

**PROPERTY SUMMARY FORM**

Measured 4/18/2013 by G. Eagle

**OVERALL AREAS**

<b>Overall Floor Areas</b>		<b>Other Areas</b>	
<b>Upper Level</b>	2128 SF	Mechanical	111
<b>Main Level</b>	2301 SF	Garage	442
<b>Lower Level</b>	2227 SF	Crawlspace (3'11")	814
<b>Total Finished Floor Area</b>	<u>6656 SF</u>		

**Address:****2775 Highgrave Place, West Vancouver, BC****Realtor:****Tammy Jin****ROOM & SPACE DIMENSIONS:****Lower Level**

Recreation	21'7" X 15'7"
Wine	6'4" x 6'10"
Bedroom	13'4" X 12'0"
Ensuite	6'2" X 11'2"
Bath	6'2" X 11'2"
Laundry	11'4" X 10'11"
Mechanical	14'0" X 17'0"
Crawlspace (3'11" Headroom)	19'9" X 22'5"
Theatre / Media	14'6" X 21'1"

Mechanical *	12'0" X 7'3"
Garage *	21'0" X 29'9"

\* Unfinished

**Main Level**

Foyer	14'10" X 12'3"
Dining	21'4" X 11'7"
Family	14'10" X 19'10"
Eating	7'0" X 11'11"
Kitchen	16'6" X 9'0"
Wok Kitchen	14'1" X 11'1"
Powder	6'5" X 5'7"
Study	13'6" X 16'5"
Living	17'4" X 18'4"

**Upper Level**

Bedroom	14'3" X 11'3"
Ensuite	8'3" X 5'5"
Bedroom	17'5" X 12'5"
Ensuite	8'3" X 5'6"
Bedroom	14'1" X 11'3"
Ensuite	5'5" X 9'0"
Master Bedroom	14'10" X 17'1"
W.I.C.	16'4" X 11'0"
Ensuite	11'8" X 18'7"

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

Above grade floor areas measured to exterior face of building finish (including brick &amp; stone veneers).

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

Stair and landing 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.

# 2775 HIGHGROVE PLACE WEST VANCOUVER, BC

UPPER LEVEL:	2,128 S.F.
MAIN LEVEL:	2,301 S.F.
LOWER LEVEL:	2,227 S.F.
TOTAL FINISHED FLOOR AREA:	6,656 S.F.
MECHANICAL):	111 S.F.
CRAWLSPACE (3'11" CLEAR HT):	442 S.F.
GARAGE:	814 S.F.

ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND NOT GUARANTEED AND SHOULD BE CONFIRMED BY THE BUYER.



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