

# CLARENCE DEBELLE

Personal Real Estate Corporation

West Vancouver's Luxury Home Real Estate Agent



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## 815 King Georges Way, West Vancouver

LOWER FLOOR	
Bar	23' 9" x 11' 8"
Wine Cellar	12' 11" x 12' 6"
Media Room	22' x 13' 5"
Rec. Room	29' 2" x 23' 9"
Gym	14' 10" x 14' 6"
Utility Room	24' 6" x 7' 4"
Storage	7' 4" x 6' 6"
Bath	7' 4" x 7' 1"
Sauna	7' x 6' 5"
Nanny Suite	24' x 15' 5"
Walk-in	7' x 6' 5"
Ensuite	8' 1" x 7' 4"

MAIN FLOOR	
Foyer	25' 5" x 11' 1"
Walk-in	10' 1" x 5' 10"
Powder Room	7' 10" x 4' 8"
Bedroom/ Office	16' 4" x 14' 8"
Ensuite	7' 10" x 5' 7"
Living Room	24' 10" x 21' 1"
Dining Room	21' 1" x 12'
Family Room	18' 7" x 15' 3"
Kitchen	24' 7" x 13' 4"
Eating Area	11' 2" x 9' 10"
Wok Kitchen	15' 11" x 7' 10"
Mud Room	19' 10" x 7' 11"

TOTALS	
Lower Floor	3,133 sq.ft.
Main Floor	3,168 sq.ft.
Upper Floor	2,829 sq.ft.
<b>TOTAL FINISHED</b>	<b>9,110 sq.ft.</b>
3 Car Garage	635 sq.ft.
<b>TOTAL</b>	<b>9,745 sq.ft.</b>

UPPER FLOOR	
Primary Master Bedroom	20' 6" x 19' 3"
Ensuite	16' 5" x 14' 5"
Walk-in	13' 4" x 9' 3"
Secondary Master Bedroom	18' x 15' 6"
Ensuite	14' 10" x 9' 9"
Walk-in	8' 5" x 6' 11"
Bedroom	14' 11" x 12' 11"
Ensuite	9' 10" x 5' 3"
Walk-in	6' 11" x 5' 4"
Bedroom	15' x 13'
Ensuite	9' 10" x 5' 10"
Walk-in	5' 11" x 5' 4"
Library	19' 7" x 9' 6"
Laundry	10' x 8' 5"

OTHER AREAS		
Porch	181 sq.ft.	15' 3" x 10' 6"
Balcony	1,315 sq.ft.	15' 6" x 12' 6" 16' 6" x 10' 9" 12' 2" x 9' 4" 17' 8" x 4' 5" 23' x 11' 18' x 5' 5" 18' 6" x 8' 3" 16' 6" x 8' 6" 11' 6" x 7' 8"
Patio	5,152 sq.ft.	15' 6" x 14' 4" 34' 3" x 20' 10" 22' 2" x 12' 37' x 9' 1"
Pool/ Hot Tub	971 sq.ft.	45' x 21' 7"
Putting Green	1,600 sq.ft.	
Driveway	2,662 sq.ft.	115' x 25' 10"