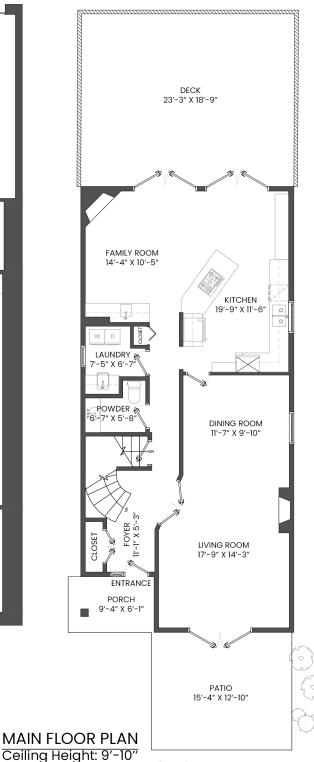
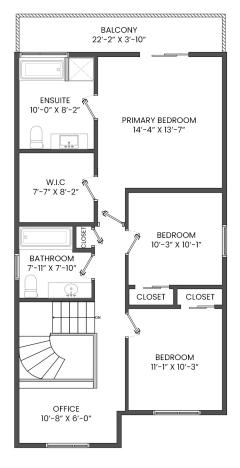
## 1274 ESQUIMALT AVENUE, WEST VANCOUVER, BC

GARAGE 22'-2" X 20'-1" STORAGE 11'-2" X 7'-6" FLEX AREA 9'-3" X 9'-1" FAMILY ROOM 14'-4" X 10'-5' JTILITY ROOM LAUNDRY 7'-5" X 6'-7" BATHROOM RECREATION ROOM 25'-3" X 11'-1" POWDER & 6'-7" X 5'-8 BEDROOM 11'-3" X 10'-0" CLOSET **ENTRANCE** PORCH -4" X 6'-1" LOWER FLOOR PLAN Ceiling Height: 7'-10"



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LOWER FLOOR TOTAL: 1,098 SQ.FT. MAIN FLOOR TOTAL: 1,130 SQ.FT. UPPER FLOOR TOTAL: 969 SQ.FT. TOTAL: 3,197 SQ.FT. **GARAGE:** 522 SQ. FT. DECK: 436 SQ. FT. PATIO: 196 SQ. FT. **BALCONY:** 84 SQ. FT. PORCH: 57 SQ. FT.



UPPER FLOOR PLAN
Ceiling Height: 8'-0"





## **John Jennings**

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