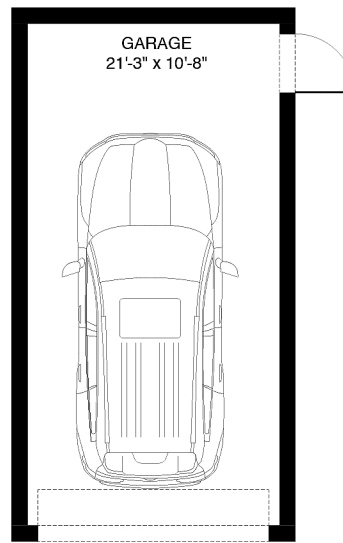




CLAIR ROCKEL

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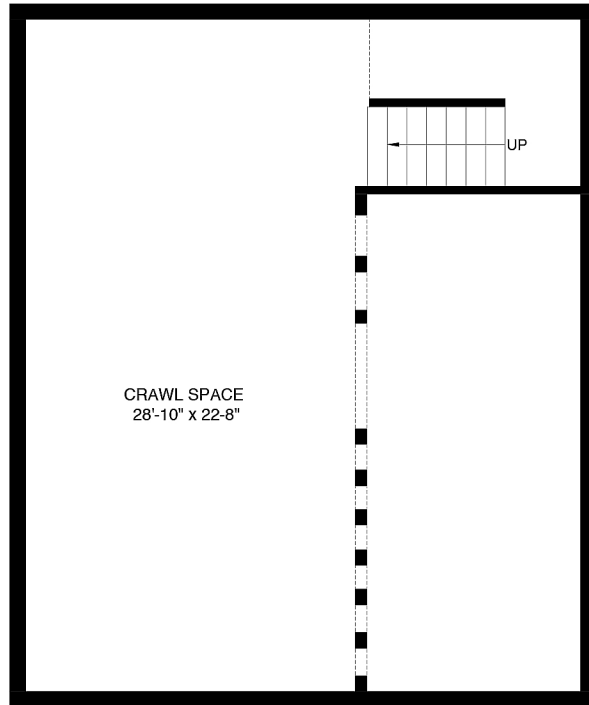
1 - 2043 West 45th Avenue
Vancouver, BC, V6M 2H8
Year Built: 2026



TOTAL INTERIOR: 1,530 SQ FT
TOTAL: 3 BEDROOMS + 3 BATHROOMS
TOTAL OTHER: 693 SQ FT
CRAWLSPACE: 693 SQ FT
TOTAL EXTERIOR: 413 SQ FT
GARAGE: 246 SQ FT
PATIO: 167 SQ FT

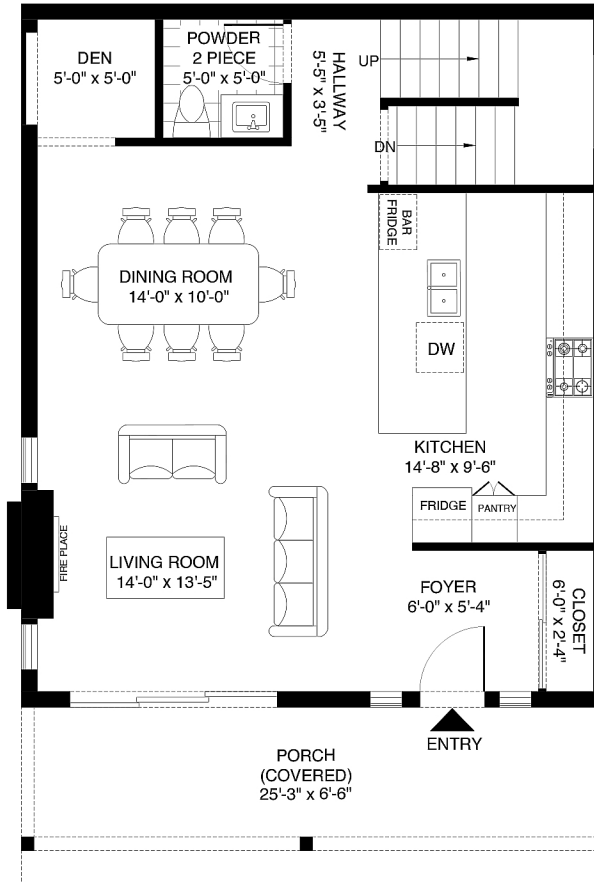
CEILING HEIGHT 9'-0"
3 BEDROOMS + 2 BATHROOMS

UPPER FLOOR 807 SQ FT

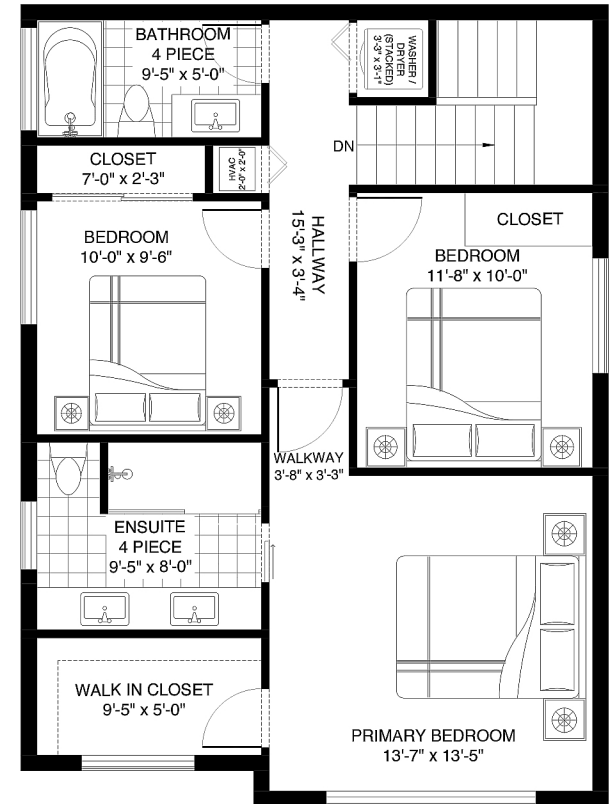


CRAWL SPACE
28'-10" x 22'-8"

CEILING HEIGHT 10'-0"
1 BATHROOM
**MAIN FLOOR
723 SQ FT**



PORCH
(COVERED)
25'-3" x 6'-6"



PRIMARY BEDROOM
13'-7" x 13'-5"

Developed On: March 18, 2026 - Valid Until: March 18, 2027



This floor plan is intended for marketing purposes only and should not be used nor relied upon for architectural or construction. Total area is based on interior measurements inclusive of exterior walls and open to below areas, while the information contained within this floor plan is deemed to be correct it is not guaranteed. All room sizes will not match the total square footage. All efforts are made to ensure dimensions and room sizes are displayed accurately. BC Assessment or strata plan may have been used for total square footage. This floor plan is covered under ESO (3% M.O.E) and cannot be reproduced, published, or distributed (in whole or parts) or incorporated with any other work. All room dimensions and floor areas must be considered approximate and are subject to independent verification. All rights reserved for Realty Studios & VLGS Inc. ESO insured for \$1,000,000.