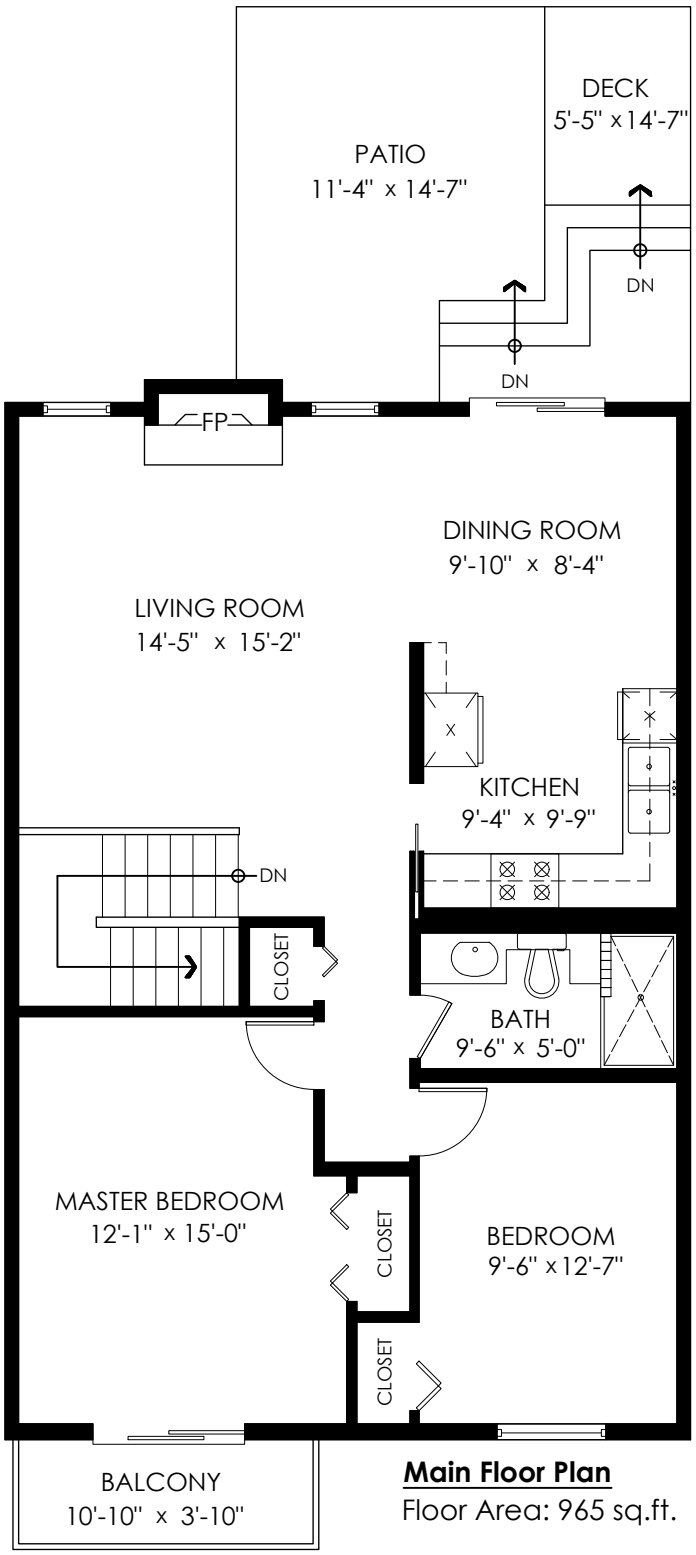
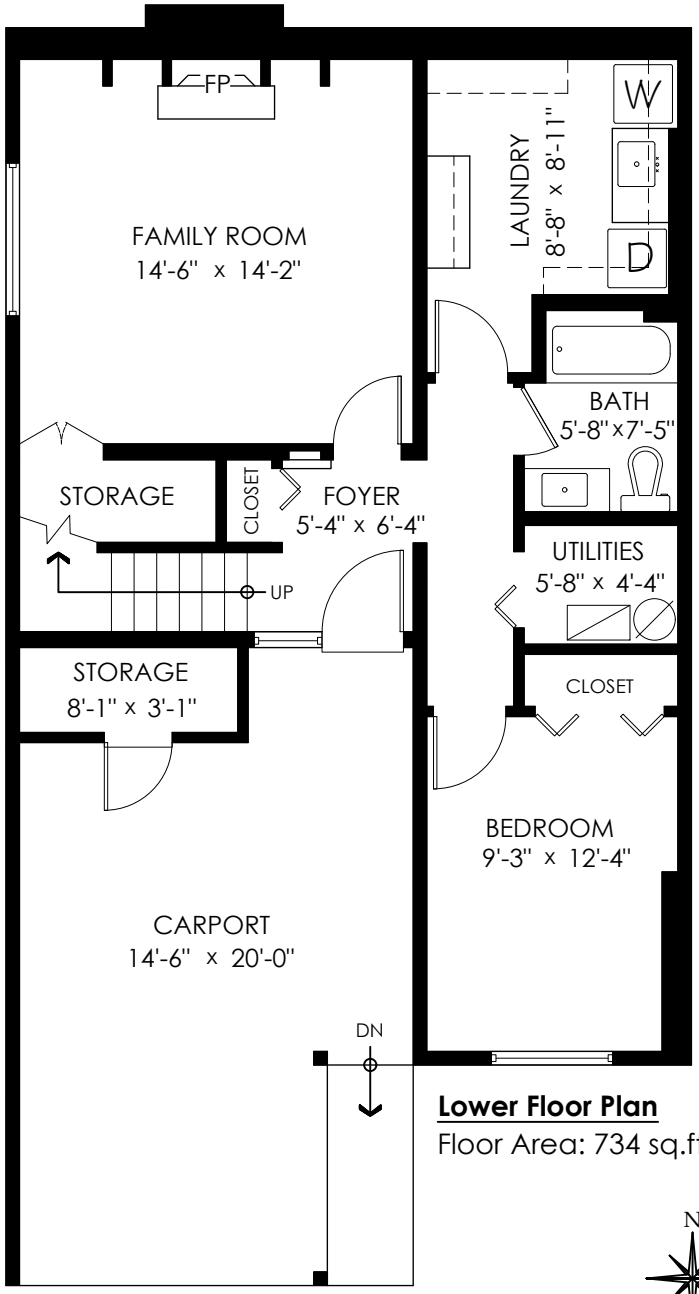
TRAVIS HEAL
REAL ESTATE

11-32925 George Ferguson Way
Abbotsford

Main Floor:	965 sq.ft.
Lower Floor:	734 sq.ft.
Total Livable:	**1,699 sq.ft.**
Carport:	353 sq.ft.
Patio:	150 sq.ft.
Deck:	72 sq.ft.
Balcony:	42 sq.ft.
Total Extras:	**264 sq.ft.**
Ceiling Height:	8'-0"



Main Floor Plan
Floor Area: 965 sq.ft.



Lower Floor Plan
Floor Area: 734 sq.ft.

N

SCALE
0' 5'

MEASURED ON: (2022-09-08)

info@pixlworks.com *www.pixlworks.com* *604.329.5788*

cotala™ *E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.*

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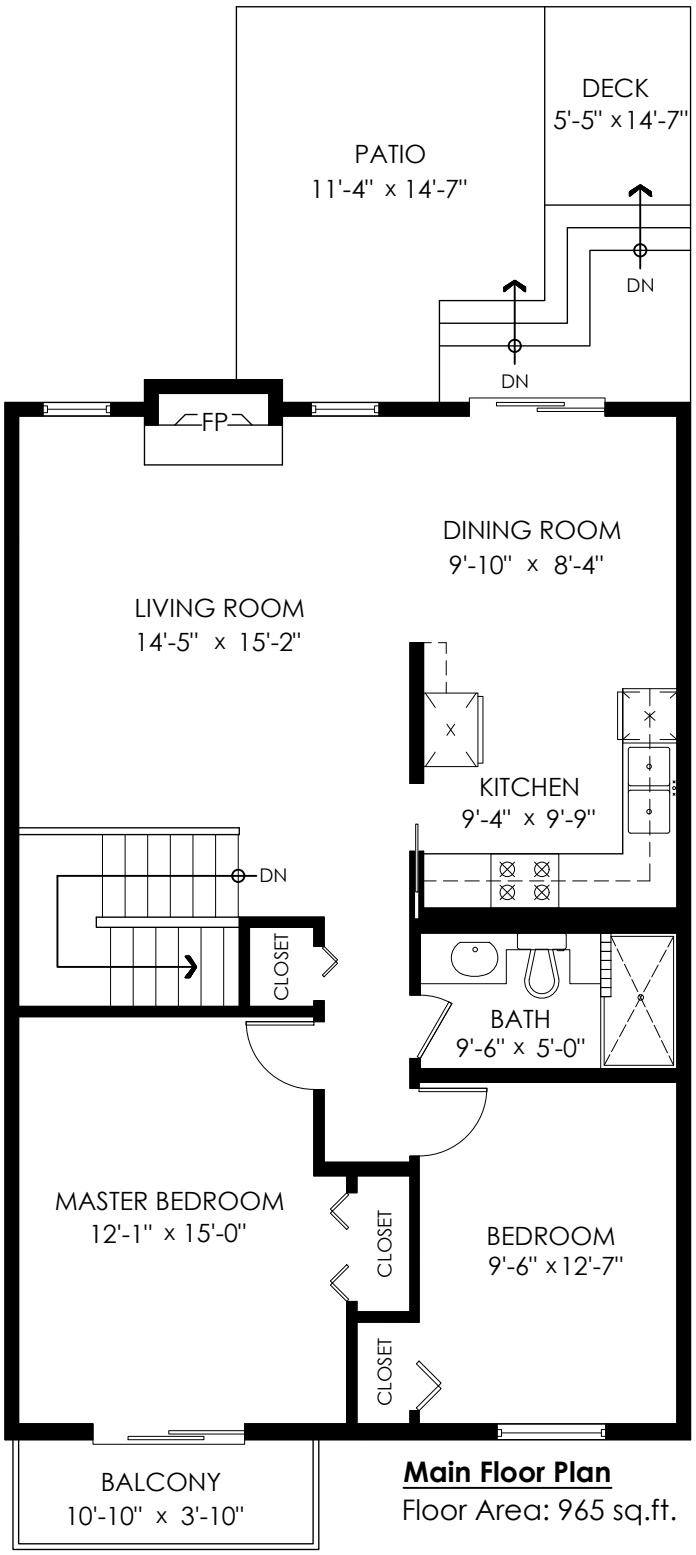

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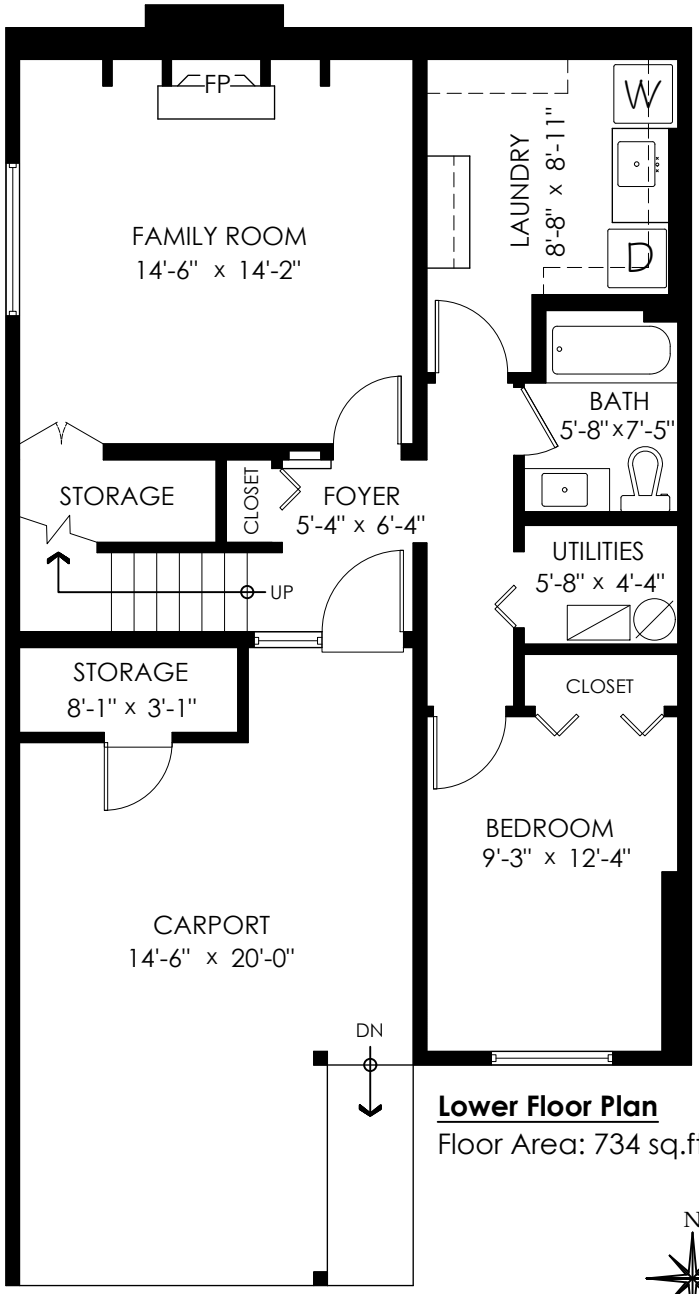

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Condos:

Total square footage is calculated to the middle of shared or adjoining walls and the outside of non-shared, exterior walls or common area walls. As the shared wall thickness is unknown, we assume a 12" fire wall and assign 6" to your unit for any wall that cannot be identified as exterior or hallway.

Room sizes are dimensioned to the inside of the walls. This is because you need to know what you can fit in that room. When you add up the total of the room sizes it will not equal the total square footage of the property.This method of adding up room sizes will not account for wall thickness, interior hallways, exterior wall thickness, closets and many other areas that are included is total sqft.

Any space that is not suitable for year-round use or has a ceiling height of less than 4 feet will not be considered living space. An example of this includes a deck, garage or attic. If there isn't heat, insulation or room for an adult to stand, then it will not be included in the living space.

Cantilevered fireplaces, chimneys and plant windows are also not considered living space.

Included in the living space will be the measurements for stair treads for the floor they service as well as the space under the lowest floor's stairs.

Areas open to the floor below (also known as double height ceilings) are not considered living space because there is no floor.

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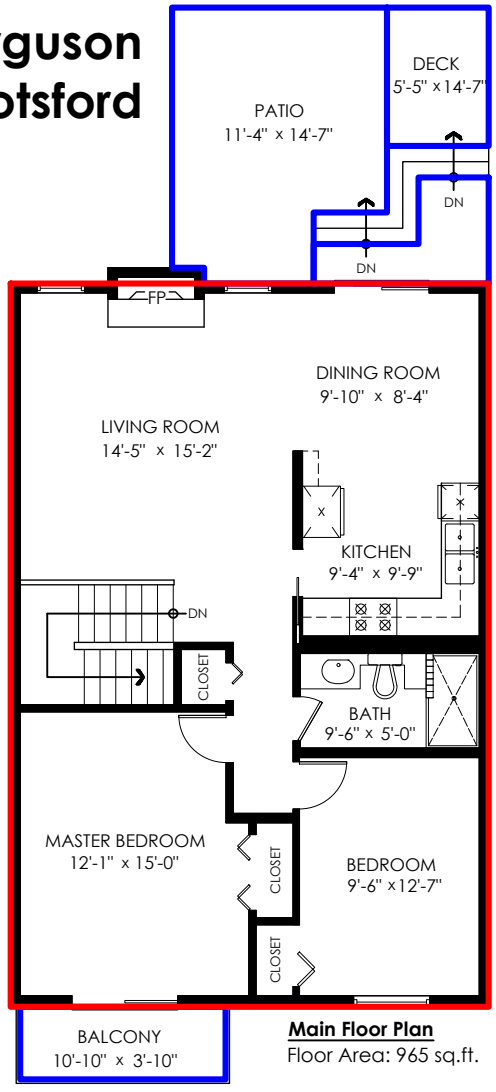

Main Floor Plan
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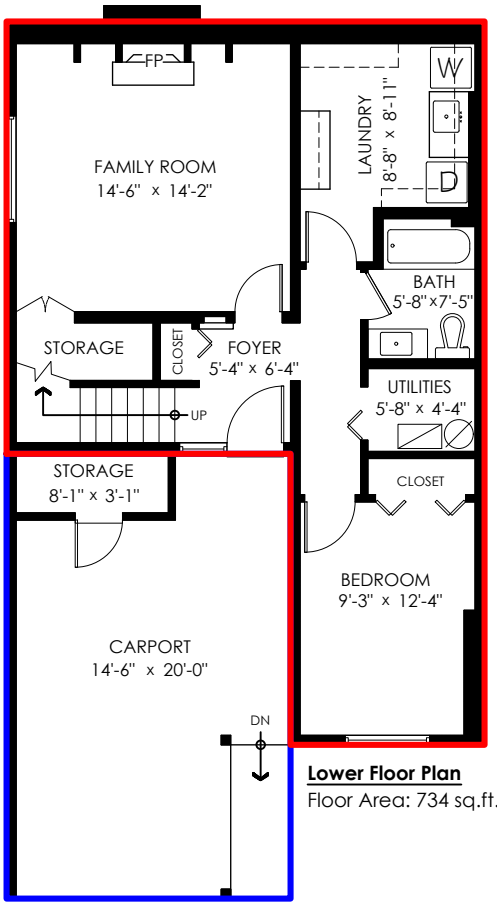

Lower Floor Plan
Floor Area: 734 sq.ft.