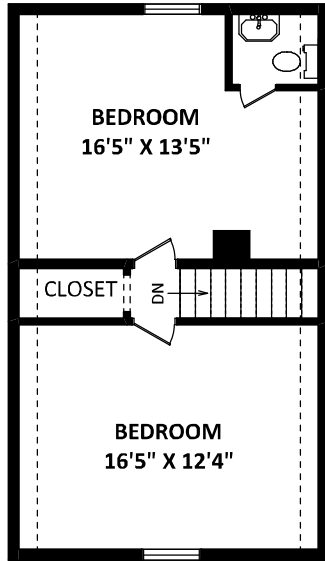


435 East 23rd Avenue,
Vancouver, BC



MAIN LIVING AREA
UPPER FLOOR: 536 SQ.FT.**

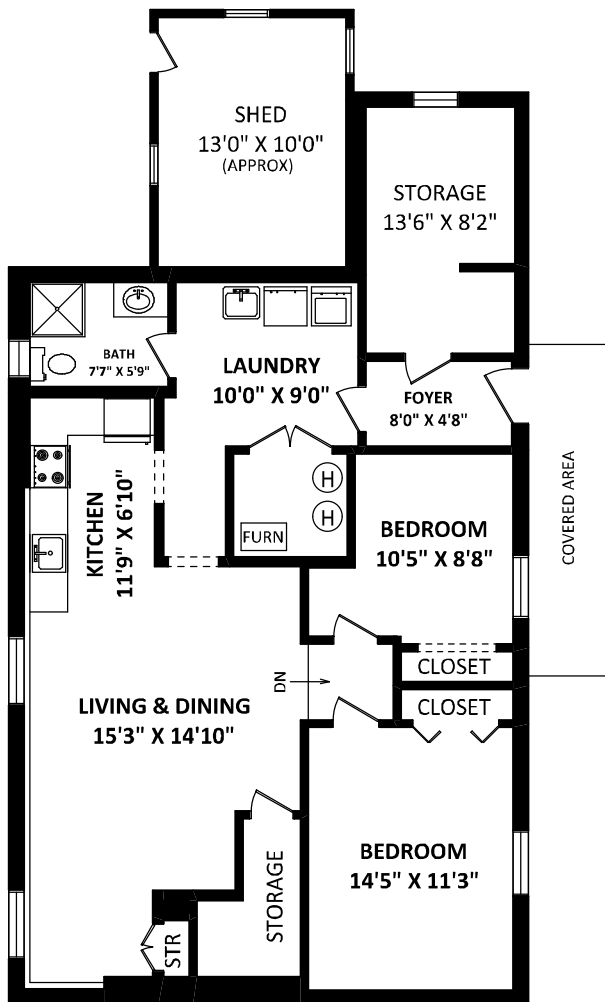
**INCLUDING 97 SQ.FT. OF LOW CEILING AREA(S), BOUND BY DOTTED LINES.



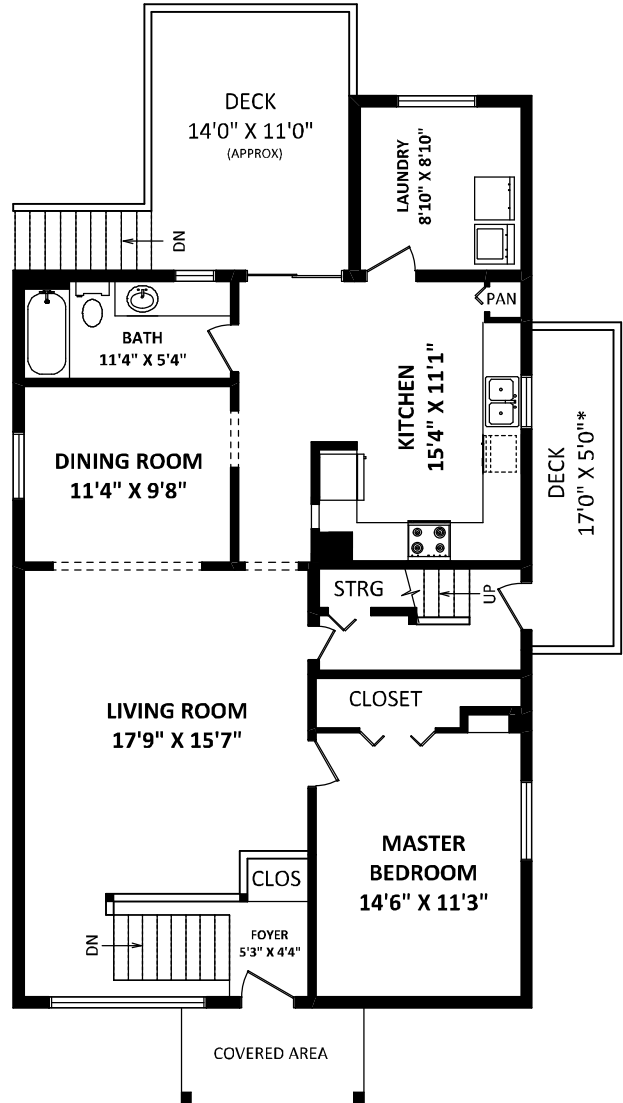
GABE BANDEL
RE/MAX Select Properties
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 gabe@gabebandel.com
 www.gabebandel.com

TOTAL FINISHED AREA: 3028 SQ.FT.**
MAIN LIVING AREA: 1780 SQ.FT.**
SEPARATE SUITE: 1248 SQ.FT.
 **INCLUDING 97 SQ.FT. OF LOW CEILING AREA(S), BOUND BY DOTTED LINES.

OTHER AREA(S)
 SHED: 153 SQ.FT.*
 DECK: 256 SQ.FT.*



SEPARATE SUITE: 1248 SQ.FT.
(LOWER FLOOR)



MAIN LIVING AREA
MAIN FLOOR: 1244 SQ.FT.

SCALE: 0 2 5 10 FT



GENERAL NOTES:
 1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE.
 ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE E&O INSURED.
 2. FINISHED AREAS ARE ENCLOSED AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS, FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE. (ANSI Z765-2003)
 3. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN.
 * ANY MEASUREMENT WITH AN ASTERISK (*) OR (APPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT E&O INSURED.

FLOOR PLAN BY: [JANUARY 21, 2014]

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