

CLARENCE DEBELLE

Personal Real Estate Corporation

West Vancouver's Luxury Home Real Estate Agent!



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| TOTALS* | |
|----------------------------|---------------------|
| HOUSE | |
| MAIN FLOOR: | 1,974 sq.ft. |
| UPPER LEVEL: | 2,076 sq.ft. |
| LOWER LEVEL: | 2,615 sq.ft. |
| TOTAL HOUSE: | 6,665 sq.ft. |
| GARAGE: | 439 sq.ft. |
| TOTAL HOUSE+GARAGE: | 7,104 sq.ft. |

| MAIN FLOOR* | |
|--------------------|--------------|
| Living Room | 13'1"X12'11" |
| Family Room | 24'8"X13'7" |
| Dining Area | 15'11"X12'2" |
| Office | 13'7"x9'11" |
| Kitchen /Breakfast | 24'4"X20'3" |
| Wok Kitchen | 8'11"X5'11" |
| Foyer | 10'7"X9'5" |

| LOWER LEVEL * | |
|-----------------|---------------|
| Recreation Room | 27'11"X24'4" |
| Media Room | 19'10"X15'11" |
| Games Room | 25'0"X13'6" |
| Sauna | 6'11"X5'11" |
| Change Room | 6'11"X4'10" |
| Wine Cellar | 11'7"X5'8" |
| 2nd M.Bedroom | 15'4"X12'10" |
| Ensuite | 10'4"X5'1" |
| Walk-In Closet | 6'0"X5'1" |
| Bedroom | 16'3"X12'0" |
| Ensuite | 9'11"X5'1" |
| Walk-In Closet | 6'4"X5'6" |
| Powder Room | 5'10"X7'8" |
| Mechanical | 7'2"X5'6" |
| Storage | 5'10"X7'3" |

| OTHER AREAS*: | | approx. | approx. |
|---------------------------|---------------------|-------------|---------|
| Pool Mech. Room: | 58 sq.ft. | 6'0"x8'0" | |
| Main Floor: | 846 sq.ft. | | |
| Deck: | 333 sq.ft. | 26'1"X12'9" | |
| Deck: | 300 sq.ft. | 26'6"X11'4" | |
| Deck: | 213 sq.ft. | 21'6"X9'11" | |
| Upper Level: | 527 sq.ft. | | |
| Deck: | 527 sq.ft. | 26'4"x20'0" | |
| Lower level: | 2,903 sq.ft. | | |
| Pool/Patio Area: | 1,447 sq.ft. | 53'3"x27'2" | |
| Covered Patio: | 300 sq.ft. | 27'0"x11'1" | |
| Covered Patio: | 346 sq.ft. | 27'8"x12'6" | |
| Patio: | 376 sq.ft. | 20'4"x18'6" | |
| Deck: | 434 sq.ft. | 29'9"x15'9" | |
| TOTAL OTHER AREAS: | 4,334 sq.ft. | | |

| UPPER LEVEL * | |
|-----------------|--------------|
| M.Bedroom | 19'6"x18'4" |
| Ensuite | 11'11"X9'9" |
| Dressing Room | 14'1"X6'11" |
| Bedroom | 14'7"x13'3" |
| Ensuite | 11'3"x4'11" |
| Walk-In Closet | 7'10"x4'11" |
| Bedroom | 15'9"x11'11" |
| Ensuite | 10'11"x5'0" |
| Walk-In Closet | 8'2"x4'10" |
| Bedroom | 15'9"x13'0" |
| Ensuite | 10'4"x4'4" |
| Walk-In Closet | 6'0"x4'4" |
| Laundry / Linen | 9'1"x6'11" |

*All room dimensions and square footage for this house were based on provided blueprints and other sources 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.