

Vancouver Realty Support Group Inc.

(604) 761-7919

www.realtorssupport.com

Property Floor Plan Measurements

2686 Nelson Ave, West Vancouver

MAIN FLOOR	
Living Room	20'0"x14'0"
Family Room	12'8"x10'11"
Dining Area	11'0"x8'2"
Kitchen	13'9"x11'7"
Foyer	6'8"x6'2"
Den	12'0"x11'11"
Bathroom	7'5"x7'0"

UPPER LEVEL	
M. Bedroom	13'5"x13'3"
Semi- Ensuite	12'0"x5'1"
Walk-In Closet**	7'4"x5'11"
Closet**	6'7"x2'6"
Closet**	7'1"x5'6"
Bedroom	12'0"x9'7"
Kids Bedroom**	10'8"x7'4"
Walk-In Closet**	6'9"x5'1"
Play Room**	10'8"x8'0"

LOWER LEVEL	
Recreation Room	19'3"x13'8"
Bedroom	10'8"x8'0"
Closet	7'1"x2'0"
Bedroom	14'10"x7'7"
Closet	7'4"x2'0"
Bathroom	8'0"x4'11"
Back Entrance	8'4"x4'9"
Laundry	5'6"x2'7"
Furnace (unfin.)	5'7"x5'3"

GUEST HOUSE	
Living Room	15'9"x11'3"
Bathroom	9'6"x3'1"

TOTALS	
Main Floor (finished):	1,177 sq.ft.
Upper Level (finished)*:	558 sq.ft.
Lower Level (finished):	928 sq.ft.
TOTAL FINISHED*:	2,663 sq.ft.
Lower Level (unfinished):	23 sq.ft.
TOTAL UNFINISHED:	23 sq.ft.
GRAND TOTAL*:	2,686 sq.ft.

OTHER AREAS:		
Deck (Main):	281 sq.ft.	22'9"x11'10"
Deck (Upper):	134 sq.ft.	14'4"x8'5"
Deck (Guest House):	88 sq.ft.	13'8"x6'5"
Patio:	297 sq.ft.	32'3"x10'1"
Patio:	112 sq.ft.	10'10"x10'4"
Guest House:	248 sq.ft.	

* Does not include low ceiling areas of 268 sq.ft.

** Low ceiling or partially low ceiling areas