

# 463 Ventura Crescent

North Vancouver, BC V2T 5S3  
3 Bed 3 Bath

**ERIC KIM**  
REALTOR®

RESIDENTIAL | COMMERCIAL | PRESALE

(778) 838-8993  
erickim.realtor@outlook.com

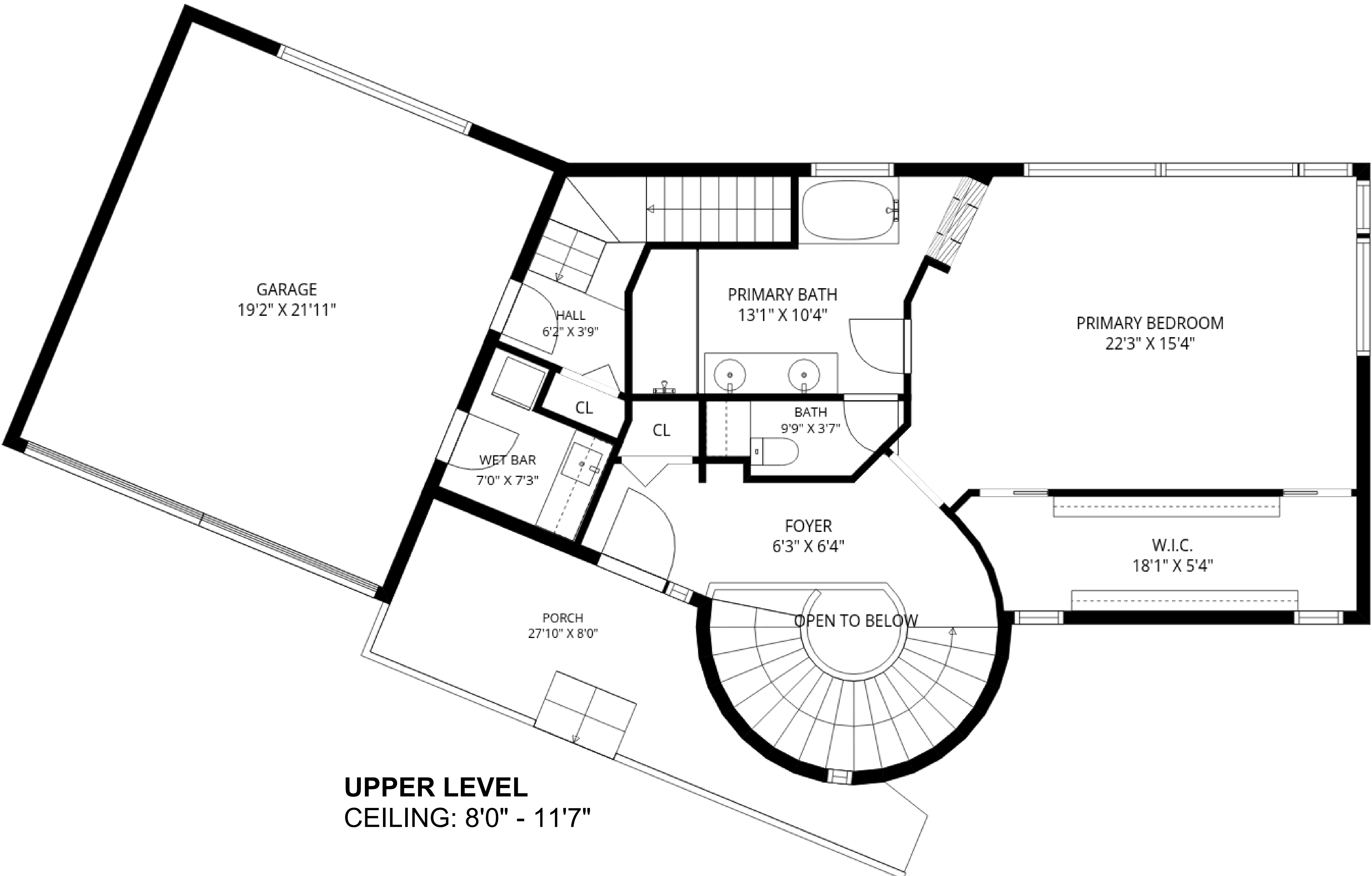
**Selena Wang**  
(604) 396-9595  
[Selena.w.work@gmail.com](mailto:Selena.w.work@gmail.com)  
1NE Collective Realty

**GROSS INTERNAL AREA**

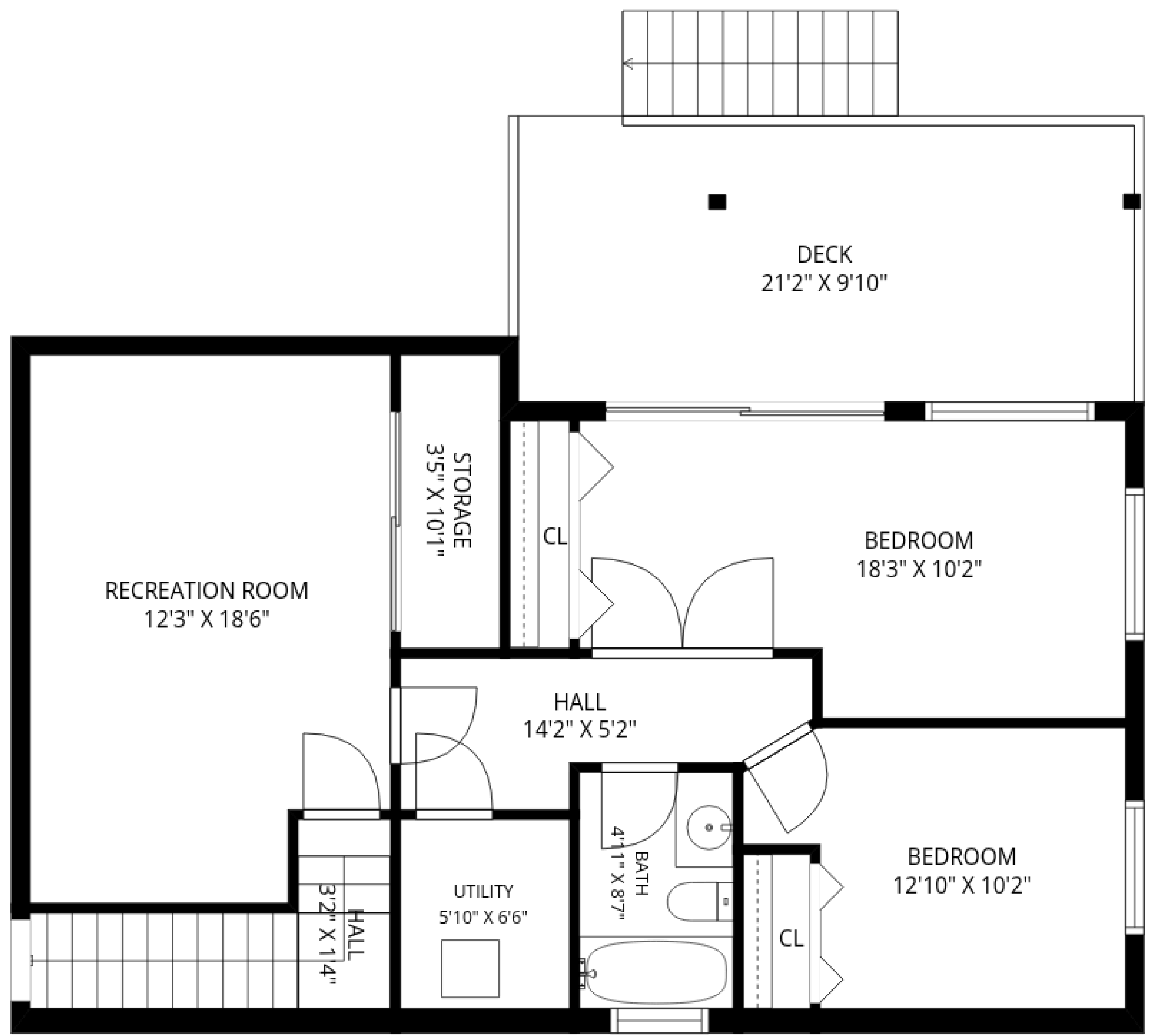
LOWER LEVEL: 954 sq.ft  
MAIN FLOOR: 1,850 sq.ft  
UPPER LEVEL: 984 sq.ft

**TOTAL: 3,788 sq.ft**  
**EXCLUDED AREAS**

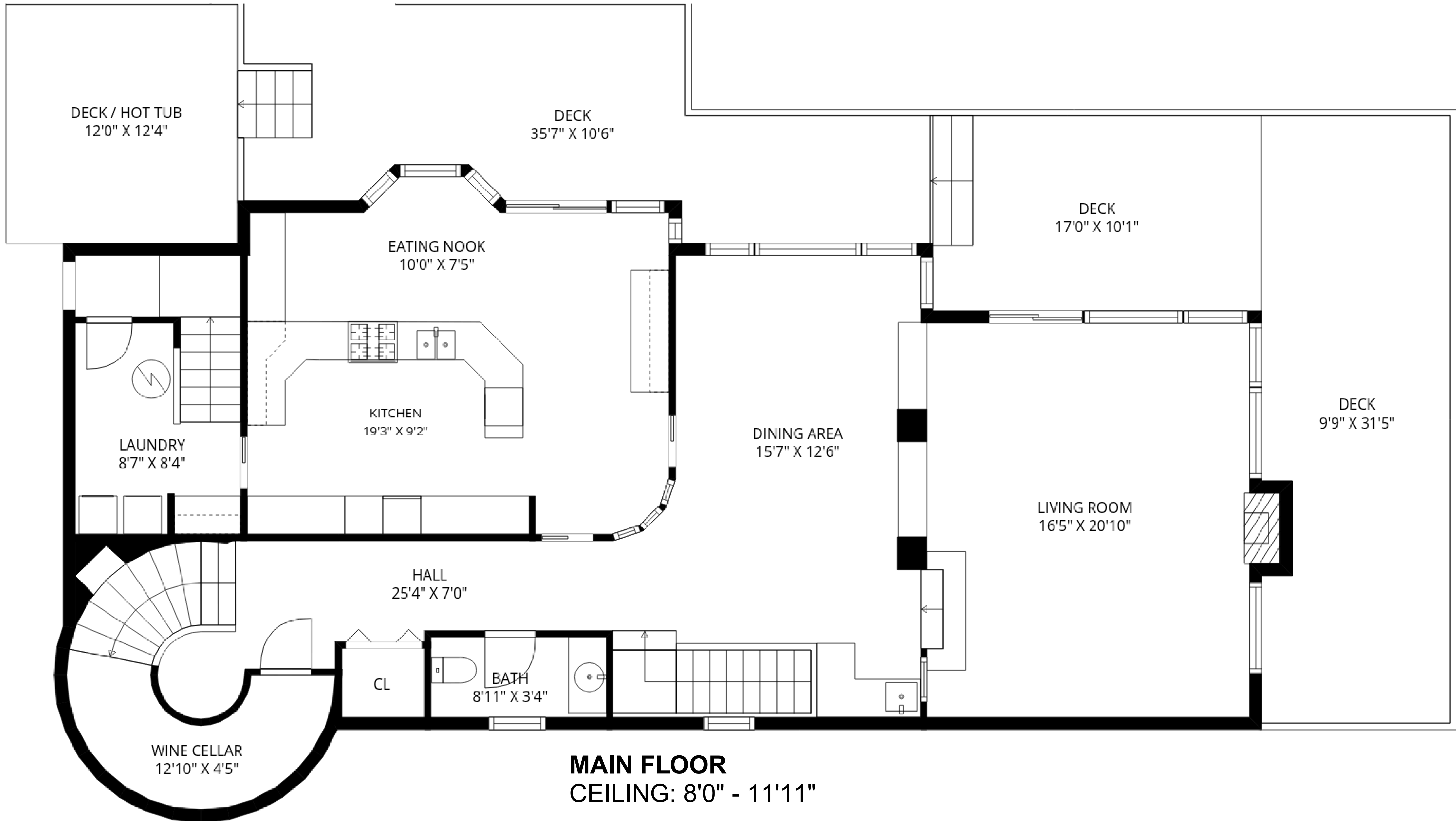
STORAGE: 38 sq.ft  
GARAGE: 457 sq.ft  
PORCH: 160 sq.ft  
PATIO: 409 sq.ft  
DECK: 1,130 sq.ft  
WET BAR: 45 sq.ft



**UPPER LEVEL**  
CEILING: 8'0" - 11'7"



**LOWER LEVEL**  
CEILING: 8'0"



**MAIN FLOOR**  
CEILING: 8'0" - 11'11"



Disclaimer: The floorplan provides a representation of the functionality using approximate measurement and is not meant to be a precise reflection of the property, its size and detail is to be used as advertising and demonstration only and may not be to scale. This is not meant to be for construction or architectural purposes. E&O INSURED.

