

# OPTIMUM FLOOR PLAN DESIGNS

Houses:

The total square footage extends to the exterior wall of the house.

The dimension of each room is calculated from interior wall to interior wall, giving the potential buyer an idea of what type/ size of furniture is suitable for each room.

Any space that isn't suitable for year-round use is excluded from the square footage calculation (decks, patios, garages, attics, crawl space, etc.).

Any space with a ceiling height of less than 4' is not included in the total square footage, although the space will be noted on the floor plan. For sloped ceilings, only the space with a ceiling height of 4' and higher will be included in the total square footage.

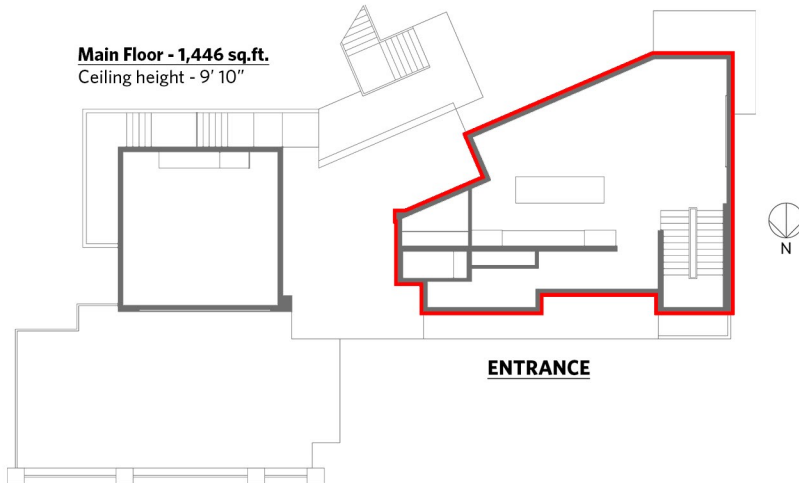
Stairs will be included in the total square footage for each floor, which includes the floor space below the stairs as well as the space on the stairs.

Areas that are open to the floor below are not included in the total square footage such as double heighted ceilings.

If there are any questions. Please don't hesitate to contact us!

## 808 Esquimalt Avenue, West Vancouver

4 bedrooms + 4 bathrooms + 2 half bathrooms



Lower Floor:	1971 sq.ft.
Main Floor:	1,183 sq.ft.
Upper Floor:	1,478 sq.ft.
<b>Total Interior:</b>	<b>4,632 sq.ft.</b>

Garage/Parking:	1,367 sq.ft.
Exterior Living:	1,479 sq.ft.

