

CLAIR ROCKEL

PERSONAL REAL ESTATE CORPORATION
MACDONALD REALTY
778-899-0999
ROCKELGROUP@MACREALTY.COM
WWW.THEROCKELGROUP.COM

TOTAL INTERIOR: 2,210 SQ FT

TOTAL: 4 BEDROOMS + 4 BATHROOMS

TOTAL EXTERIOR: 544 SQ FT

GARAGE: 451 SQ FT

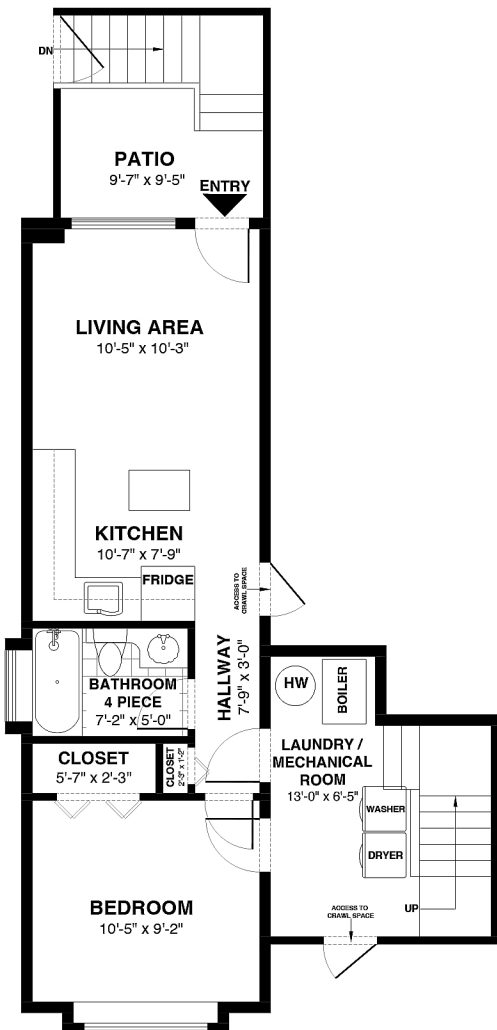
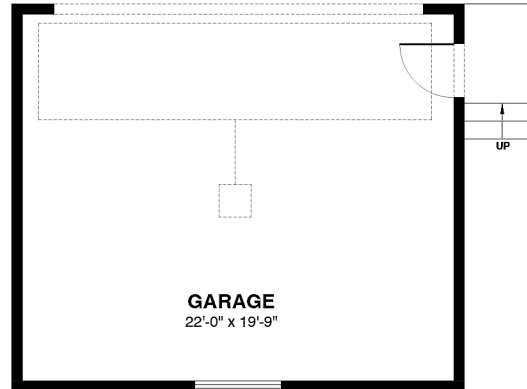
PATIO: 93 SQ FT

4588 James Street

Vancouver, BC, V5V 3J3

Year Built: 1992

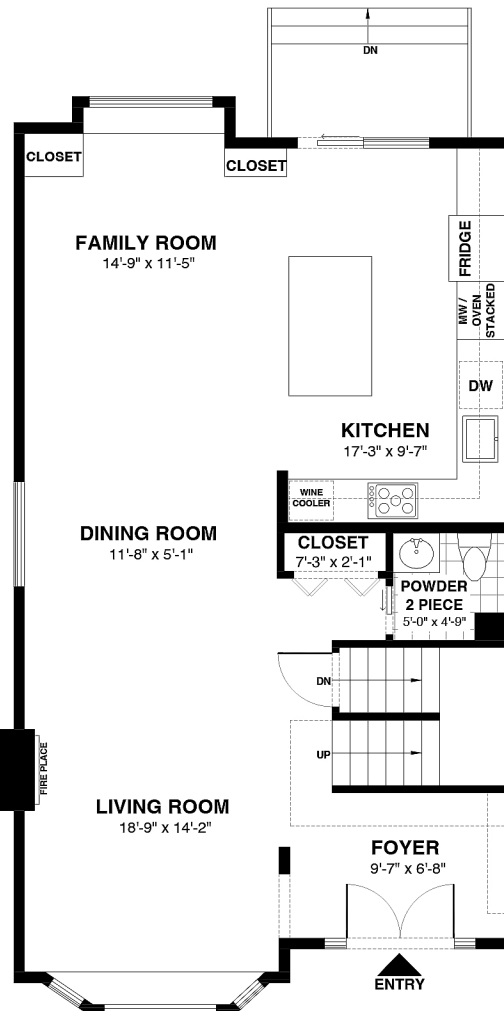
Land Size: 3,416.91 Sq Ft (30.7 Ft x 111.3 Ft)



CEILING HEIGHT 7'-4" - 7'-3"
1 BEDROOM + 1 BATHROOM

LOWER FLOOR

571 SQ FT

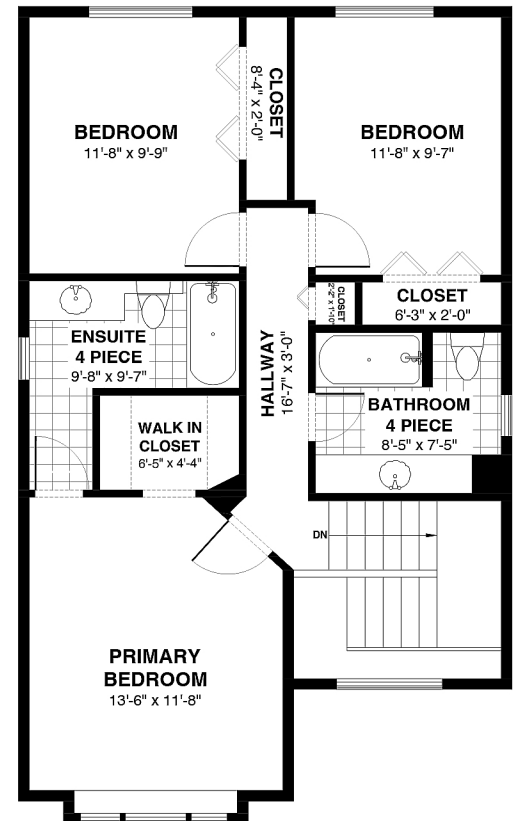


CEILING HEIGHT 8'-0" - 16'-8"
1 BATHROOM

1 BATHROOM

MAIN FLOOR

900 SQ FT



CEILING HEIGHT 8'-0"
3 BEDROOMS + 2 BATHROOMS

3 BEDROOMS + 2 BATHROOMS

UPPER FLOOR

739 SQ FT



Developed On: July 6, 2026 - Valid Until: July 6, 2027



This floor plan is intended for marketing purposes only and should not be used or relied upon for architectural or construction. 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. The floor plan 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 by Realty Studio & V.C.P.R.S. Inc. F&O Issued by \$1,000,000.00 M.O.P.