



# Sue Scott

Personal Real Estate Corporation

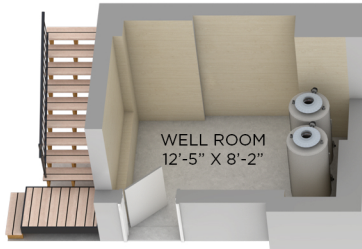
604.928.1588  
realtorsuescott@gmail.com  
www.wvanrealestate.com

# 10635 WOOD BAY RDG RD HALFMOON BAY, BC

2 BEDROOMS + FLEX + 2 1/2 BATHROOMS

MAIN FLOOR:	2,228 SQ.FT.
LOWER FLOOR:	979 SQ.FT.
<b>TOTAL INTERIOR:</b>	<b>3,207 SQ.FT.</b>

GARAGE:	749 SQ.FT.
EXTERIOR LIVING:	1,337 SQ.FT.
EXTERIOR STORAGE:	138 SQ.FT.
WELL ROOM:	146 SQ.FT.

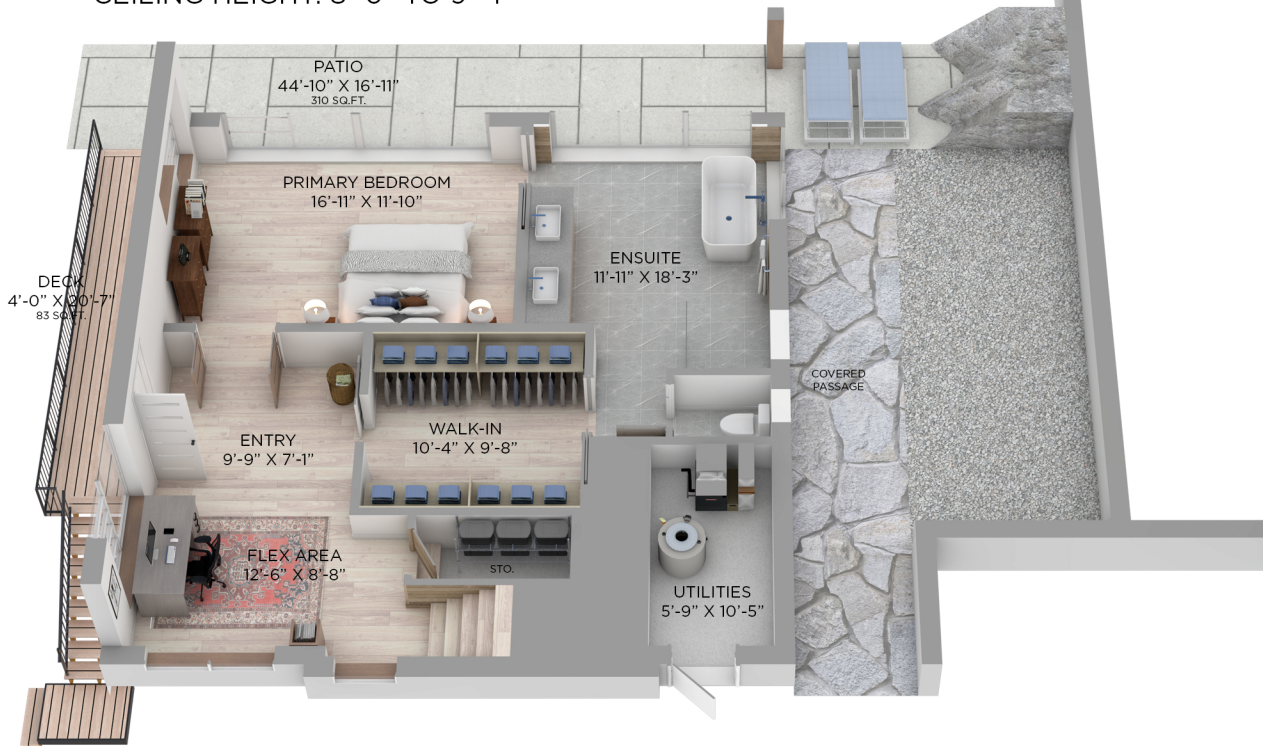


WELL ROOM  
12'-5" X 8'-2"



EXT. STORAGE  
7'-1" X 15'-1"  
VAULTED CEILING  
CH:10'-2" TO CH:8'-5"  
138 SQ.FT.

## LOWER FLOOR - 979 SQ.FT. CEILING HEIGHT: 8'-0" TO 9'-4"



PATIO  
44'-10" X 16'-11"  
310 SQ.FT.

PRIMARY BEDROOM  
16'-11" X 11'-10"

ENSUITE  
11'-11" X 18'-3"

ENTRY  
9'-9" X 7'-1"

WALK-IN  
10'-4" X 9'-8"

FLEX AREA  
12'-6" X 8'-8"

UTILITIES  
5'-9" X 10'-5"

DECK  
4'-0" X 20'-7"  
83 SQ.FT.

COVERED  
PASSAGE



GARAGE  
23'-1" X 29'-0"  
VAULTED CEILING  
CH:10'-3" TO 14'-0"  
749 SQ.FT.

GARAGE DOOR- 15'-8" BY 6'-10"



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

ENGEL & VÖLKERS  
SUE SCOTT

OPTIMUM  
FLOOR PLAN DESIGNS