



**TOM HASSAN**  
 Integrity. Every step of the way.  
 tom@tomhassan.com  
 www.tomhassan.com 604.809.9777  
 国语 604.921.1166

**Prudential**  
Sussex Realty

**24 YEARS** WEST VAN AGENT  
**OVER 700+** WEST VAN HOMES SOLD

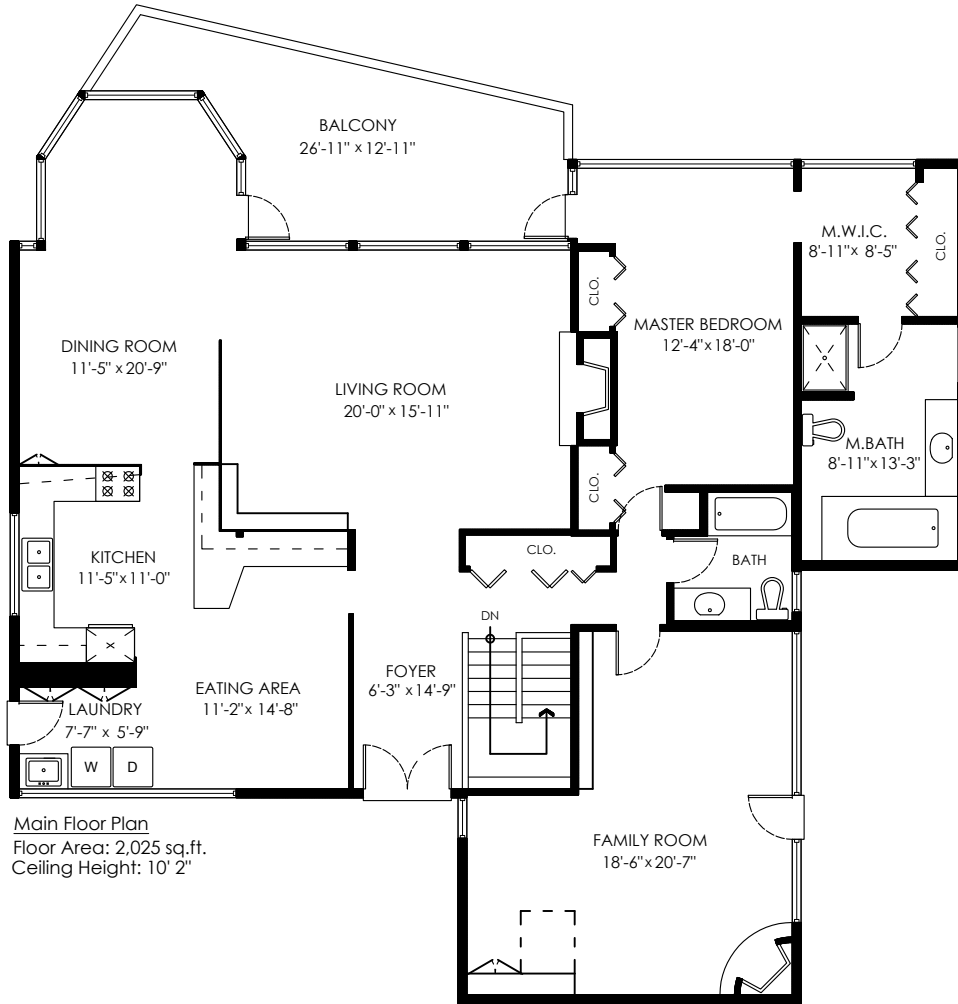
**2740 Rosebery Ave  
 West Vancouver, B.C.**

Main Floor: 2,025 sq.ft.  
 Finished Lower Floor: 1,335 sq.ft.  
 Unfinished Lower Floor: 208 sq.ft.

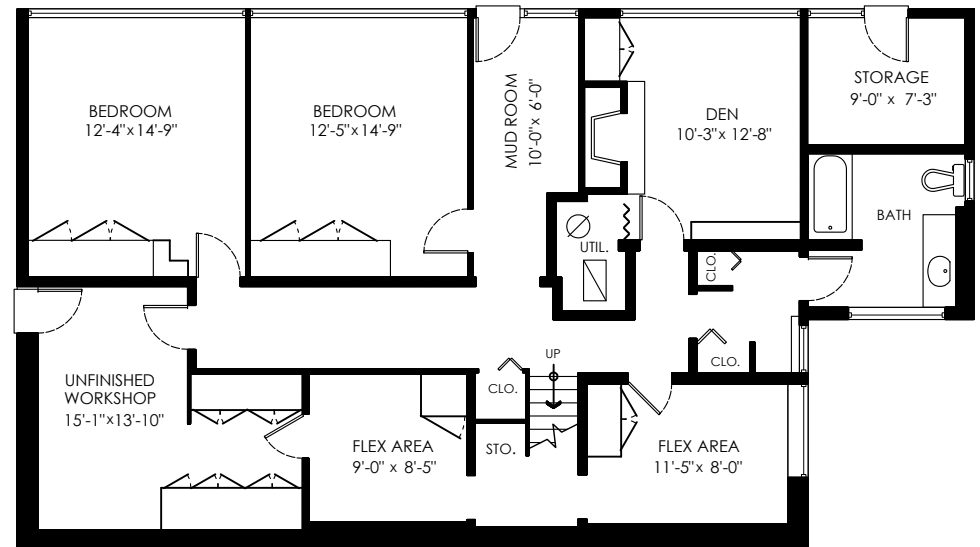
---

**Total: 3,568 sq.ft.**

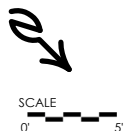
Balcony: 221 sq.ft.



**Main Floor Plan**  
 Floor Area: 2,025 sq.ft.  
 Ceiling Height: 10' 2"



**Lower Floor Plan**  
 Finished Floor Area: 1,335 sq.ft.  
 Unfinished Floor Area: 208 sq.ft.  
 Ceiling Height: 7'-10"



This floor plan is not suitable for architectural/construction use.

Measured By:  
[www.DraftOnSite.com](http://www.DraftOnSite.com)  
 (604) 876-3738 E&O Insured for \$1,000,000  
 Total sq.ft. is calculated using ANSI - Z765

Booked By:  
**Pixilink**  
 SOLUTIONS