

CLARENCE DEBELLE

Personal Real Estate Corporation

West Vancouver's Luxury Home Real Estate Agent!



Tel.: 604-726-5780
www.clarencedebelle.com

4670 Piccadilly Road - West Vancouver, BC

MAIN LEVEL	
Living Room	29'0"x16'9"
Kitchen	14'6"x11'8"
Dining Room	18'6"x14'0"
Family Room	21'6"x10'4"
M. Bedroom	15'3"x15'3"
M. Ensuite	8'6"x6'0"
M.Walk-In Closet	9'10"x4'10"
Bedroom	16'5"x12'2"
Walk-In Closet	8'1"x3'10"
Lounge / Read	9'5"x7'6"
Bedroom	16'5"x12'0"
Walk-In Closet	7'7"x6'6"
Bathroom (Shared Ensuite)	8'4"x7'7"
Powder Room	5'9"x 4'0"
Eating Nook	14'11"x7'10"
Pantry	12'10"x6'9"
Foyer	17'2"x8'3"

UPPER LEVEL	
Bedroom	12'10"x12'2"
Hobby / Flex	15'8"x9'11"
Bathroom	8'0"x6'0"
Nook	6'7"x3'7"

LOWER LEVEL	
Laundry	12'10"x12'2"
Utilities (unfin.)	8'0"x5'6"

TOTALS	
Main Level (finished)	3058 sq.ft.
Main Level (unfinished)	0 sq.ft.
MAIN LEVELTOTAL:	3058 sq.ft.
Upper Level (finished)	*534 sq.ft.
Upper Level (unfinished)	0 sq.ft.
UPPER LEVELTOTAL:	*534 sq.ft.
Lower Level (finished)	*209 sq.ft.
Lower Level (unfinished)	*43 sq.ft.
LOWER LEVELTOTAL:	*252 sq.ft.
GRAND TOTAL:	** 3844 sq.ft.

OTHER AREAS:		
Garage (detached):	434 sq.ft.	21'3"x17'0"
Shop / Storage (under garage):	400 sq.ft.	21'3"x16'7"
Attic Storage Space (approx.):	604 sq.ft.	24'0"x8'0"
		15'0"x9'0"
		31'0"x8'0"
Patio (approx.):	435 sq.ft.	17'0"x14'0"
		22'0"x6'-0"

* Low-Level Ceiling (under 7'0")

** Includes Low-Level Ceiling Areas