
Family Room	22' 8" x 12' 7"
Living Room	19' x 14' 10"
Dining Room	22' 8" x 12' 6"
Kitchen	20' 10" x 14' 1"
Prep	12' 5" x 4' 5"
Mast Bedroom	18' 11" x 16' 1"
Walk-In Closet	12' 2" x 5' 10"
Ensuite	11' 10" x 10' 6"
Bedroom	15' 4" x 14' 1"
Bedroom	19' x 14'
Bathroom	10' 7" x 5'

UPPER FLOOR	
Bedroom	15' 2" x 13' 8"
Walk-In Closet	6' x 5' 4"
Ensuite	9' 3" x 6'

UPPER FLOOR	
Bedroom	13' 9" x 10' 1"
Ensuite	8' x 5'
Bedroom	13' 9" x 9' 2"
Ensuite	9' 6" x 5'
Storage	9' 6" x 4'

LOWER FLOOR	
Wine Cellar	14' 10" x 13' 2"
Bathroom	7' 10" x 4' 6"
Mech.	11' 4" x 7'
Theatre	20' 10" x 12' 8"

TOTALS	
Main Floor	3,458 sq.ft.
Upper Floor	446 sq.ft.
Upper Floor	700 sq.ft.
Lower Floor	921 sq.ft.
<b>TOTAL</b>	<b>5,525 sq.ft.</b>

OTHER AREAS		
Garage	485 sq.ft.	22' 2" x 19' 1"
Shed	53 sq.ft.	6' x 3' 10"
Sauna	37 sq.ft.	6' x 4' 5"
Balcony	23 sq.ft.	6' 6" x 3' 6"
Patio	2,341 sq.ft.	Approx