

11299 163 St,  
Surrey

Ritchie Zhao

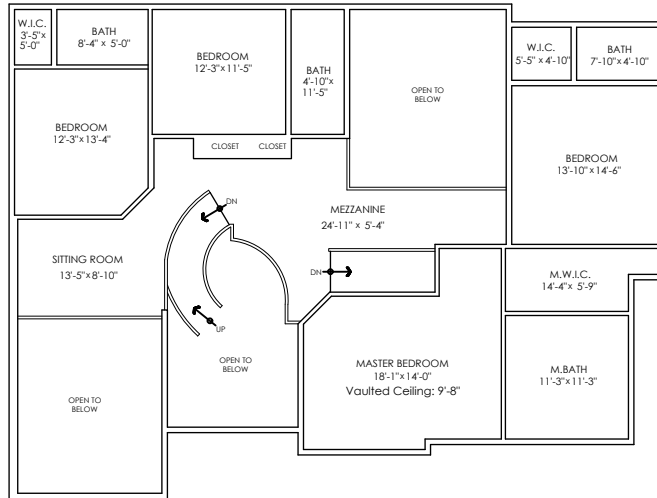
PERSONAL REAL ESTATE CORPORATION

Email: ritchiezh@gmail.com

Website: www.ritchiezhao.net

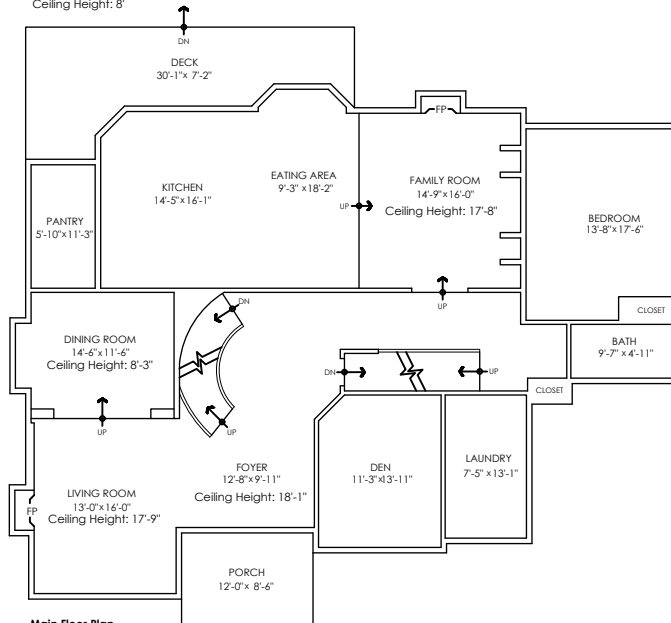
Phone: 778-389-9158

ROYAL 1ST



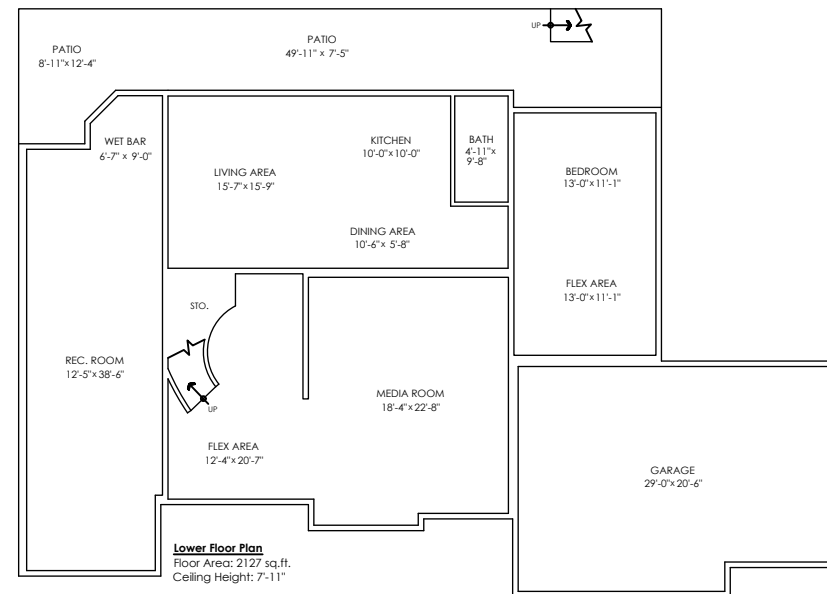
Upper Floor Plan

Floor Area: 1780 sq.ft.  
Ceiling Height: 8'



Main Floor Plan

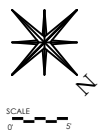
Floor Area: 2238 sq.ft.  
Ceiling Height: 8'-11"



Lower Floor Plan

Floor Area: 2127 sq.ft.  
Ceiling Height: 7'-11"

Main Floor:	2,238 sq.ft.
Upper Floor:	1,780 sq.ft.
Lower Floor:	2,127 sq.ft.
<b>Total:</b>	<b>6,145 sq.ft.</b>
Garage:	606 sq.ft.
Patio:	492 sq.ft.
Deck:	237 sq.ft.
Porch:	103 sq.ft.
<b>Total Extras:</b>	<b>1,438 sq.ft.</b>
Open To Below:	646 sq.ft.

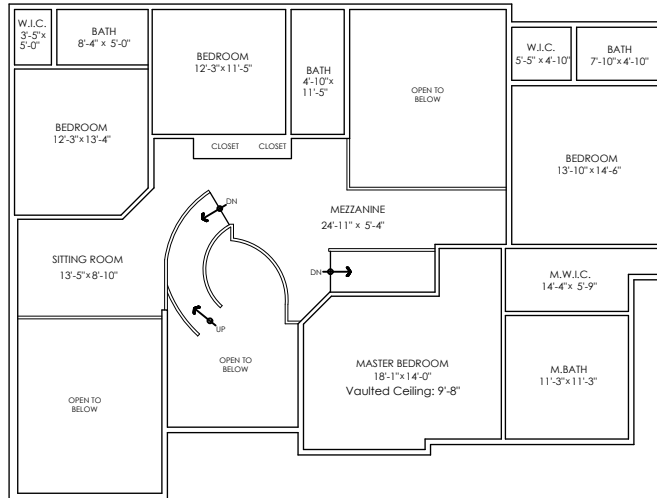


E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements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

Measurements, Design & Scanning | 604-329-5788

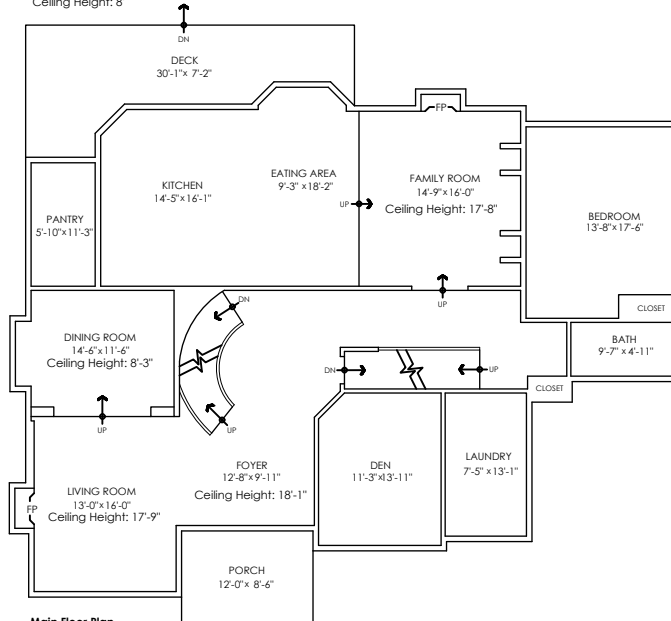


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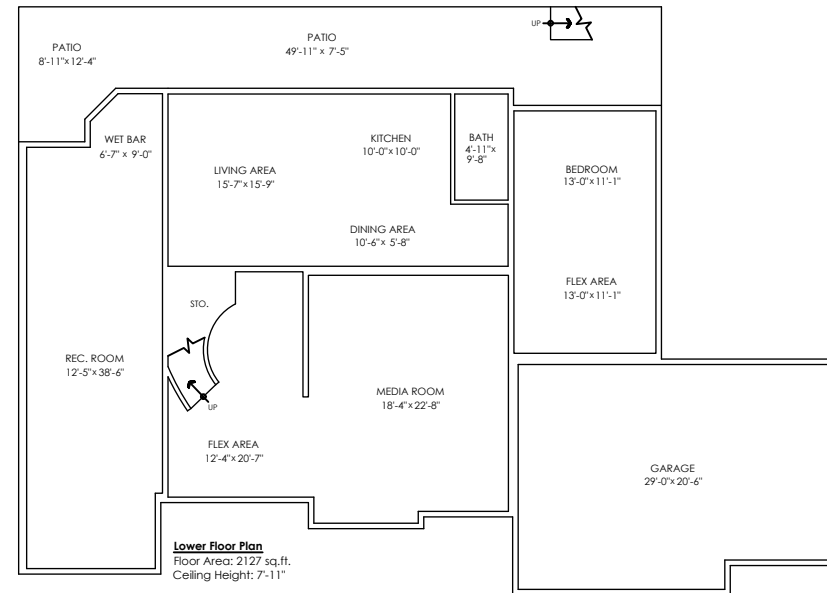
**Upper Floor Plan**

Floor Area: 1780 sq.ft.  
Ceiling Height: 8'



**Main Floor Plan**

Floor Area: 2238 sq.ft.  
Ceiling Height: 8'-11"



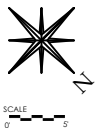
**Lower Floor Plan**

Floor Area: 2127 sq.ft.  
Ceiling Height: 7'-11"

Main Floor:	2,238 sq.ft.
Upper Floor:	1,780 sq.ft.
Lower Floor:	2,127 sq.ft.
<b>Total:</b>	<b>6,145 sq.ft.</b>

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Open To Below: 646 sq.ft.





Houses:

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

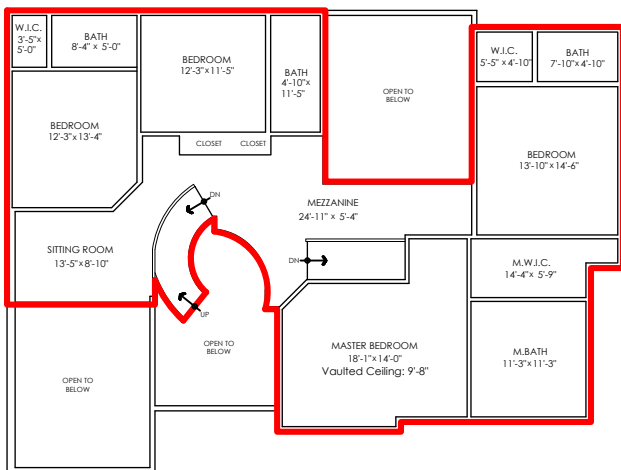
Room sizes are dimensioned to the inside of the walls. This is because you need to know what you can fit in that room. When you add up the total of the room sizes it will not equal the total square footage of the property. This method of adding up room sizes will not account for wall thickness, interior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

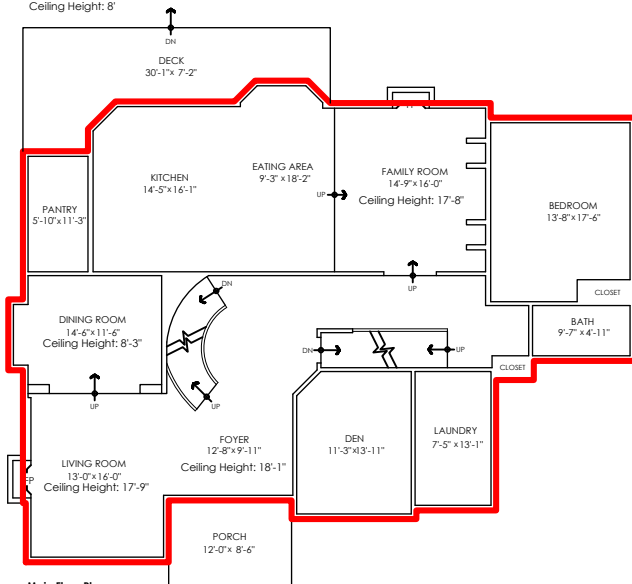
Cantilevered fireplaces, chimneys and plant windows are also not considered living space.

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.

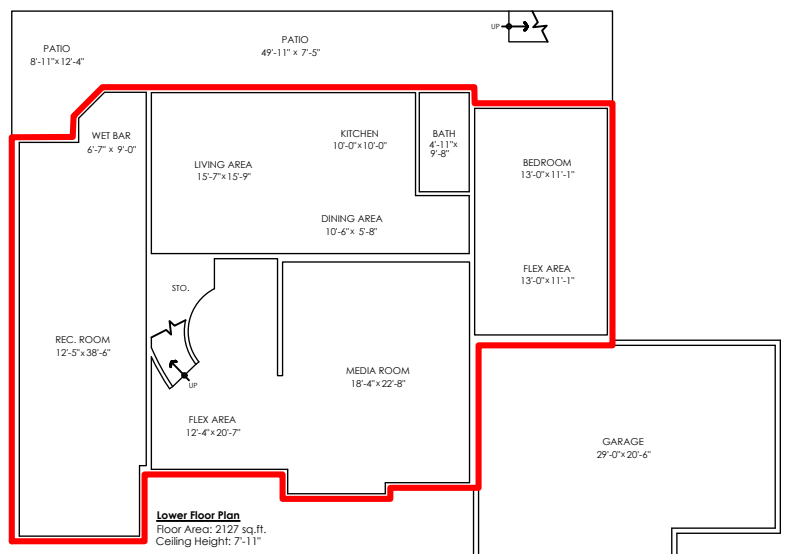
Areas open to the floor below (also known as double height ceilings) are not considered living space because there is no floor.



**Upper Floor Plan**  
Floor Area: 1780 sq.ft.  
Ceiling Height: 8'



**Main Floor Plan**  
Floor Area: 2238 sq.ft.  
Ceiling Height: 8-11"



**Lower Floor Plan**  
Floor Area: 2127 sq.ft.  
Ceiling Height: 7-11"

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