

4570 Epps Avenue, North Vancouver

Totals** Other Main Level: 1,097 sq. ft. Back Deck: 229 sq. ft. Upper Level: 529 sq. ft. Front Deck: 112 sq. ft. 604-376-7653 539 sq. ft. Upper Deck: 236 sq. ft. Lower Level: <u>Deck</u> TOTAL: 2,165 sq. ft. TOTAL: 577 sq. ft. 12' 10" x 6' 11" Ensuite 13' 3" x 8' 5" <u>Sauna</u> 8' 1" x 5' 1' Deck 12' 4" x 4' 5" Kitchen 14' 1" x 9' 1" <u>Deck</u> 14' 5" x 12' 1" W.I. Closet Deck Master Bedroom 11' 11" x 5' 3" 20' 4" x 7' 4" 13' 1" x 11' 11" **Dining Room** 12' 4" x 10' 1" Laundry Closet 7' 1" x 2' 1" 6' 8" x 6' 2" **UPPER LEVEL** Living Room 17' 6" x 15' 2" **Bedroom** 11' 11" x 9' 7" Mechanical 6' 10" x 5' 9" <u>Den</u> Powder 6' 2" x 5' 11" Room 5' 9" x 5' 4" Furnace MAIN LEVEL Washroom 7' 7" x 5' 2" Bedroom/Family Room Fireplace 12' 10" x 11' 9" Office 12' 2" x 9' 7" LOWER LEVEL **Deck** 9' 9" x 8' 11"





^{**} Approx, based on interior measurements to exterior walls

^{**} Total square footage not taken from original blueprints