

79 West 18th Avenue, Vancouver

3 bedrooms + den + 2 full bathrooms + 2 half bathrooms

Lower Floor: 1,070 sq.ft.
Main Floor: 976 sq.ft.
Upper Floor: 778 sq.ft.
Total Interior: 2,824 sq.ft.

Exterior Living: 341 sq.ft.
Garage: 589 sq.ft.

Upper Floor - 778 sq.ft.
Ceiling height - 8' 0"



Garage - 589 sq.ft.
(Not to scale)



PROMPTON

REAL ESTATE SERVICES INC.

www.OPTIMUMFLOORPLANS.com 2D & 3D Floor Plans 604-729-5033



79 West 18th Avenue, Vancouver

3 bedrooms + den + 2 full bathrooms + 2 half bathrooms

Main Floor - 976 sq.ft.

Ceiling height - 9' 1"



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OPTIMUM
FLOOR PLAN DESIGNS

Floor plan measurements, dimensions, square footage, existing structures & features are approximations and for illustrative purposes only. We make no guarantee, warranrepresentation, expressed or implied, as to the accuracy and completeness of this rendering. Independent verification is recommended. E&O Insured for \$1,000,000

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3 bedrooms + den + 2 full bathrooms + 2 half bathrooms

Lower Floor - 1,070 sq.ft.

Ceiling height - 7' 2" to 7' 10"



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OPTIMUM FLOOR PLAN DESIGNS

Houses:

The total square footage extends to the exterior wall of the house.

The dimension of each room is calculated from interior wall to interior wall, giving the potential buyer an idea of what type/ size of furniture is suitable for each room.

Any space that isn't suitable for year-round use is excluded from the square footage calculation (decks, patios, garages, attics, crawl space, etc.).

Any space with a ceiling height of less than 4' is not included in the total square footage, although the space will be noted on the floor plan. For sloped ceilings, only the space with a ceiling height of 4' and higher will be included in the total square footage.

Stairs will be included in the total square footage for each floor, which includes the floor space below the stairs as well as the space on the stairs.

Areas that are open to the floor below are not included in the total square footage such as double heighted ceilings.

If there are any questions. Please don't hesitate to contact us!

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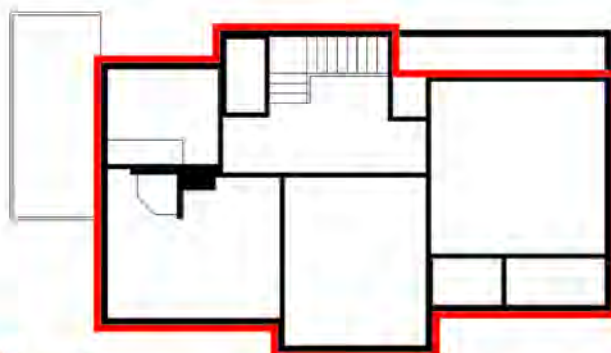
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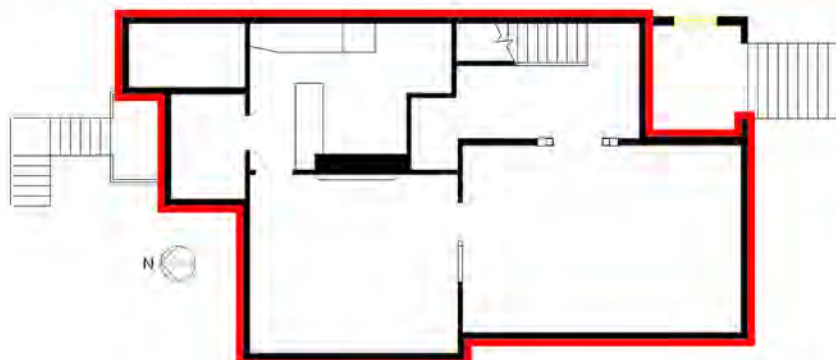


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