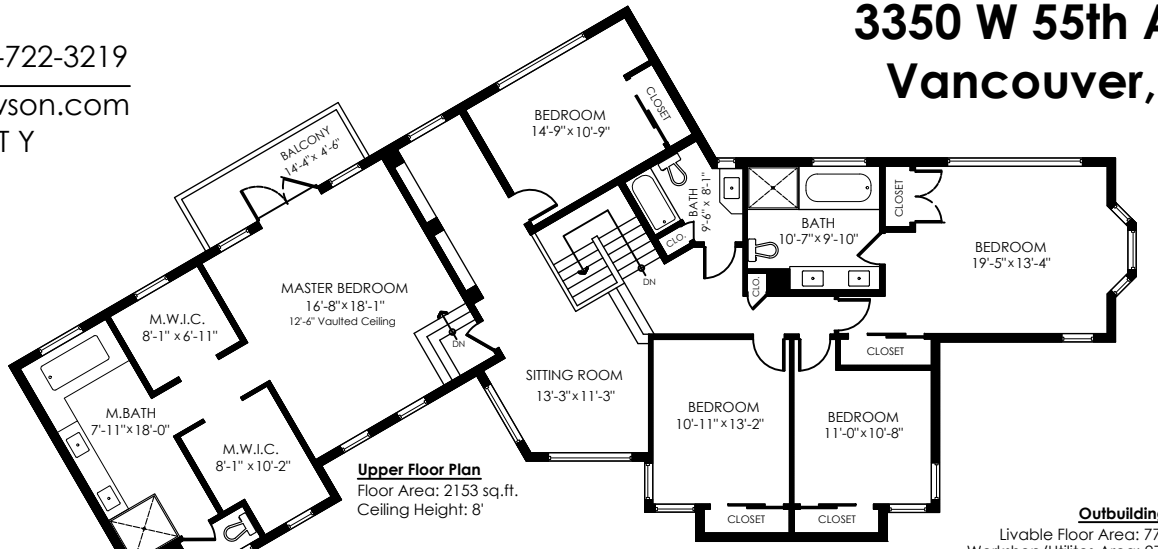
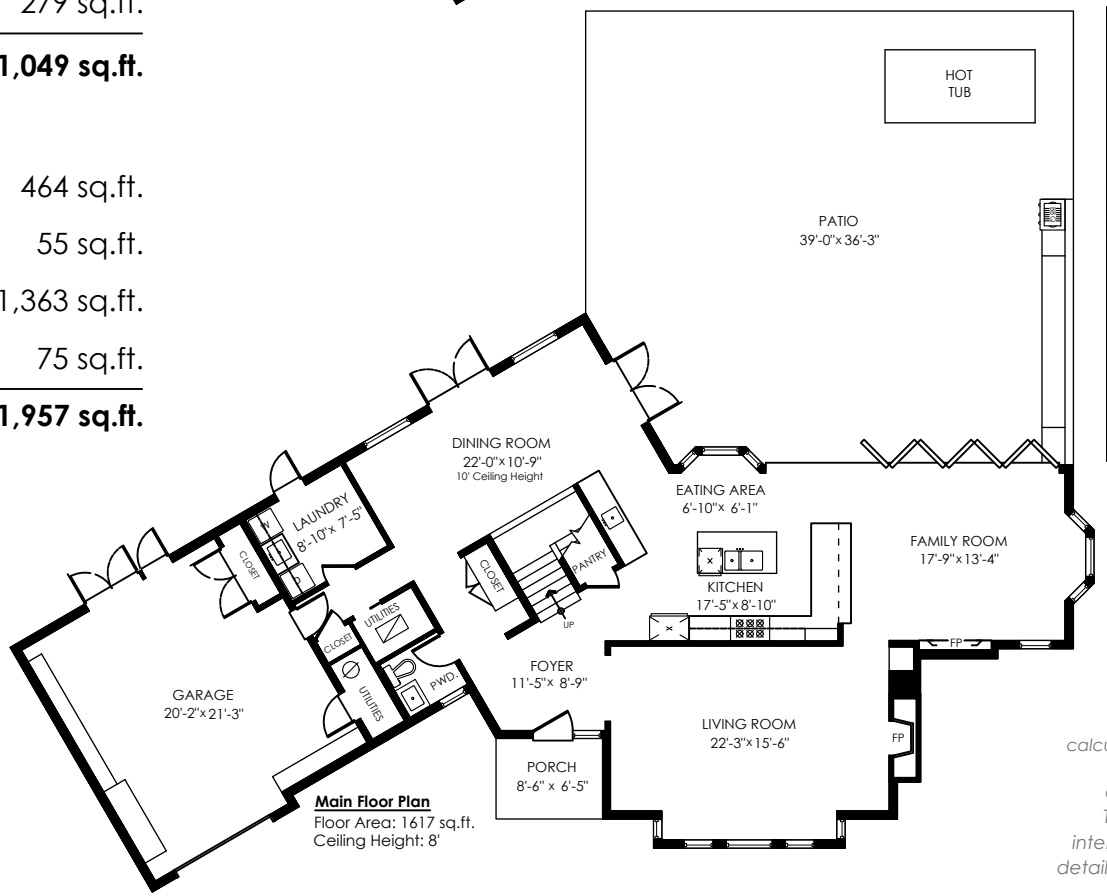
CHERYL **DEWSON** 604-722-3219
chdewson@shaw.ca | cheryldewson.com
DEXTER ASSOCIATES REALTY

3350 W 55th Ave
Vancouver, BC

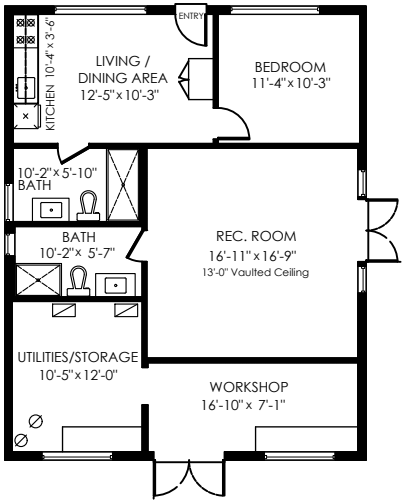
Main Floor:	1,617 sq.ft.
Upper Floor:	2,153 sq.ft.
Total:	**3,770 sq.ft.**
Livable Outbldg Floor:	770 sq.ft.
Workshop/Utilites:	279 sq.ft.
Outbuilding Total:	**1,049 sq.ft.**
Garage:	464 sq.ft.
Porch:	55 sq.ft.
Patio:	1,363 sq.ft.
Balcony:	75 sq.ft.
Total Extras:	**1,957 sq.ft.**



Upper Floor Plan
Floor Area: 2153 sq.ft.
Ceiling Height: 8'



Main Floor Plan
Floor Area: 1617 sq.ft.
Ceiling Height: 8'



Outbuilding Plan
Livable Floor Area: 770 sq.ft.
Workshop/Utilites Area: 279 sq.ft.
Vaulted Ceiling Height: 13'

Measuring, Scanning, Design & Permits
604-876-3738
www.DraftOnSite.com
E&O Insured for $3,000,000. 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.

N
SCALE 0' 5'

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(604) 514-9589
WWW.COTALA.COM

Houses:

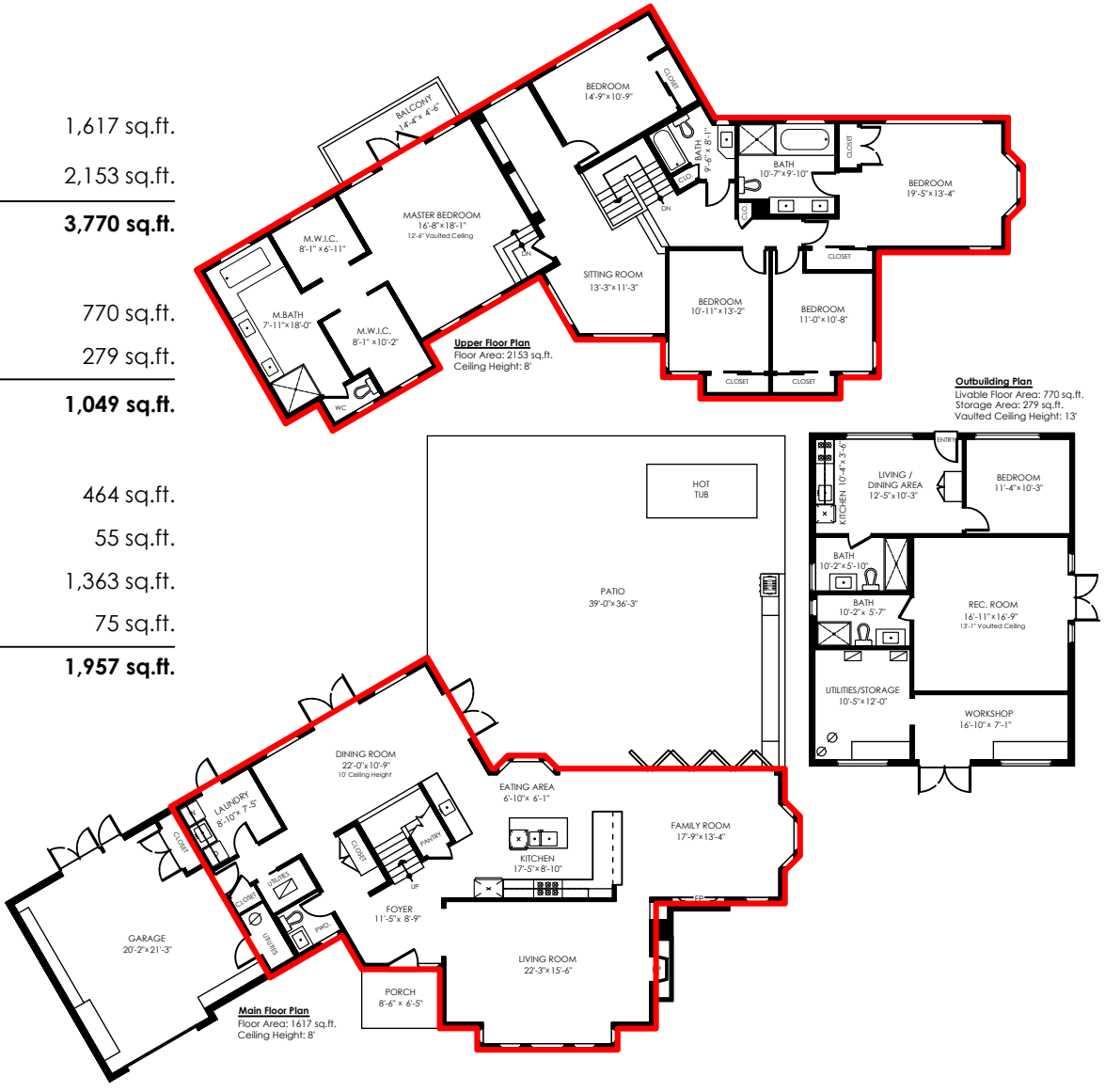
Total square footage is calculated to the outside of exterior walls.

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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