

**PROPERTY SUMMARY FORM****Address:****2712 W. 13th Avenue, Vancouver, BC****Realtor:****David Valente****OVERALL AREAS**

<u>Finished Floor Area</u>		<u>Other Areas</u>	
Upper Level	446	Garage	495 SF
Main Level	773 SF	Crawlsapce	43 SF
Lower Level	869 SF	(Approx. 4'6" Headroom)	
Total Finished Floor Area	2088 SF		
<u>Underheight Areas:</u>			
Bedrooms	57 SF		
<u>Unfinished Areas:</u>			
Mechanical	19		
Total Floor Area	2164		

**ROOM & SPACE DIMENSIONS:****Lower Level**

Living Room	9'3" X 12'1"
Bedroom	9'10" X 13'5"
Laundry / Study	9'8" X 8'10"
Bedroom	8'11" X 11'3"
Bath	5'2" X 6'7"
Kitchen	7'0" X 11'10"

**Main Level**

Foyer	5'0" X 4'3"
Living	10'1" X 16'3"
Kitchen	10'0" X 8'10"
Dining	9'4" X 7'6"
Bath	5'2" X 6'9"
Bedroom	8'8" x 9'10"
Bedroom	8'10" X 11'3"

**Upper Level**

Master Bedroom	8'8" X 15'5"
Bedroom	12'3" X 7'7"
Bedroom	10'8" X 8'9"
Bath	4'11" X 6'7"

**Notes:****Measuring criteria are per ANSI Z765 - 2003 Standards for Measuring:**

Above grade floor areas measured to exterior face of building finish.

Below grade floor areas measured to exterior face of concrete foundation or building finish as applicable

Stair floor areas included on all floor levels.

Room dimensions are approximate and generally based on largest usable area exclusive of alcoves, closets and similar features. Kitchen and Bath dimensions include cabinetry, appliances and fixtures.

Measured by G. Eagle 10/27/2011