TEAM CAMERON VALK
PERSONAL REAL ESTATE CORPORATION
Charlie Cameron
604.780.7653
CharlieCameron.com
Garry Valk
604.551.9855
GarryValk.com

4035 Sunset Boulevard
North Vancouver, BC, V7R 3Y7

Year Built: 1991
BC Assessment: 5,845 Sq Ft
Land Size: 7,637 Sq Ft

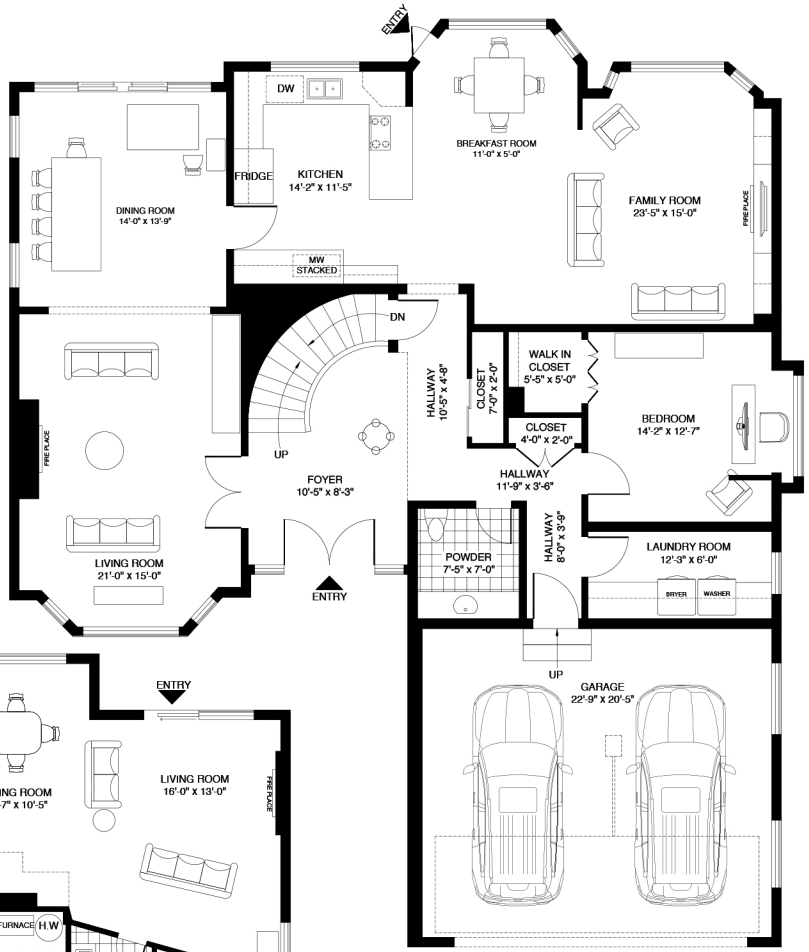
UPPER FLOOR: 1,620 SQ FT
4 BEDROOMS + 3 BATHROOMS

MAIN FLOOR: 1,950 SQ FT
1 BEDROOM + .5 BATHROOM

LOWER FLOOR: 1,750 SQ FT
2 BEDROOMS + 3 BATHROOMS

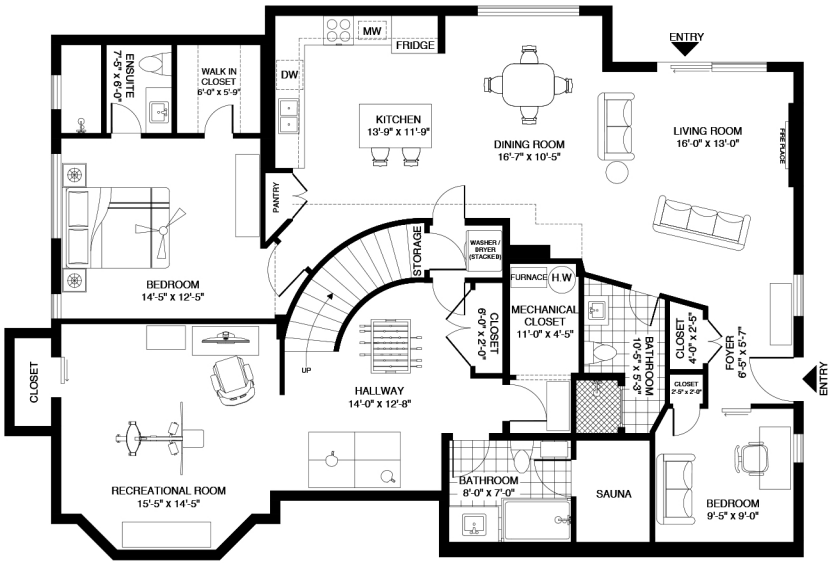
TOTAL INTERIOR: 5,320 SQ FT
TOTAL: 7 BEDROOM + 6.5 BATHROOMS

TOTAL EXTERIOR: 488 SQ FT
GARAGE: 488 SQ FT



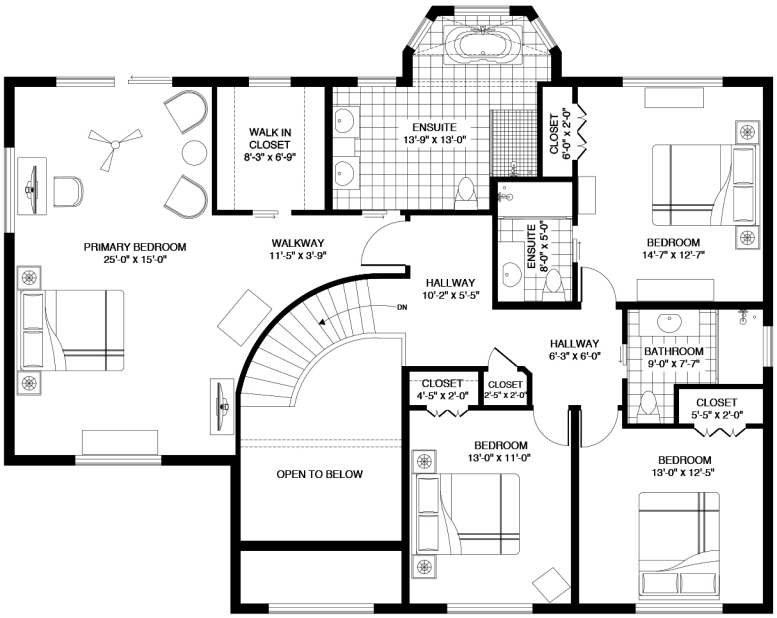
CEILING HEIGHT 9'-0" - 18'-3"

MAIN FLOOR
1,950 SQ FT



CEILING HEIGHT 8'-0"

LOWER FLOOR
1,750 SQ FT



CEILING HEIGHT 8'-3"

UPPER FLOOR
1,620 SQ FT

REALTY STUDIOS
RESIDENTIAL | COMMERCIAL | LUXURY

Developed On: July 1, 2024 - Valid Until: January 1, 2025

SCALE 0' 5'

Sutton
Booked on the Pixilink App™

This floor plan is intended for marketing purposes only and should not be used nor relied upon for architectural or construction. Total area is based on interior measurements inclusive of exterior walls and open to below areas, while the information contained within this floor plan is deemed to be correct it is not guaranteed. Adding rooms sizes will not match the total square footage. All efforts are made to ensure dimensions and room sizes are displayed accurately. BC Assessment or strata plan may have been used for total square footage. This floor plan is covered under E&O (3% M.O.E) and cannot be reproduced, published, or distributed (in whole or parts) or incorporated with any other work. All room dimensions and floor areas must be considered approximate and are subject to independent verification. All rights reserved for Realty Studios & VLGRS Inc. Six walls were used for all floors and the garage.