

CLARENCE DEBELLE

Personal Real Estate Corporation

West Vancouver's Luxury Home Real Estate Agent



Tel.: 604-726-5780

www.clarencedebelle.com

745 Grand Boulevard, North Vancouver

FINISHED AREAS	
Main Floor (finished):	1,430 sq.ft.
Upper Level (finished):	1,276 sq.ft.
Top Floor (finished)*:	792 sq.ft.
Lower Level (finished):	1,543 sq.ft.
TOTAL FINISHED*:	5,041 sq.ft.
UNFINISHED AREAS	
Lower Level (unfinished):	34 sq.ft.
GRAND TOTAL*:	5,075 sq.ft.

OTHER AREAS:		
Garage:	340 sq.ft.	21'3"x14'4"
Deck (Main):	approx.	20'1"x11'11"
Deck (Upper):	approx.	38'7"x8'6"
Balcony (Upper):	approx.	9'5"x4'0"
Balcony (Top):	approx.	14'2"x5'8"
Balcony (Top):	approx.	15'2"x3'5"
Patio (Lower):	approx.	17'7"x7'2"
Deck (Lower):	approx.	20'1"x18'6"
Hot-Tub Area:	approx.	13'4"x12'2"
Parking:	approx.	22'3"x18'9"

*Include(s) 286 sq.ft. that are excluded as restricted ceiling heights areas

MAIN FLOOR	
Living Room	20'4"x17'3"
Family Room	17'1"x15'1"
Dining Room	13'1"x9'11"
Kitchen	19'4"x12'2"
Foyer	10'7"x7'10"
Powder Room	4'11"x4'4"

LOWER LEVEL	
Office	18'11"x10'8"
Living Room	11'10"x10'5"
Kitchen	13'10"x11'11"
Eating Area	8'10"x8'10"
Bedroom	13'1"x9'10"
Bedroom	11'2"x7'2"
Bathroom	6'5"x5'11"
Foyer	10'5"x6'1"
Laundry	5'11"x2'8"
Utility (unfin.)	6'5"x5'7"

UPPER LEVEL	
Bedroom	10'10"x8'8"
Bedroom	14'4"x13'2"
Bedroom	16'2"x13'11"
Ensuite	8'5"x3'2"
Bedroom	13'3"x13'1"
Ensuite	6'2"x3'3"
Laundry	13'1"x9'3"
Bathroom	7'8"x4'2"

TOP FLOOR	
M.Bedroom	18'0"x11'3"
Ensuite	14'3"x13'5"
Walk-In Closet	10'0"x6'3"
Walk-In Closet	7'8"x6'2"
Dressing Area	6'8"x6'7"
Den	7'9"x4'11"