

DAVID VALENTE

Vancouver. North Shore.
Real Estate.

22611 Westminster Highway

FOR SALE



Hamilton RI, Richmond, BC.

1,300sq/ft, 3 beds & 3 bath.

Sought after, quiet, townhouse
with views backing onto Mclean Park.
Close to shopping, recreation + more.



DAVID VALENTE

📞 604.377.6015

✉ david@davidvalente.com

🌐 DAVIDVALENTE.COM



DAVID VALENTE

Vancouver. North Shore.
Real Estate.

22611 Westminster Highway

FOR SALE



Main Floor: 593 sq.ft.
 Upper Floor: 611 sq.ft.
 Entry Floor: 96 sq.ft.

Total: 1,300 sq.ft.

Garage: 521 sq.ft.
 Patio: 130 sq.ft.
 Deck: 67 sq.ft.

Total Extras: 718 sq.ft.

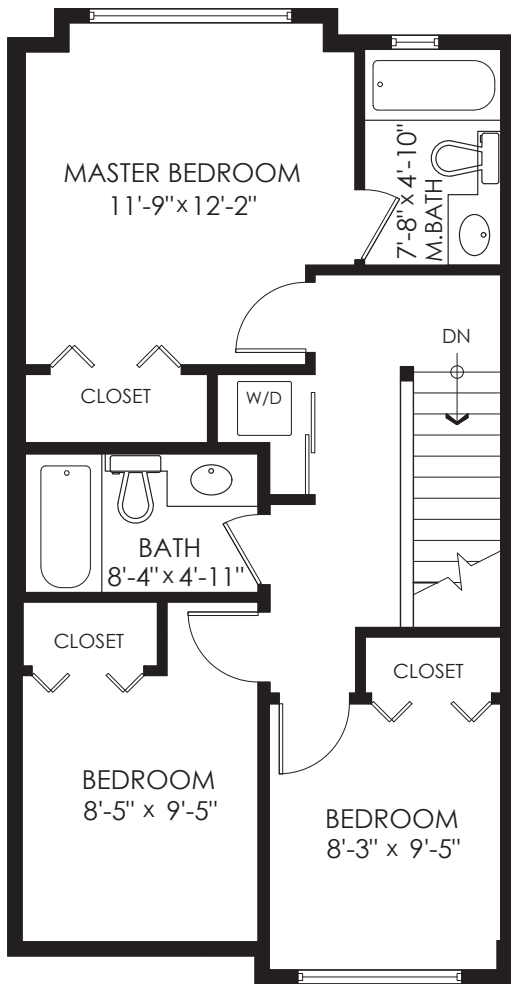
#7-22611 Westminster Hwy, Richmond

DAVID VALENTE

Vancouver. North Shore.
 Real Estate.

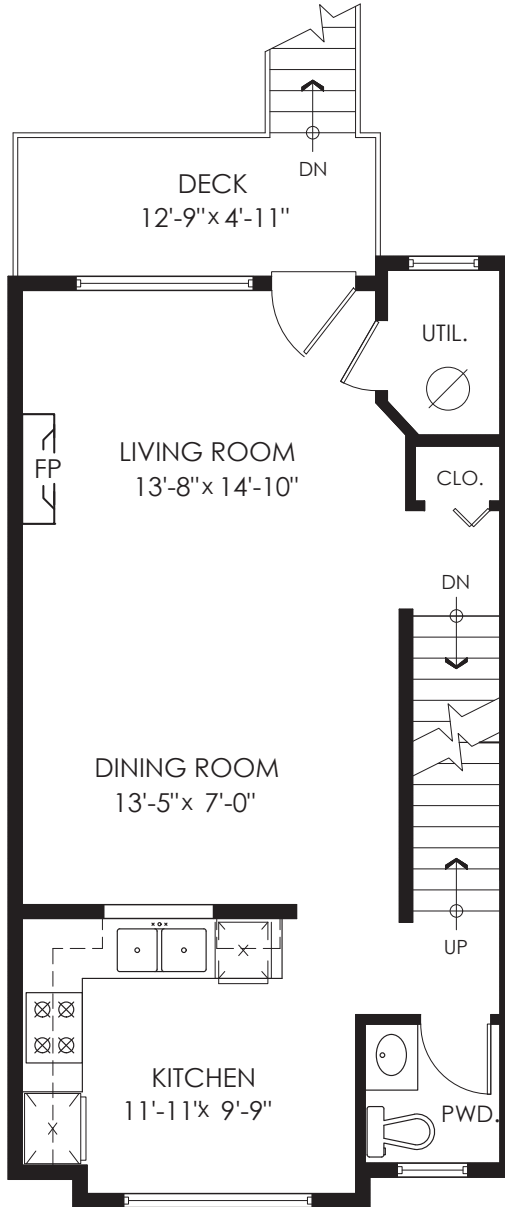
604.377.6015

DAVIDVALENTE.COM



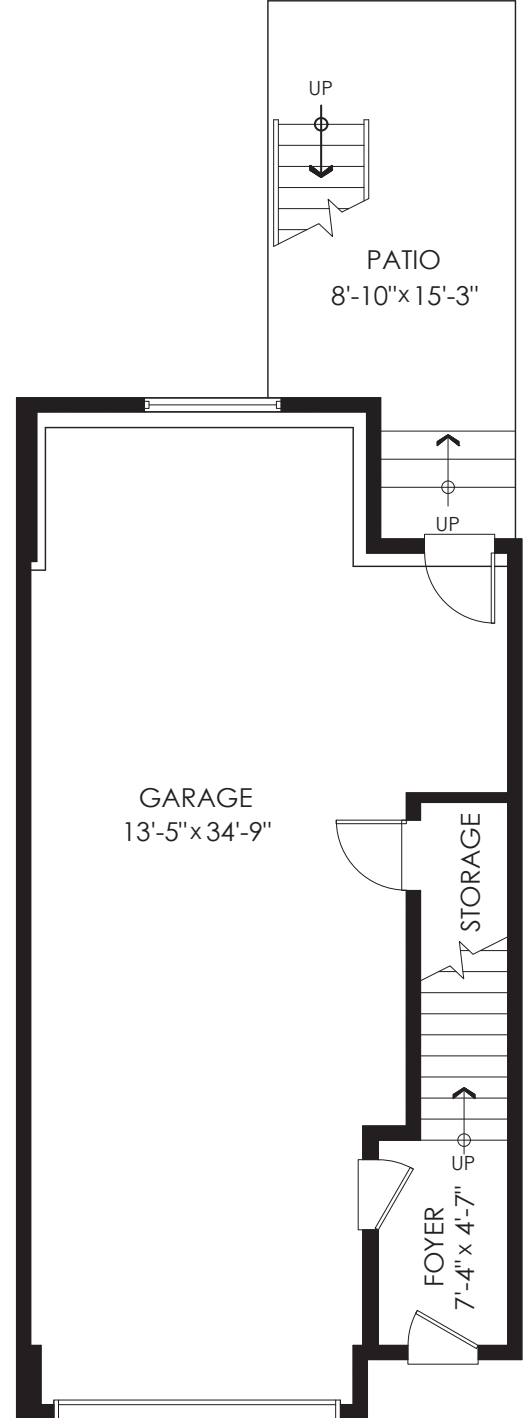
Upper Floor Plan

Floor Area: 611 sq.ft.
 Ceiling Height: 8'



Main Floor Plan

Floor Area: 593 sq.ft.
 Ceiling Height: 9'



Entry Floor Plan

Floor Area: 96 sq.ft.
 Ceiling Height: 8'-5"



Measuring, Design & Permits | 604-876-3738

DAVID VALENTE

Vancouver, North Shore.
Real Estate.

#7-22611 Westminster Hwy, Richmond

604.377.6015

DAVIDVALENTE.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 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.

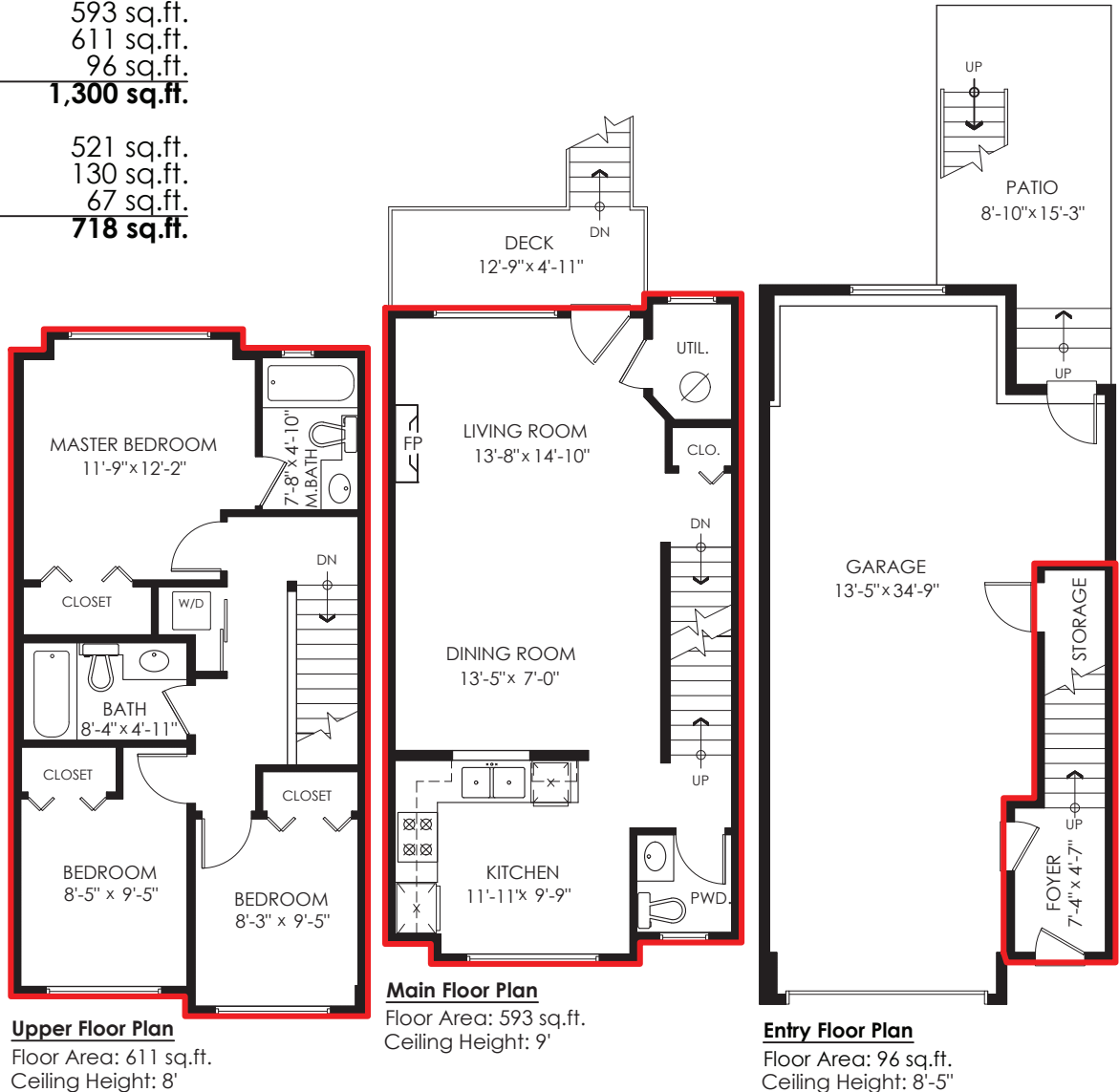
Cantilevered fireplaces, chimneys and plant windows are also not considered living space.

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.

Main Floor:	593 sq.ft.
Upper Floor:	611 sq.ft.
Entry Floor:	96 sq.ft.
Total:	1,300 sq.ft.

Garage:	521 sq.ft.
Patio:	130 sq.ft.
Deck:	67 sq.ft.
Total Extras:	718 sq.ft.



PERMITS | RESIDENTIAL DESIGN | INTERIOR DECORATING | MEASURING

Draft On Site Services Inc. (604) 876-3738 | info@DraftOnSite.com | www.DraftOnSite.com