



# Sue Scott

Personal Real Estate Corporation

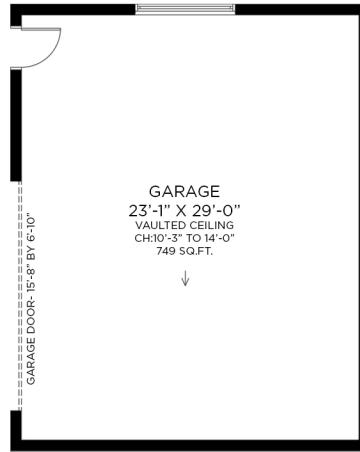
604.928.1588  
realtorsuescott@gmail.com  
www.wvanrealestate.com

# 10635 WOOD BAY RDG RD HALFMOON BAY, BC

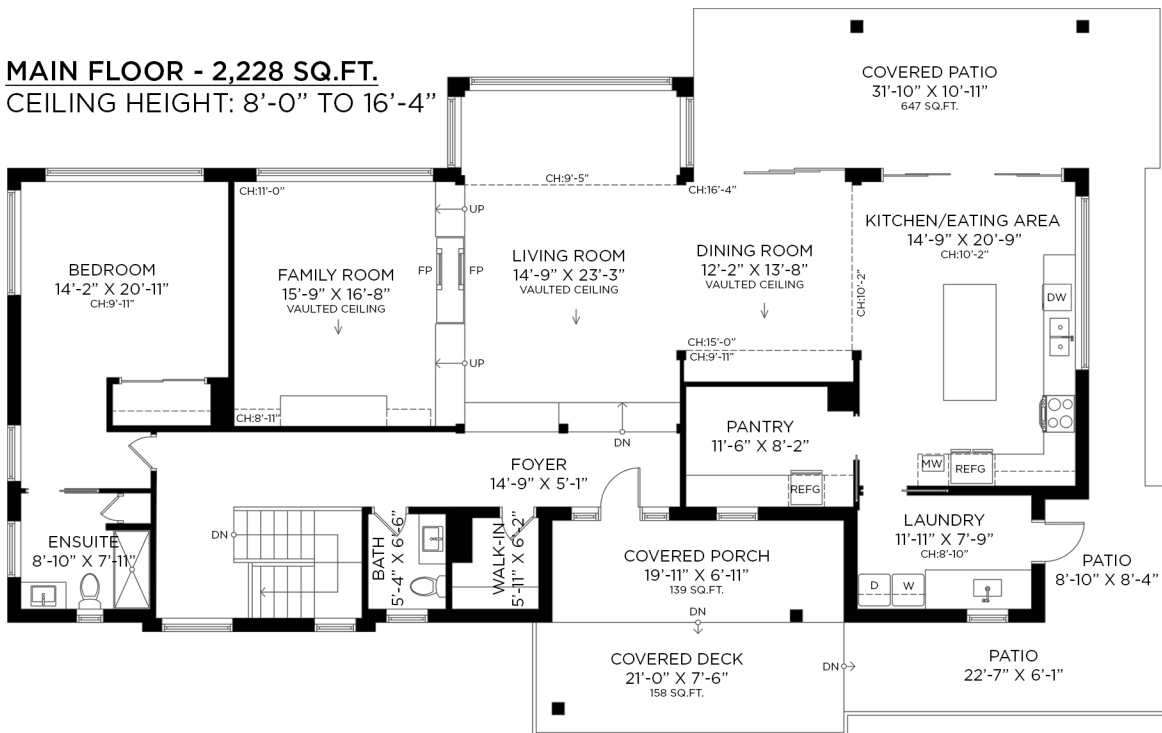
2 BEDROOMS + FLEX + 2 1/2 BATHROOMS

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

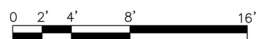
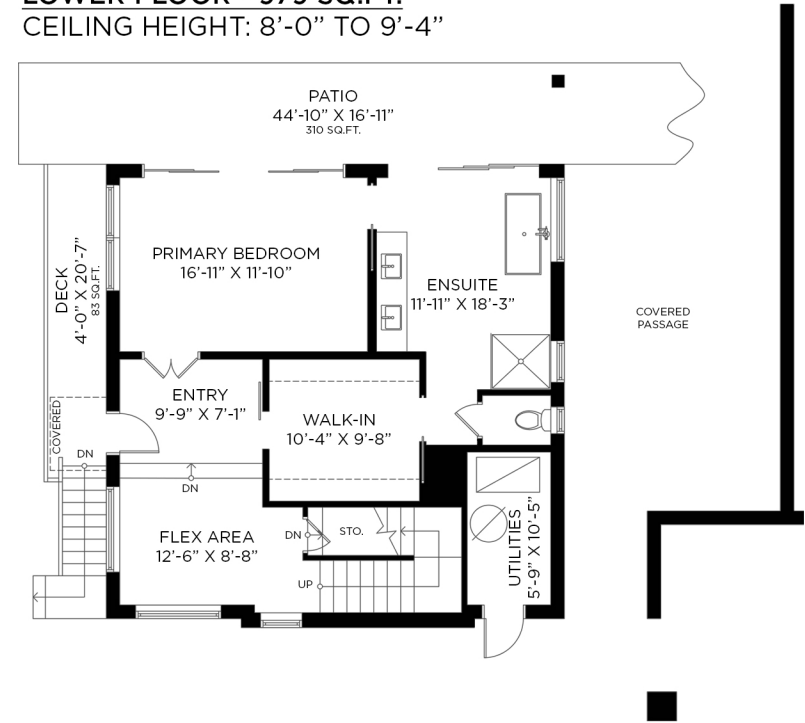
GARAGE:	749 SQ.FT.
EXTERIOR LIVING:	1,337 SQ.FT.
EXTERIOR STORAGE:	138 SQ.FT.
WELL ROOM:	146 SQ.FT.



## MAIN FLOOR - 2,228 SQ.FT. CEILING HEIGHT: 8'-0" TO 16'-4"



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



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