

# CLARENCE DEBELLE

Personal Real Estate Corporation

West Vancouver's Luxury Home Real Estate Agent!



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## 582 Kildonan Road - West Vancouver, BC

MAIN LEVEL	
Living Room	18'8"x16'3"
Kitchen	17'8"x14'8"
Butlers / Prep Kitchen	12'0"x6'0"
Dining Room	15'0"x11'2"
Family / Great Room	21'0"x14'7"
Eating Area	14'10"x10'0"
M. Bedroom	18'10"x15'10"
M. Ensuite	14'3"x11'7"
M.Walk-In Closet	14'3"x7'7"
Bedroom	13'0"x12'3"
Ensuite	8'8"x5'0"
Bedroom	14'5"x12'0"
Walk-In Closet	6'0"x5'0"
Bedroom	13'0"x12'3"
Bathroom (Shared Ensuite)	7'7"x11'10"
Powder Room	9'10"x4'0"

TOTALS	
<b>Main Level (finished):</b>	<b>3485 sq.ft.</b>
<b>Lower Level 1 (finished):</b>	<b>2898 sq.ft.</b>
<b>Lower Level 2 (finished):</b>	<b>1213 sq.ft.</b>
<b>TOTAL FINISHED:</b>	<b>7596 sq.ft.</b>
<b>Lower Level 1 (Unfinished):</b>	<b>49 sq.ft.</b>
<b>TOTAL UNFINISHED:</b>	<b>49 sq.ft.</b>
<b>GRAND TOTAL:</b>	<b>7645 sq.ft.</b>

OTHER AREAS:		
<b>Garage (Attached):</b>	<b>467 sq.ft.</b>	20'5"x18'7"
<b>Deck (Main - back)</b>	<b>306 sq.ft.</b>	27'0"x9'0"
<b>Deck (Main - front)</b>	<b>300 sq.ft.</b>	36'0"x 12' / 6' / 2'
<b>Balcony (Main - front)</b>	<b>52 sq.ft.</b>	10'6"x6'6"
<b>Balcony (Lower 1 - front)</b>	<b>52 sq.ft.</b>	10'6"x6'6"
<b>Patio Areas - (overall) (front &amp; back) (not incl.stairs / landings)</b>	<b>990 sq.ft.</b>	

LOWER LEVEL 1 (mid)	
Living / Great Room	16'9"x15'6"
Kitchen	16'7"x7'5"
Office / Den	14'0"x10'0"
Bedroom (Guest)	18'9"x16'2"
Ensuite	10'2"x5'0"
Walk-In Closet	6'6"x5'0"
Theater / Media	33'7"x21'6"
Rec. / Social	22'5"x17'0" / 12'10"
Laundry	14'0"x9'6"
Powder Room	5'0"x5'5"
Utilities ( Unfin.)	8'8"x5'9"
Foyer	12'6"x8'0"

LOWER LEVEL 2 (bottom)	
Bedroom	15'5"x10'8"
Bathroom	8'6"x8'0"
Office	13'0"x10'4"
Hobby ( Flex )	8'0"x8'10"
Utilities / Shop	13'2"x5'6"
Storage	8'0"x5'9"

Note:

Elelevator ( Approx. Size ID )	3'0"x4'6"
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