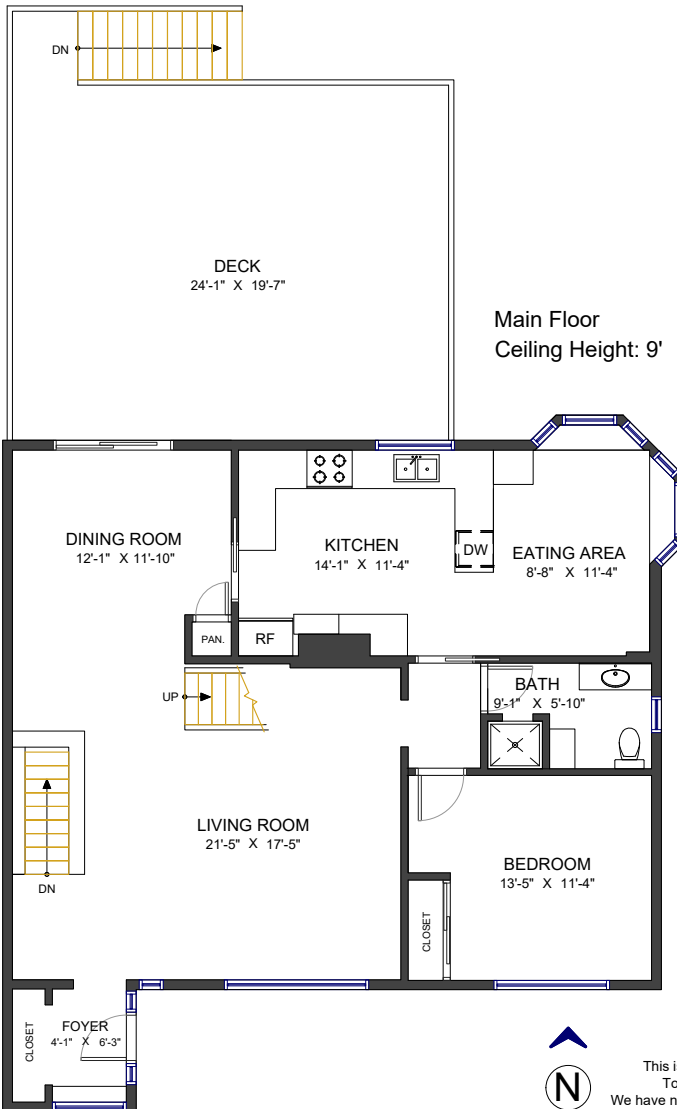
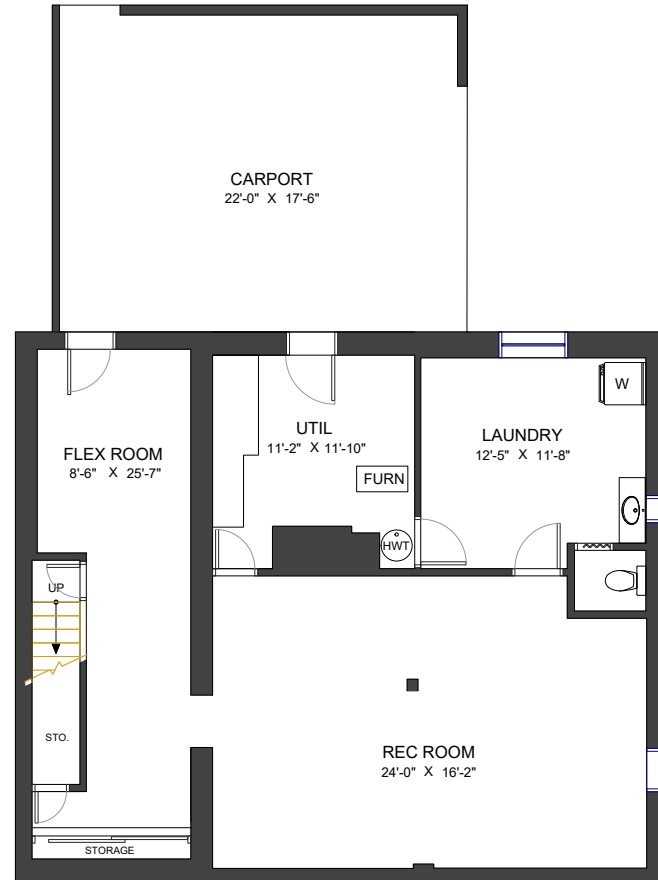


Upper Floor  
Ceiling Height: 8'



Main Floor  
Ceiling Height: 9'



Lower Floor  
Ceiling Height: 7'

# ROBERT ALEXANDER

BELLEVUE Realty Group®

BRG

robert@teamalexander.com 604.880.8089

4667 Simpson Avenue  
Vancouver, BC

TOTAL AREA	3,012 SF
MAIN FLOOR	1,153 SF
UPPER FLOOR	756 SF
LOWER FLOOR	1,103 SF

TOTAL AREA	957 SF
CARPORIT	413 SF
DECK	544 SF

Valid Until: April 1, 2027



All dimensions are approximate and not suitable for architectural/construction use.  
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.  
Total square footage might be kept consistent with strata plan. It might include unfinished area.  
We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.