

CLARENCE DEBELLE

Personal Real Estate Corporation

West Vancouver's Luxury Home Real Estate Agent!



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641 Andover Place, West Vancouver

TOTALS*	
Main Floor (finished):	3,600 sq.ft.
Upper Level (finished):	2,981 sq.ft.
Lower Level (finished)*:	2,426 sq.ft.
TOTAL FINISHED*:	9,007 sq.ft.
TOTAL UNFINISHED:	0 sq.ft.
GRAND TOTAL*:	9,007 sq.ft.

OTHER AREAS:		
Garage:	797 sq.ft.	22'11"x22'1"
		19'11"x11'3"
Play Room**:	630 sq.ft.	27'10"x20'2"
Pool / Patio Area:	approx.	49'11"x35'8"
Deck:	approx.	13'9"x9'6"

*Excludes low ceiling areas

** Low ceiling area

MAIN FLOOR	
Living Room	23'9"x21'6"
Family Room	28'5"x20'9"
Dining Room	16'9"x10'11"
Den / Office	21'4"x14'4"
Kitchen	21'4"x8'10"
Wok Kitchen	13'3"x8'9"
Foyer	19'2"x8'10"
Mud Room	13'0"x8'6"
Bathroom	10'8"x5'6"
Powder Room	12'7"x6'4"
Toilet	8'2"x3'5"

LOWER LEVEL	
Home Theater / Bar Area	25'7"x19'5"
Bedroom	26'7"x15'9"
Ensuite	12'0"x9'4"
Walk-In Closet	8'2"x5'3"
Wine Cellar	7'10"x7'10"
Powder Room	11'4"x8'6"
Storage	14'9"x5'3"
Utility	14'7"x8'1"

UPPER LEVEL	
M.Bedroom	21'9"x17'2"
Ensuite	19'4"x13'3"
Walk-In Closet	20'4"x9'2"
Bedroom	16'10"x11'6"
Ensuite	9'0"x5'5"
Bedroom	15'5"x12'2"
Ensuite	8'6"x5'9"
Bedroom	15'10"x12'6"
Ensuite	10'7"x5'6"
Bedroom	14'4"x12'6"
Ensuite	10'3"x4'11"
Laundry	12'3"x9'6"
Walk-In Closet	5'4"x5'0"