

# Clarence DeBelle

B.Econ., LL.B.

West Vancouver's Luxury Home Real Estate Agent



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## 397 Southborough Drive, West Vancouver

TOTALS*	
Main Floor:	3,485 sq.ft.
Upper Level:	2,586 sq.ft.
Lower Level:	2,234 sq.ft.
GRAND TOTAL:	8,305 sq.ft.

OTHER AREAS*:		
Garage:	651 sq.ft.	30'0"X20'0"

MAIN FLOOR	
Living Room	22'7"X18'0"
Family Room	21'0"x18'0"
Dining Room	17'0"X12'6"
Office	17'4"X13'0"
Eating Area	10'0"X9'0"
Kitchen	19'2"X14'0"
Wok Kitchen	15'9"X7'5"
Bathroom	8'2"X5'3"
Powder Room	6'6"X5'4"
Powder Room	8'2"X5'8"
Foyer	17'2"x12'0"
Guest Suite	17'6"X12'6"
Bathroom	6'1"X5'4"
Powder Room	7'5"X5'4"
Walk-In Closet	11'0"x4'10"

UPPER LEVEL	
M. Bedroom	25'8"X17'1"
Ensuite	16'4"X9'5"
Walk-In Closet	14'11"X10'9"
Bedroom	13'6"X12'2"
Ensuite	9'0"X7'1"
Walk-In Closet	9'6"X4'10"
Bedroom	14'0"X11'6"
Ensuite	7'4"X6'6"
Walk-In Closet	7'9"X5'1"
Bedroom	14'2"X13'8"
Ensuite	8'8"X7'0"
Walk-In Closet	10'1"x5'0"

LOWER LEVEL	
Recreation Room	27'2"X23'10"
Theater	19'10"X14'9"
Bedroom	12'5"X12'2"
Ensuite	8'3"X5'0"
Wine Cellar	11'8"X8'10"
Powder Room	5'4"X4'2"
Laundry	16'4"X5'10"
Utility	26'7"X8'6"

\* 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.