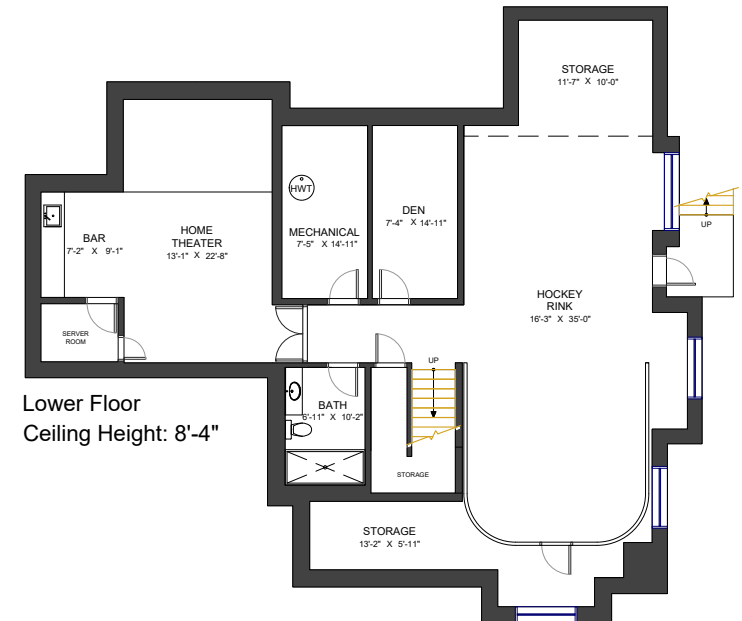
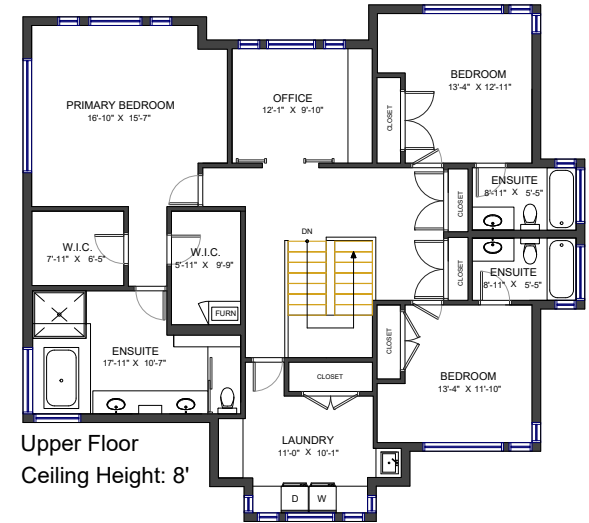
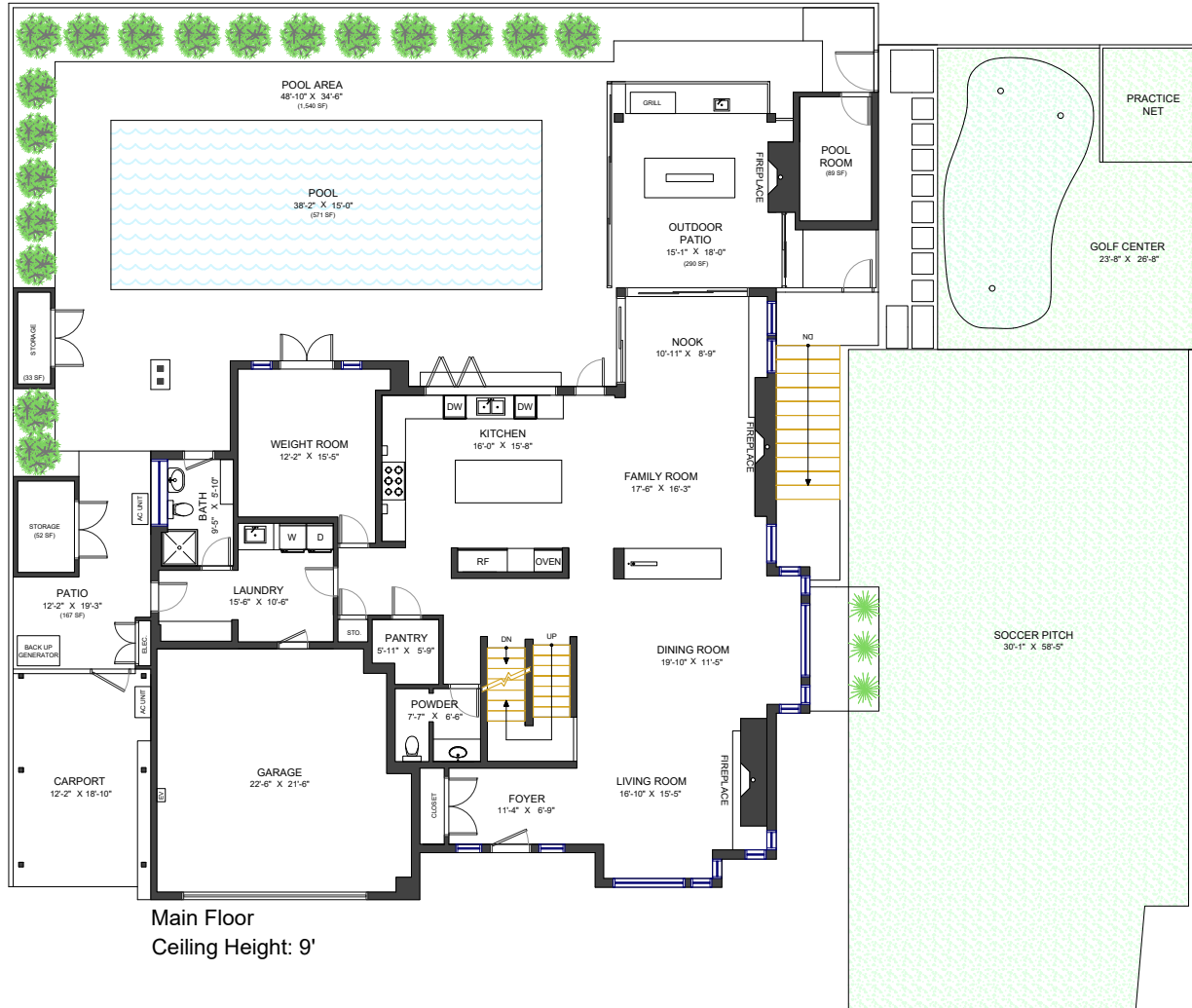


# 4230 Lions Avenue North Vancouver, BC

<b>LOT AREA</b>	<b>10,043 SF</b>	<b>LIVING AREA</b>	<b>5,938 SF</b>	<b>AUXILIARY AREA</b>	<b>5,782 SF</b>
		<b>MAIN FLOOR</b>	<b>2,091 SF</b>	<b>BACKYARD</b>	<b>2,729 SF</b>
		<b>UPPER FLOOR</b>	<b>1,753 SF</b>	<b>GARAGE</b>	<b>486 SF</b>
		<b>LOWER FLOOR</b>	<b>2,094 SF</b>	<b>CARPORT</b>	<b>242 SF</b>
				<b>GOLF CENTER</b>	<b>637 SF</b>
				<b>SOCCER PITCH</b>	<b>1,688 SF</b>



Valid Until: April 16, 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.  
Lot size based on owner-provided information; not independently verified.

