

## Vancouver Realty Support Group

(604) 761-7919, (604) 464-1412  
e-mail: realtorssupport@telus.net

### Property Floor Plan Measurements

## 1364 Gordon Ave, West Vancouver

<b>MAIN FLOOR</b>	
Living Room	17'9"x16'10"
Dining Room	17'5"x9'10"
Kitchen	13'4"x9'4"
Office / Den	11'4"x7'8"
Foyer	11'4"x5'1"
Closet	6'6"x2'0"
Bedroom	11'6"x10'5"
Walk-in Closet	4'9"x4'8"
Laundry	6'11"x6'11"
Bathroom	6'9"x5'8"

<b>UPPER LEVEL</b>	
M.Bedroom	16'9"x12'2"
Ensuite	11'3"x9'1"
Walk-In Closet	7'7"x5'4"
Bedroom	14'0"x11'9"
Closet	5'5"x2'0"
Bedroom	12'0"x11'3"
Closet	5'4"x2'0"
Bathroom	7'10"x4'11"

<b>LOWER LEVEL</b>			
Recreation Room	27'11"x13'0"	Bedroom	10'10"x9'8"
Closet	3'1"x3'1"	Closet	5'7"x1'11"
Game Room	16'8"x11'1"	Bathroom	7'7"x6'2"
Bar Area	7'6"x3'3"	Storage ( Low Ceiling)	21'2"x3'11"
Furnace ( unf. )	7'11"x3'1"		
Wine Cellar	6'9"x4'2"		
Storage	3'1"x3'1"		

<b>FINISHED</b>	
Main Floor:	1,254 sq.ft.
Upper Level:	882 sq.ft.
Lower Level:	1,046 sq.ft.
<b>TOTAL FINISHED:</b>	<b>3,182 sq.ft.</b>
UNFINISHED:	24 sq.ft.
LOW CEILINGS (h<6'4")*:	117 sq.ft.
<b>GRAND TOTAL:</b>	<b>3,323 sq.ft.</b>

<b>OTHER AREAS:</b>		
Deck:	246 sq.ft.	20'2"x12'2"
Balcony (Upper):	68 sq.ft.	8'0"x7'5"
Balcony (Main):	65 sq.ft.	12'10"x5'1"
Patio:		44'7"x19'4"
Garage:	405 sq.ft.	19'9"x18'8"

\* Not to be included into sq.footage under ANSI Standard due to ceiling height requirements.