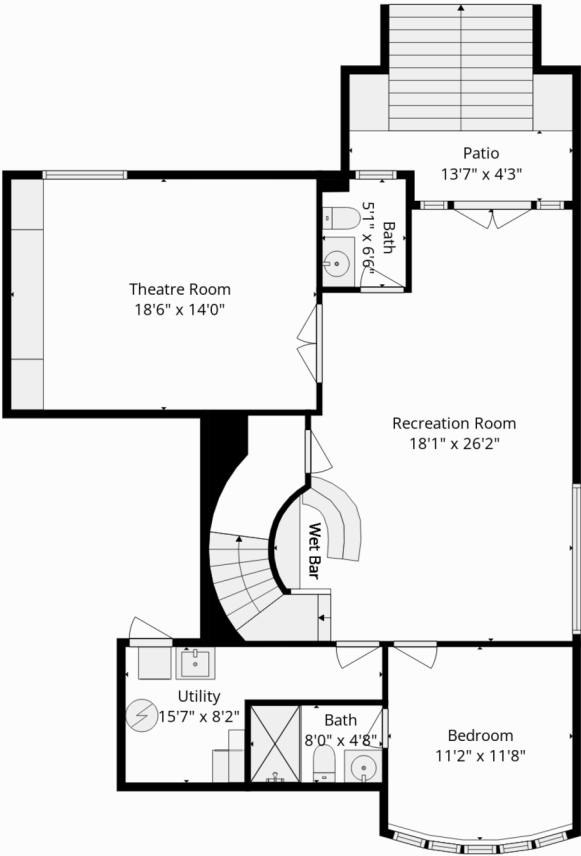
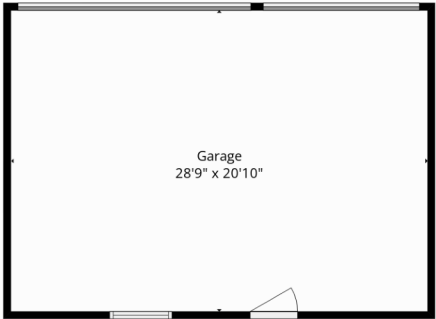


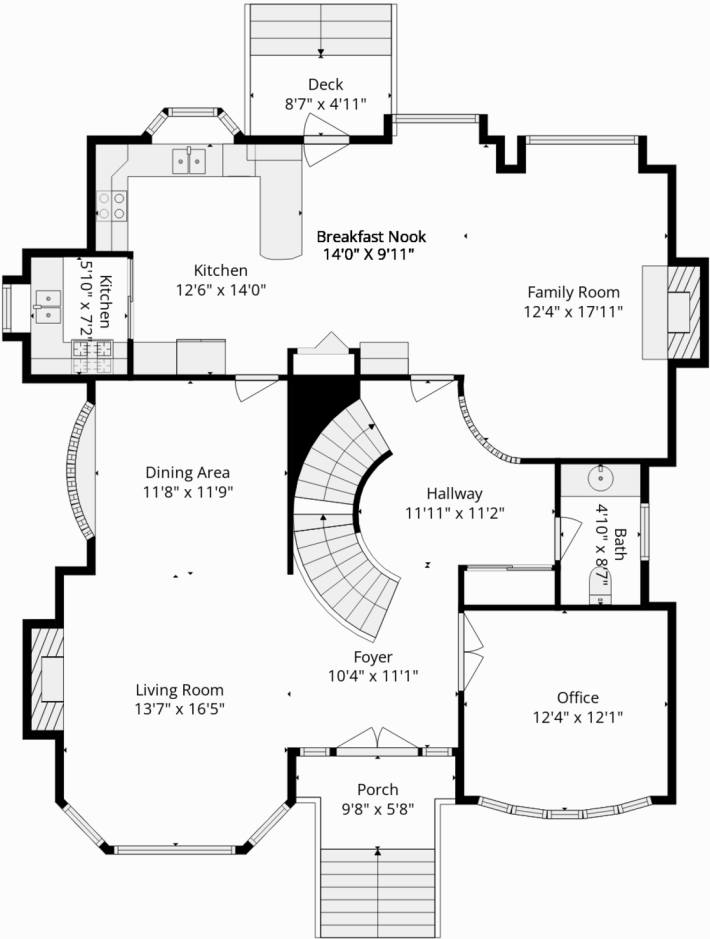
1463 W 57th Ave
VANCOUVER

Floor Area	
Main Floor	1575 Sq.Ft
Above Main floor	1196 Sq.Ft
Below Main Floor	1163 Sq.Ft
Total Area	3934 Sq.Ft

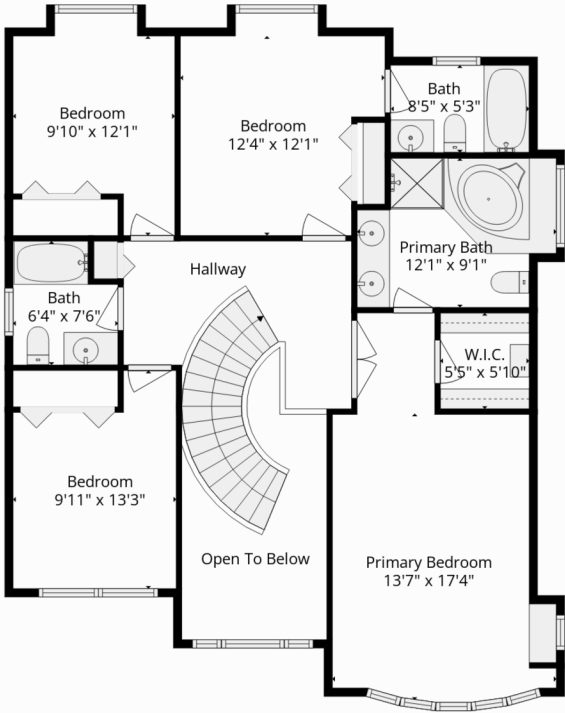
Excluded Area	
Garage	598 Sq.Ft
Patio	134 Sq.Ft
Deck	68 Sq.Ft
Porch	83 Sq.Ft
Open To Below	97 Sq.Ft



Below Main Floor



Main Floor



Above Main Floor



Felix Wang
778 888 1355



DISCLAIMER: Not For Construction, Only For Real Estate Presentation. Sizes And Dimensions Are Approximate, Actual May Vary And Are Subjected To Independent Verification; Total Square Footage Is Calculated To The Outside Of Exterior Walls. Max. Wall Thickness taken 10" for Detached properties and 6" for attached properties. Total Sqft Also Includes Area Below Grade. Adding Up Room Sizes Will Not Match The Total Square Footage. All Floor Plan Is Not To Scale. E&O Insured. Valid For One Year From Date Floor Plan Created. JUNE 2025



NOT TO SCALE



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