



CLAIR ROCKEL

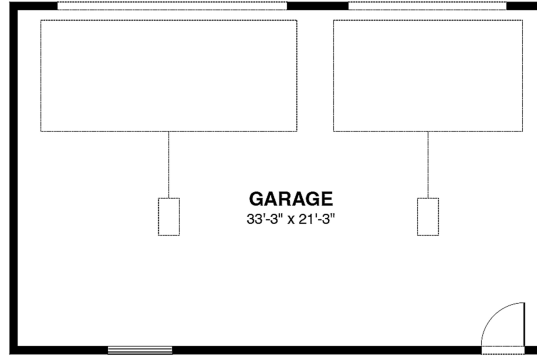
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47 East 50th Avenue

Vancouver, BC, V5X 1A1

Year Built: 1991

Land Size: 6,240 Sq Ft (48 Ft x 130 Ft)



TOTAL INTERIOR: 3,778 SQ FT

TOTAL: 5 BEDROOMS + 4 BATHROOMS

TOTAL OTHER: 548 SQ FT

CRAWLSPACE: 548 SQ FT

(400 SQ FT / 148 SQ FT)

TOTAL EXTERIOR: 1,314 SQ FT

GARAGE: 743 SQ FT

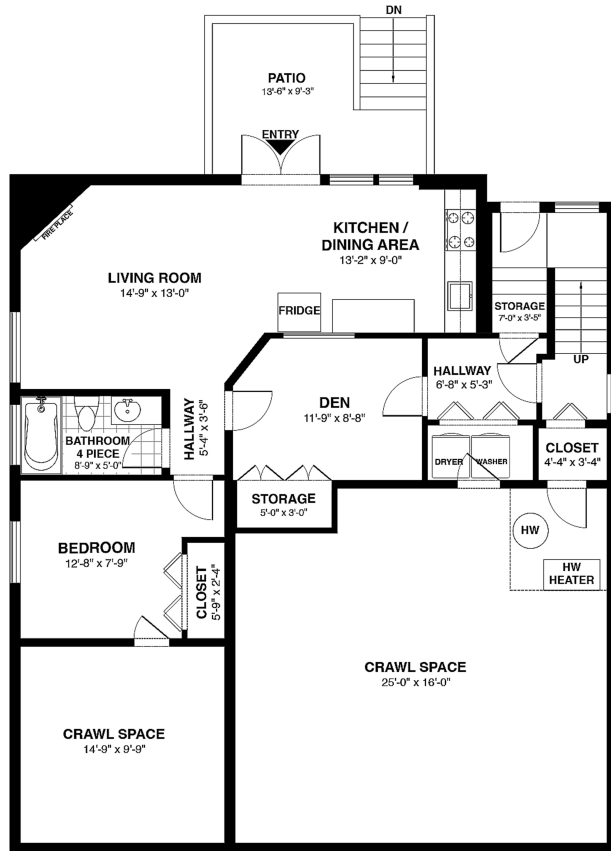
PATIO: 256 SQ FT

(129 SQ FT / 127 SQ FT)

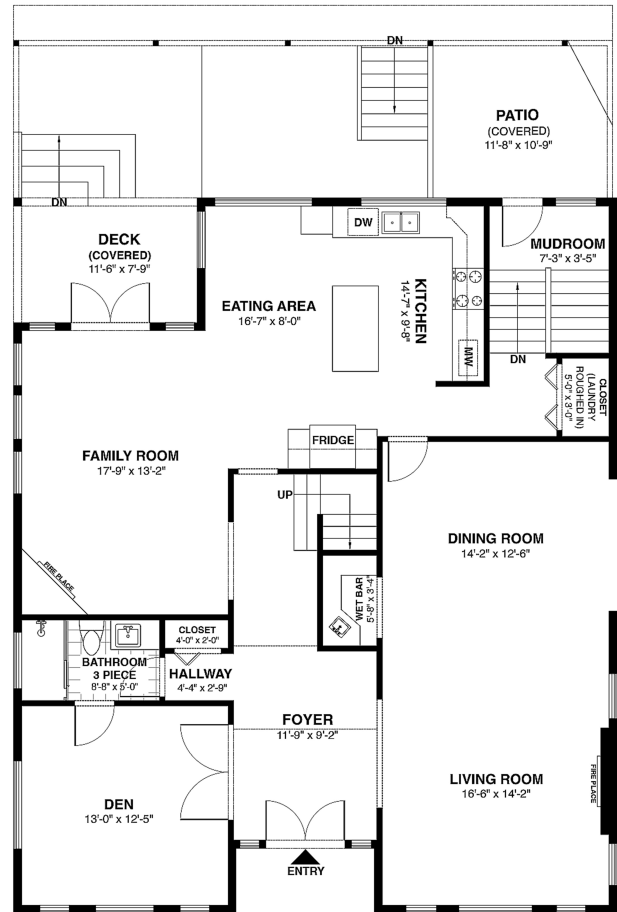
BALCONY: 223 SQ FT

(102 SQ FT/ 85 SQ FT/ 36 SQ FT)

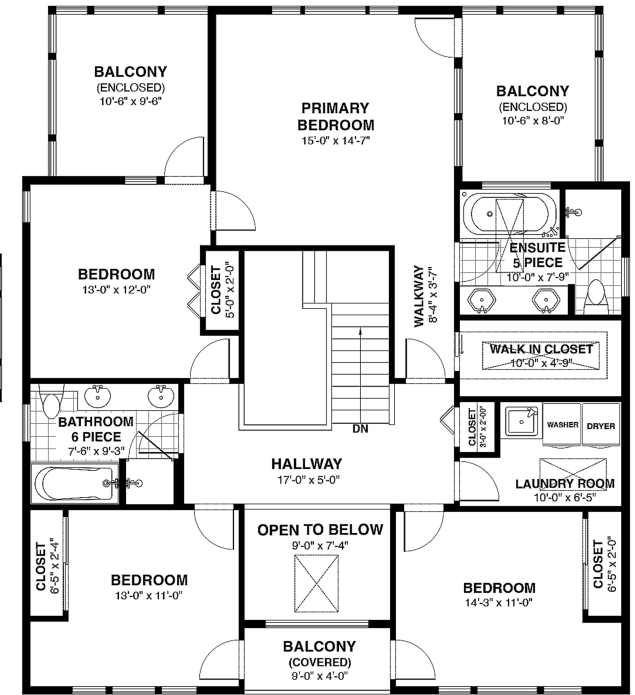
DECK: 92 SQ FT



CEILING HEIGHT 7'-3" - 7'-5"
1 BEDROOM + 1 BATHROOM
LOWER FLOOR
850 SQ FT



CEILING HEIGHT 7'-5" - 16'-9"
1 BATHROOM
MAIN FLOOR
1,570 SQ FT



CEILING HEIGHT 8'-0"
4 BEDROOMS + 2 BATHROOMS
UPPER FLOOR
1,358 SQ FT



Developed On: March 16, 2026 - Valid Until: March 16, 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. Adding 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 vary.