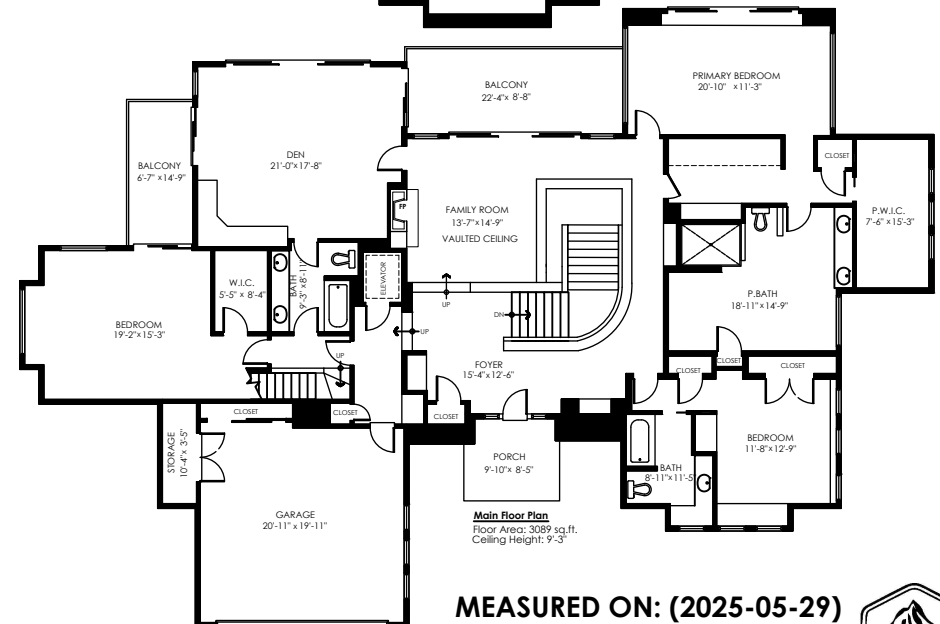
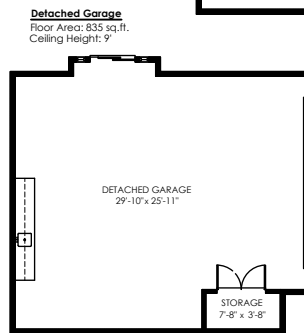
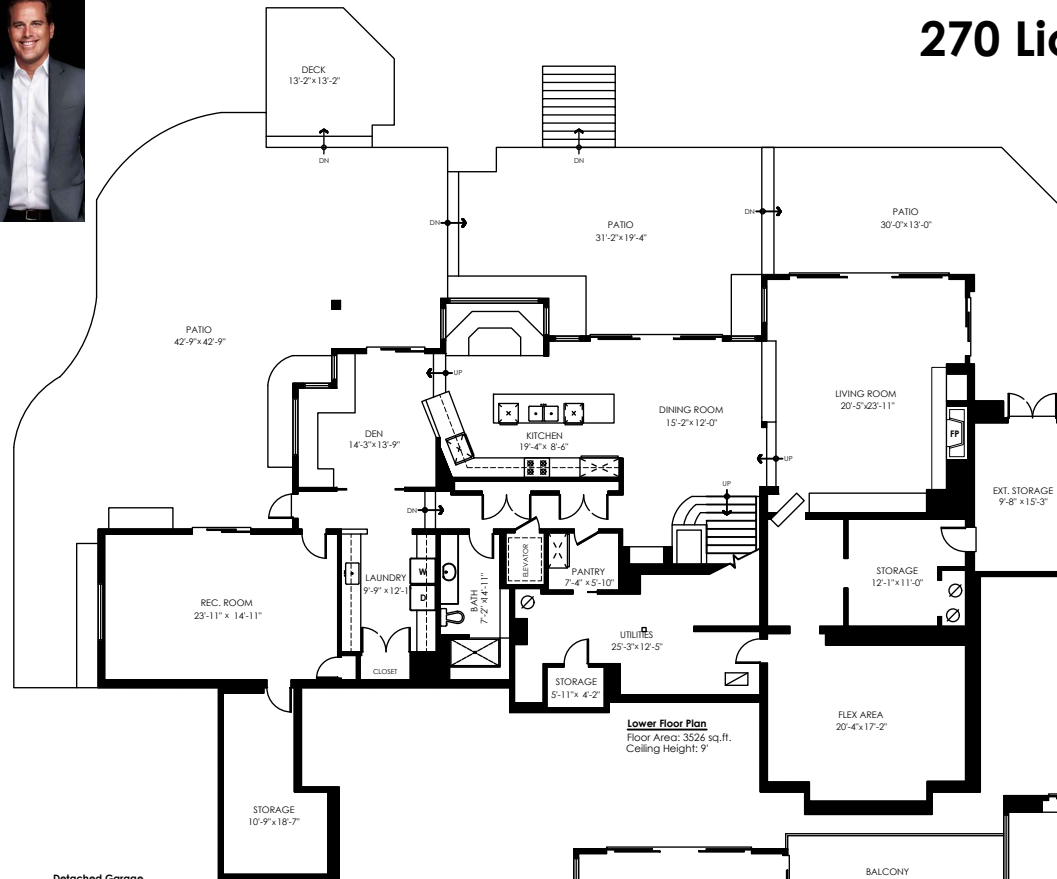
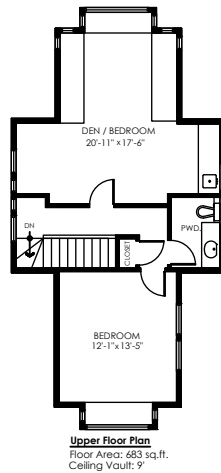




270 Lions Bay Ave, Lions Bay



Main Floor: 3,089 sq.ft.
Upper Floor: 683 sq.ft.
Lower Floor: 3,526 sq.ft.
Total Livable: 7,298 sq.ft.

Garage: 514 sq.ft.
Grand Total: 7,812 sq.ft.

Detached Garage: 835 sq.ft.
Patio: 2,520 sq.ft.
Ext. Storage: 165 sq.ft.
Deck: 159 sq.ft.
Balconies: 290 sq.ft.
Porch: 79 sq.ft.
Total Extras: 4,048 sq.ft.



MEASURED ON: (2025-05-29)

info@pixlworks.com www.pixlworks.com 604.329.5788

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.

