



SHARON DELISSER

REAL ESTATE

info@sharondelisser.com

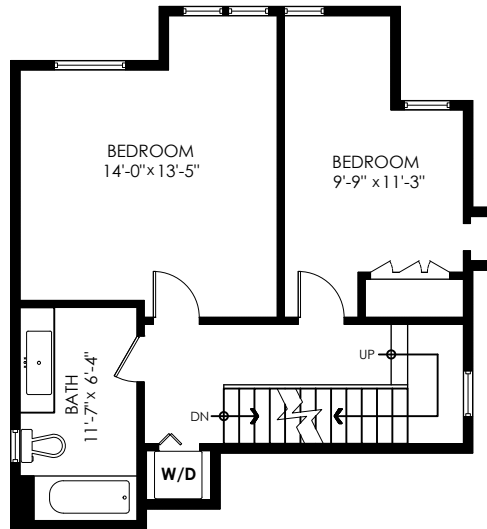
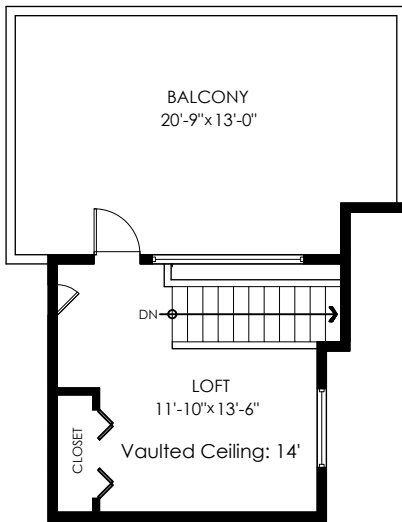
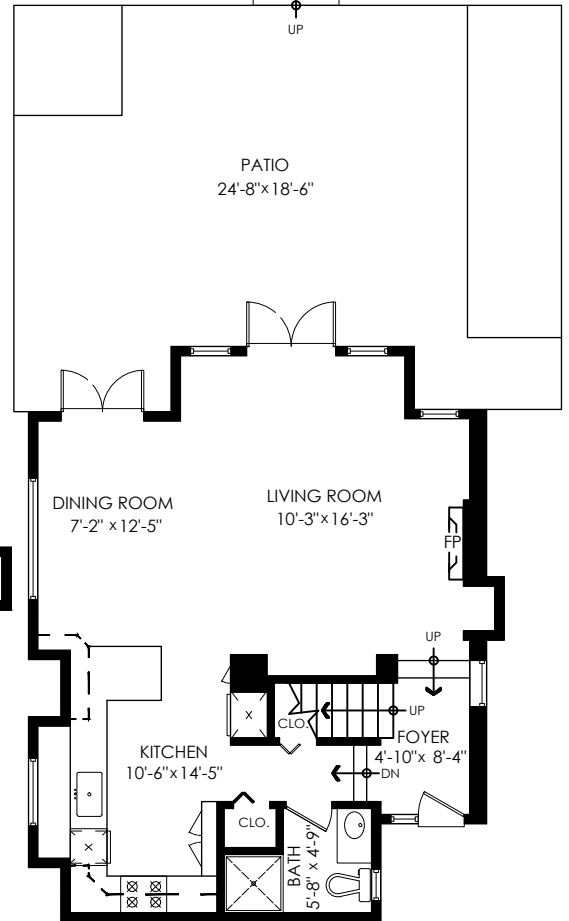
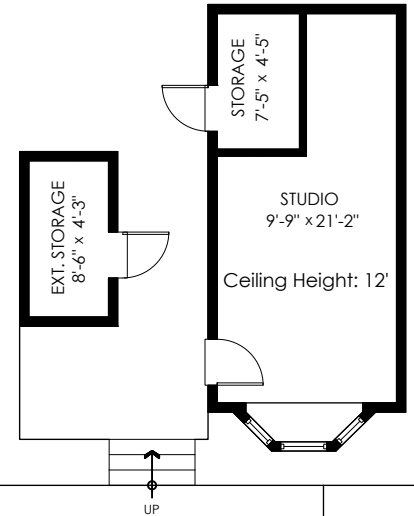
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604.326.6660

# 2878 West 3rd Avenue, Vancouver

Main Floor:	683 sq.ft.
Upper Floor:	609 sq.ft.
Loft Floor:	226 sq.ft.
<b>Total Livable:</b>	<b>1,518 sq.ft.</b>

Studio/Storage:	238 sq.ft.
Patio:	482 sq.ft.
Ext. Storage:	51 sq.ft.
Balcony:	287 sq.ft.
<b>Total Extras:</b>	<b>1,058 sq.ft.</b>



### Loft Floor Plan

Floor Area: 226 sq.ft.  
Ceiling Height: 14'

### Upper Floor Plan

Floor Area: 609 sq.ft.  
Ceiling Height: 8'-10"

### Main Floor Plan

Floor Area: 683 sq.ft.  
Ceiling Height: 8'-8"



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E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



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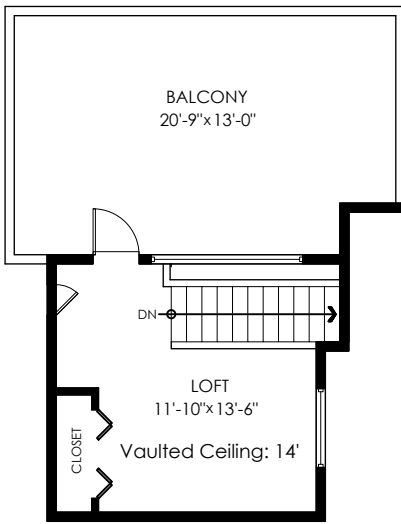
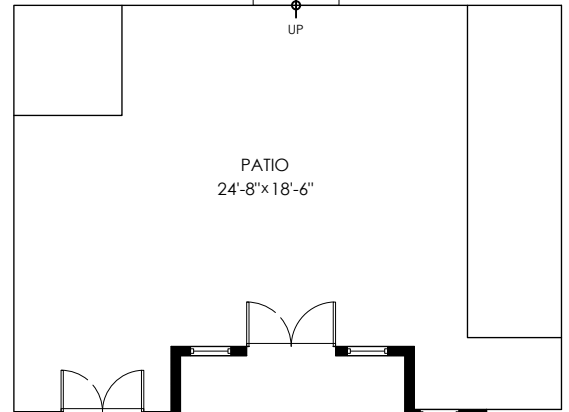
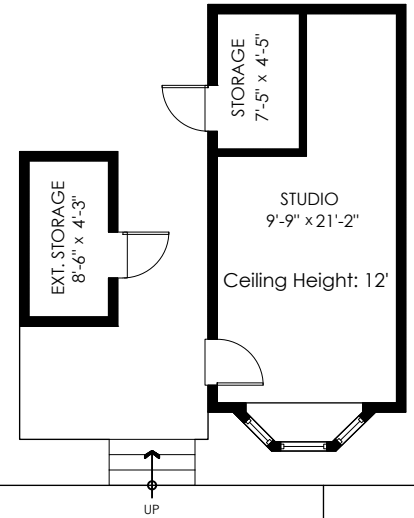
604.329.5788



# 2878 West 3rd Avenue, Vancouver

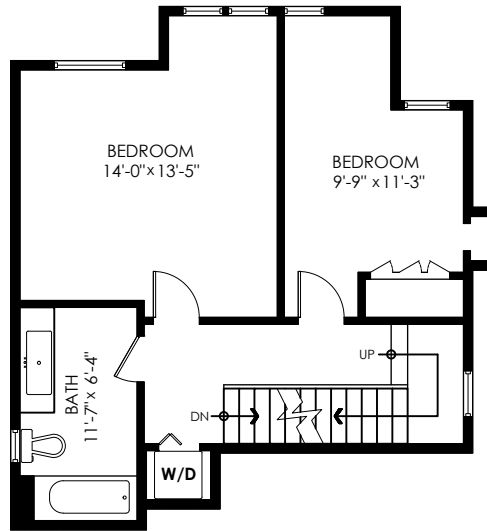
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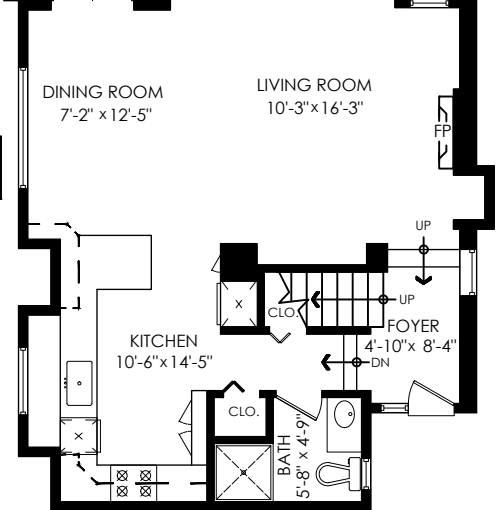
**Loft Floor Plan**

Floor Area: 226 sq.ft.  
 Ceiling Height: 14'



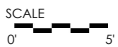
**Upper Floor Plan**

Floor Area: 609 sq.ft.  
 Ceiling Height: 8'-10"



**Main Floor Plan**

Floor Area: 683 sq.ft.  
 Ceiling Height: 8'-8"



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**MEASURED ON: (2021-09-14)**



Houses:

Total square footage is calculated to the outside of exterior walls.

Room sizes are dimensioned to the inside of the walls. This is because you need to know what you can fit in that room. When you add up the total of the room sizes it will not equal the total square footage of the property. This method of adding up room sizes will not account for wall thickness, interior hallways, exterior wall thickness, closets and many other areas that are included in total sqft.

Any space that is not suitable for year-round use or has a ceiling height of less than 4 feet will not be considered living space. An example of this includes a deck, garage or attic. If there isn't heat, insulation or room for an adult to stand, then it will not be included in the living space.

Cantilevered fireplaces, chimneys and plant windows are also not considered living space.

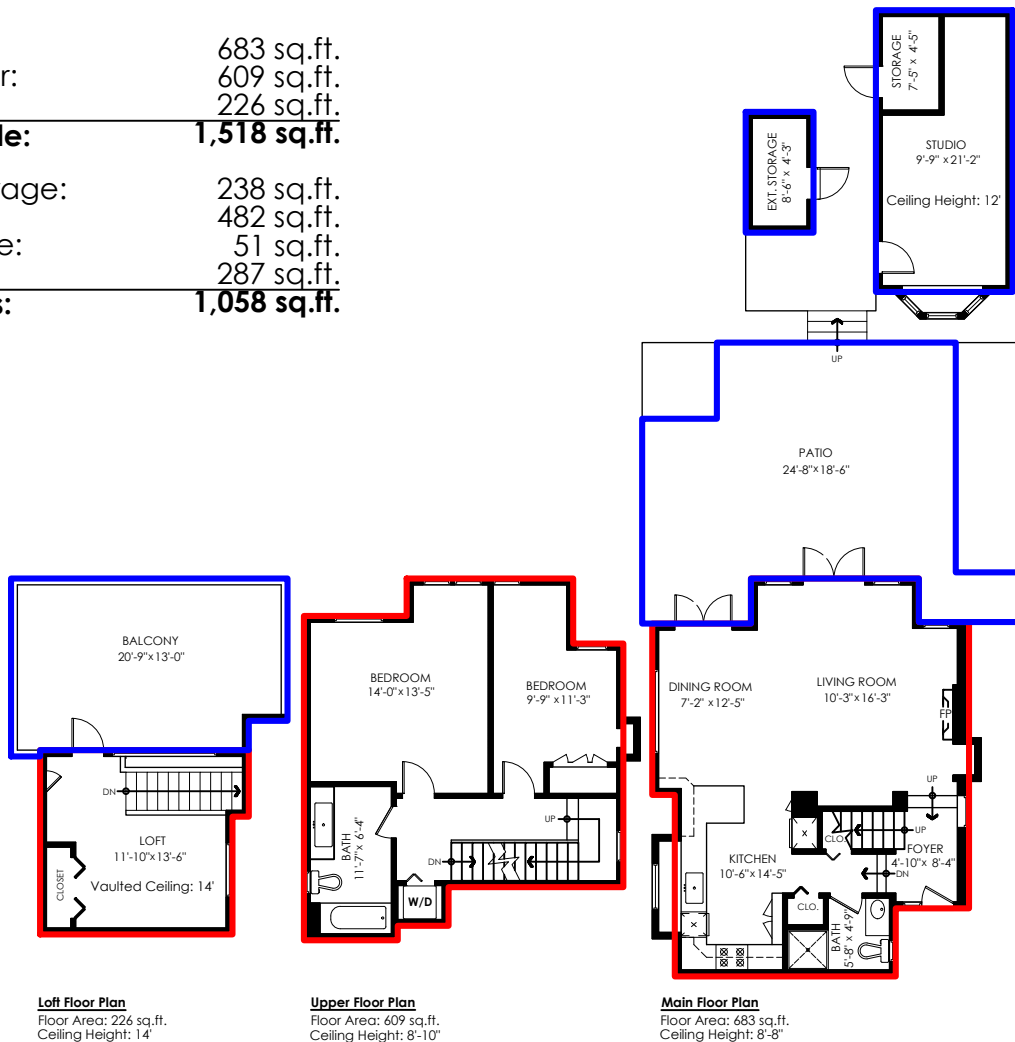
Included in the living space will be the measurements for stair treads for the floor they service as well as the space under the lowest floor's stairs.

Areas open to the floor below (also known as double height ceilings) are not considered living space because there is no floor.

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