

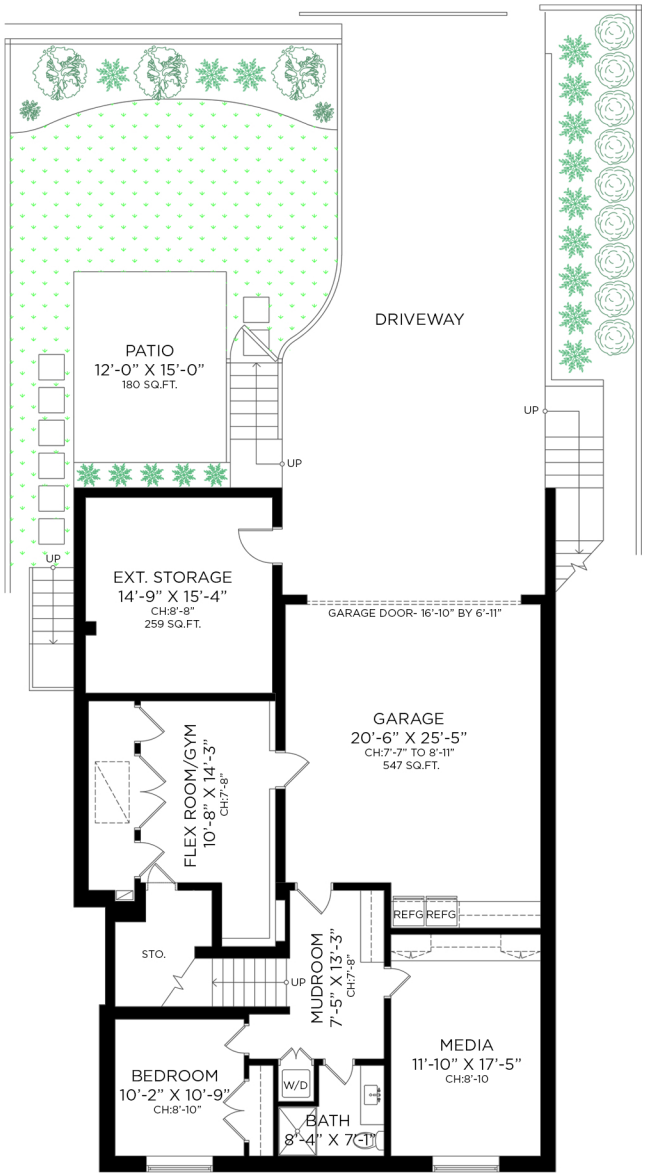
KARIN ERICSON
REAL ESTATE

1472 JEFFERSON AVE
WEST VANCOUVER, BC

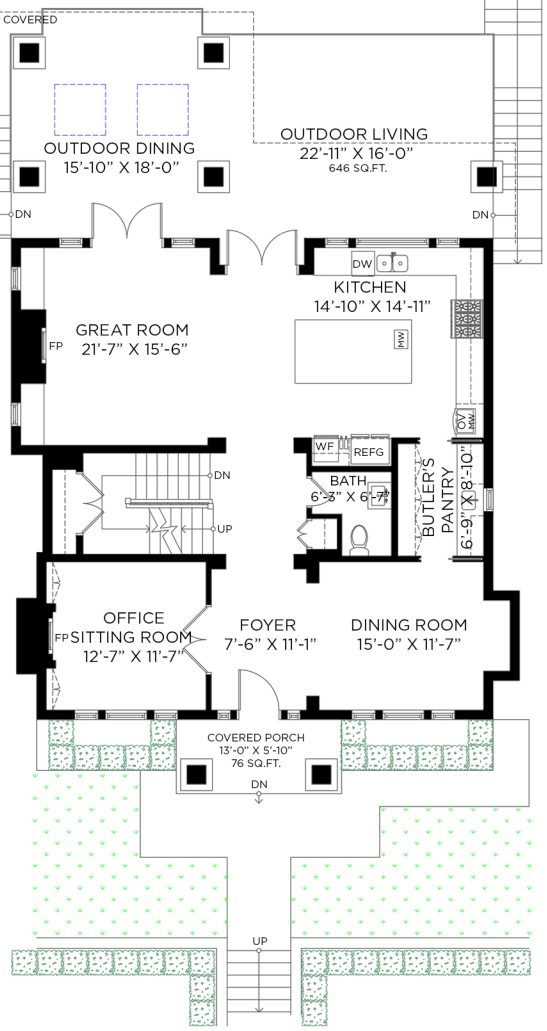
4 BEDROOMS + OFFICE + MEDIA ROOM +
FLEX ROOM + 3 1/2 BATHROOMS

MAIN FLOOR:	1,391 SQ.FT.
UPPER FLOOR:	1,200 SQ.FT.
LOWER FLOOR:	1,008 SQ.FT.
TOTAL INTERIOR:	**3,599 SQ.FT.**
ATTACHED GARAGE:	547 SQ.FT.
EXTERIOR LIVING:	980 SQ.FT.
EXTERIOR STORAGE:	259 SQ.FT.

LOWER FLOOR - 1,008 SQ.FT.
CEILING HEIGHT: 7'-8" TO 8'-10"

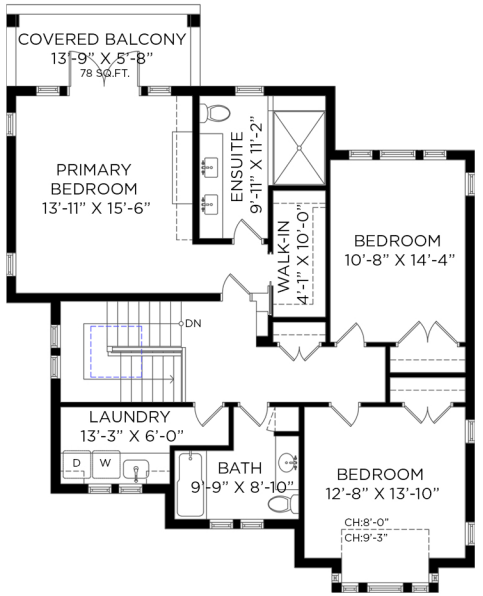


MAIN FLOOR - 1,391 SQ.FT.
CEILING HEIGHT: 8'-5" TO 8'-11"



ENTRANCE

UPPER FLOOR - 1,200 SQ.FT.
CEILING HEIGHT: 8'-0" TO 9'-3"



ROYAL LEPAGE | Sussex

0 2' 4' 8' 16'

Floor plan not suitable for architectural/construction purposes. ANSI Z765 standards used to calculate square footage. Buyer to verify. E&O insured for $1,000,000.

OPTIMUM
FLOOR PLAN DESIGNS