



Prudential
Sussex Realty

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Listing Square Footage and Room Size Measurements

3090 Mathers Ave. – West Vancouver, BC

MAIN LEVEL	
Kitchen	15'4" x 16'0"
Eating Area	9'9" x 8'0"
Dining Area	13'6" x 18'6"
Living Area	17'0" x 19'6"
Family Area	18'3" x 15'5"
Pwdr	6'5" x 5'9"
Foyer	13'6" x 13'3"
Office / Den	13'0" x 17'0"
Media	16'6" x 11'0"
Laundry	9'0" x 6'9"
Mud	5'7" x 5'9"
Garage	33'6" x 20'6"
Deck	19'0" x 8'0"
	34'0" x 9'4"
2735 sq. ft. (Fin.)	

UPPER LEVEL	
M. Bedroom	18'6" x 15'10"
Ensuite	9'0" x 18'0"
M.W.I.C.	10'0" x 9'8"
Bedroom	11'10" x 12'0"
W.I.C.	4'0" x 5'4"
Bedroom	14'0" x 11'6"
Ensuite	5'0" x 9'6"
W.I.C.	6'8" x 5'3"
Bedroom	14'0" x 14'6"
Ensuite	5'7" x 11'10"
W.I.C.	5'0" x 10'3"
Deck:	4'0" x 14'2"
1910 sq. ft. (Fin.)	

LOWER LEVEL	
Rec. / Games	34'8" x 13'9"
Bedroom	15'10" x 10'10"
Ensuite	5'0" x 8'0"
W.I.C.	7'4" x 4'0"
Hobby	12'3" x 17'4"
Bath	12'6" x 13'9"
Change	5'10" x 9'4"
Games	11'11" x 8'11"
Wine Room	9'6" x 6'3"
Utilities	10'0" x 5'2"
Unfin.	13'0" x 12'0"
	13'4" x 13'10"
Storage (low-level)	16'5" x 11'8"
	14'0" x 7'6"
	5'10" x 10'8"
Deck	27'0" x 16'0"
Yard Storage	19'0" x 7'8"
2005 sq. ft. (Fin.) 469 sq. ft. (Unfin.)	

OTHER AREAS	
3 – Car Garage	754 sq. ft.
Decks	586 sq. ft.
Stor. / low - level	385 sq. ft.
Yard Storage	192 sq. ft.
Not included in total sq. ft.	

TOTAL sq. ft.	
MAIN LEVEL	2735 sq. ft.
UPPER LEVEL	1910 sq. ft.
LOWER LEVEL	2005 sq. ft.
TOTAL sq. ft.	6650 sq. ft.
LOWER (Unfin.)	469 sq. ft.
Grand Total sq. ft.	7119 sq. ft.

(note: all room dimensions and sq. ft. measurements are approximate, and not guaranteed)
Design Ideas 4u (604-862-5914) www.designideas4u.ca