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3255 Mathers Avenue, West Vancouver

MAIN FLOOR	
Living Room	15'5"x13'3"
Family Room	17'9"x13'3"
Dining Room	13'2"x12'7"
Den	12'2"x11'2"
Kitchen	16'7"x15'7"
Wok Kitchen	13'9"x10'2"
Entrance Hall	16'9"x12'3"
Powder Room	7'3"x7'2"
Laundry / Mud Room	15'11"x7'1"

LOWER LEVEL	
Play Room	20'7"x13'8"
Recreation Room	17'2"x12'6"
Bar Area:	6'9"x6'7"
Home Theater	18'8"x17'11"
Gym	16'7"x12'1"
Bedroom	16'10"x11'1"
Ensuite	10'6"x7'0"
Bathroom	12'9"x6'4"
Toilet	6'4"x2'10"
Sauna	6'9"x6'7"
Change Room	6'9"x4'0"
Furnace	9'11"x6'7"
Wine Room	9'1"x9'1"
Utility Room	21'6"x9'6"

TOTALS	
Main Floor:	2,281 sq.ft.
Upper Level:	2,258 sq.ft.
Lower Level:	2,635 sq.ft.
GRAND TOTAL:	7,174 sq.ft.

UPPER LEVEL	
M.Bedroom	19'0"x17'9"
Ensuite	16'4"x11'11"
Walk-In Closet	21'6"x4'8"
Bedroom	16'11"x14'10"
Ensuite	9'5"x6'0"
Walk-in Closet	7'0"x5'9"
Bedroom	16'3"x15'0"
Ensuite	9'5"x5'0"
Walk-in Closet	5'1"x5'0"
Bedroom	15'8"x13'7"
Ensuite	12'8"x5'0"
Walk-in Closet	7'3"x2'10"
HP Room	5'1"x4'11"
Laundry	4'7"x3'1"

OTHER AREAS:		
Garage:	804 sq.ft.	29'2"x24'5"
Deck:	196 sq.ft.	18'6"x10'9"
Patio:	406 sq.ft.	30'10"x10'0"
		19'2"x5'0"