

#120-2418 Avon Place,  
Port Coquitlam, B.C.

Main Floor:	612 sq.ft.
Upper Floor:	596 sq.ft.
Lower Floor:	309 sq.ft.
<b>Total:</b>	<b>1,517 sq.ft.</b>

**Auxiliary Area**

Garage/Utilities:*	278 sq.ft.
Deck:	130 sq.ft.







### SQ.FT. INCLUDES

- Total square footage is calculated from exterior wall to exterior wall around the perimeter of the house and applicable areas.
- Square footage of stairs counts towards the floor that they service.
- Any area below the stairs on the lowest floor counts as square footage to that floor where ceiling height permits.
- Displayed room dimensions are interior wall to interior wall with the intention of giving the Buyer an idea of what will fit in the room. When added together, room dimensions will not equal to the total square footage.

### SQ.FT. DOES NOT INCLUDE

- Area where the ceiling height is 5' or lower. Low volted ceiling and areas under stairs are often subject to this.
- Double height ceiling area or Open to Below areas where there is no floor.
- Bay windows, cantilever plant windows, cantilever fireplaces anything that does not extend all the way to the floor.
- Unfinished areas, cold storage, cellars, patios, balconies, decks, garages or other areas that are not suitable to live in year round. (listed separately from the total square footage of the home)

