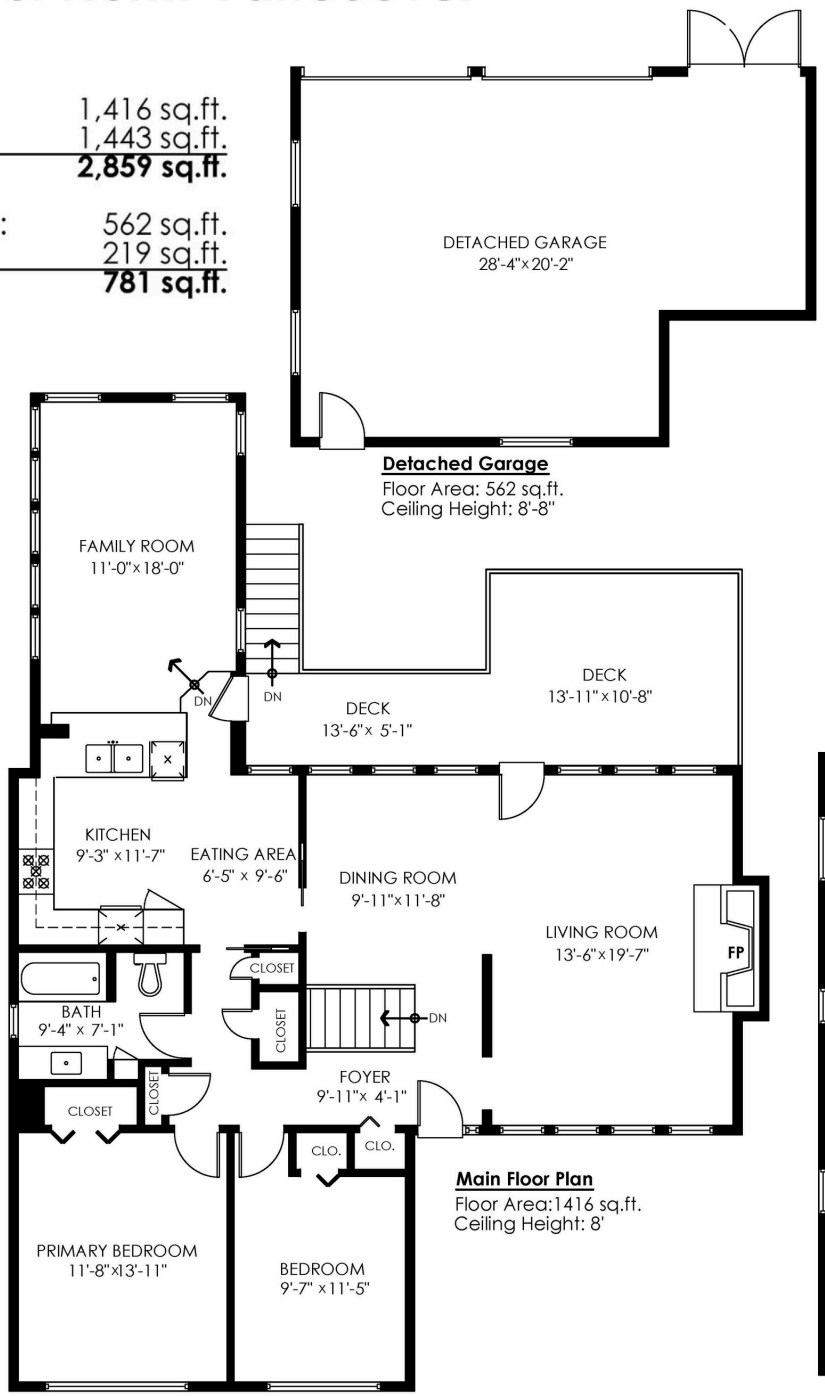


# 1187 W 23 St North Vancouver

Main Floor: 1,416 sq.ft.  
 Lower Floor: 1,443 sq.ft.  
**Total Livable: 2,859 sq.ft.**

Detached Garage: 562 sq.ft.  
 Deck: 219 sq.ft.  
**Total Extras: 781 sq.ft.**

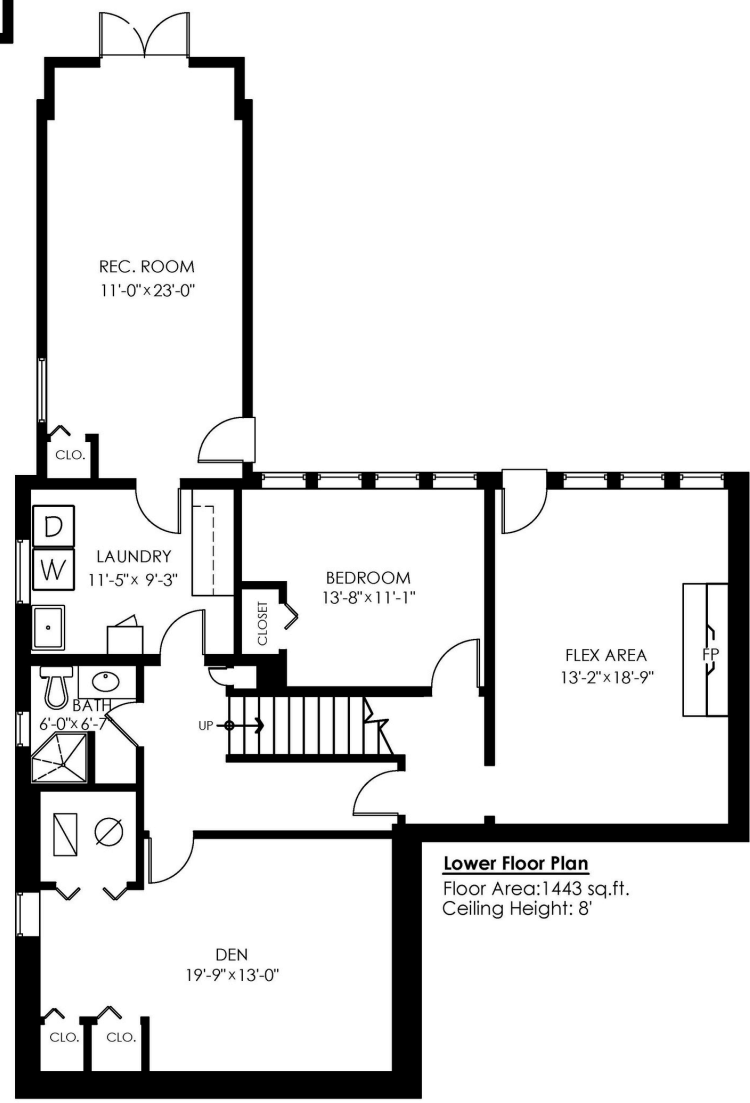


**Smeaton Cook**  
REAL ESTATE GROUP

Brock Smeaton PREC  
 C 604 619 9131  
 O 604 925 2911  
 www.brocksmeaton.com  
 brock@brocksmeaton.com

Jesse Dean Cook PREC  
 C 604 506 5174  
 O 604 925 2911  
 www.smeatoncook.com  
 jesse@smeatoncook.com

ROYAL LEPAGE  
Sussex



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.

info@pixlworks.com www.pixlworks.com 604.329.5788

