



Smeaton Cook

REAL ESTATE GROUP

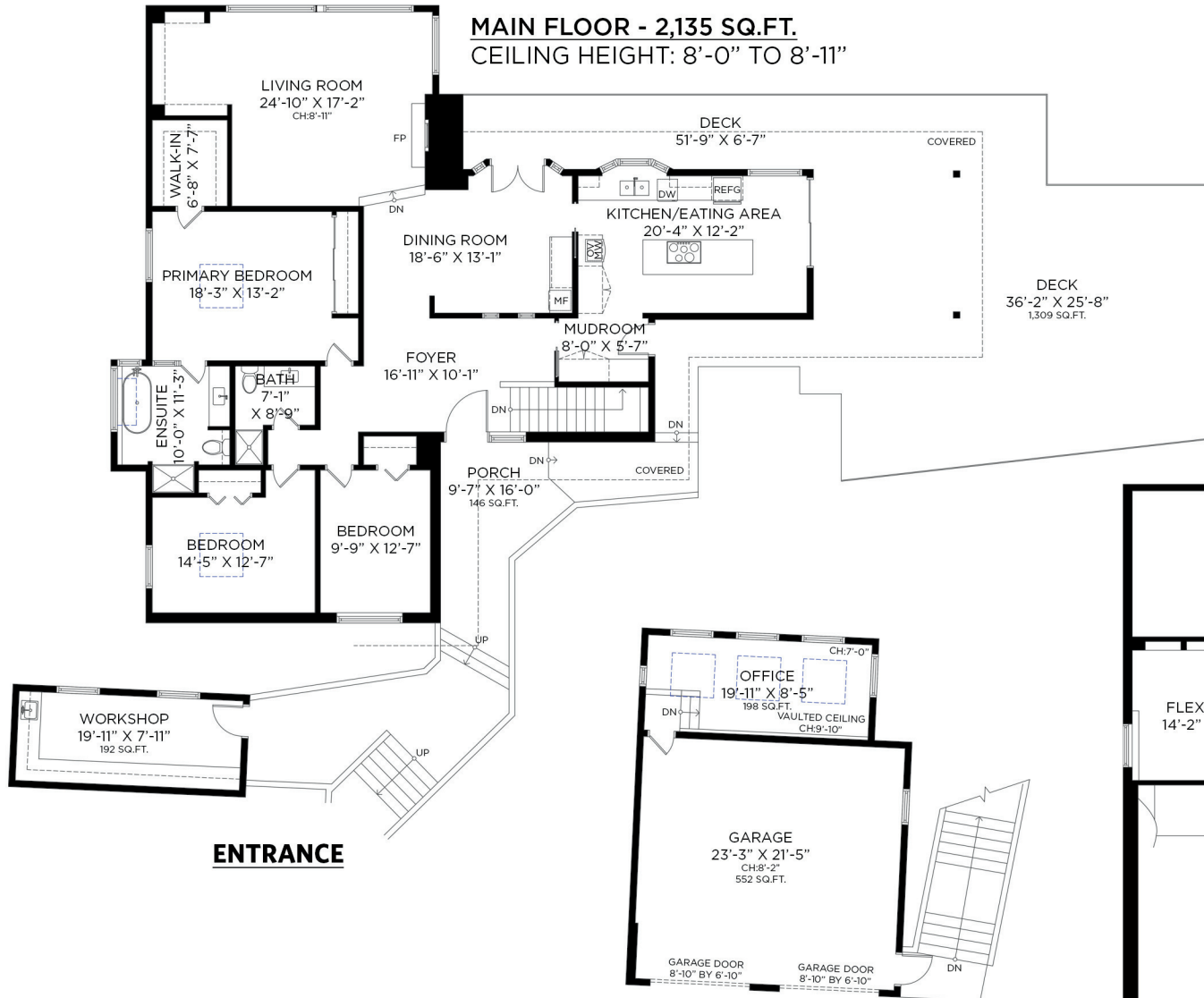
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Sussex 2397 Marine Drive, West Vancouver BC V7V 1K9

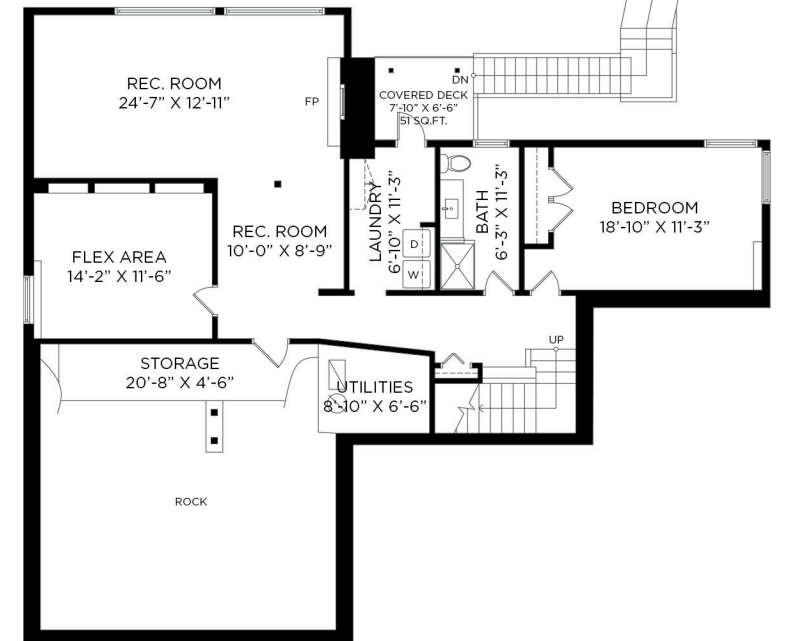
4044 ALMONDEL RD WEST VANCOUVER, BC

4 BEDROOMS + OFFICE + FLEX AREA + 3 BATHROOMS

MAIN FLOOR:	2,135 SQ.FT.
LOWER FLOOR:	1,461 SQ.FT.
TOTAL INTERIOR:	3,596 SQ.FT.
OFFICE:	190 SQ.FT.
GARAGE:	552 SQ.FT.
EXTERIOR LIVING:	1,650 SQ.FT.
WORKSHOP:	192 SQ.FT.



LOWER FLOOR - 1,461 SQ.FT.
CEILING HEIGHT: 7'-9" TO 8'-0"



0 2' 4' 8' 16'

Floor plan not suitable for architectural/construction purposes. ANSI Z765 stand used to calculate square footage. Buyer to verify. E&O insured for \$1,000,000.

OPTIMUM
FLOOR PLAN DESIGNS