



CLAIR ROCKEL

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461 West 18th Avenue
Vancouver, BC, V5Y 2A9

Year Built: 1926

Land Size: 4,537.5 Sq Ft

TOTAL INTERIOR: 2,287 SQ FT

TOTAL: 3 BEDROOMS + 2 BATHROOMS

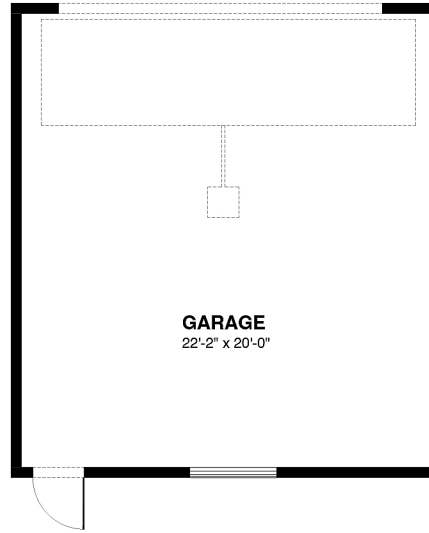
TOTAL EXTERIOR: 942 SQ FT

GARAGE: 462 SQ FT

PATIO: 231 SQ FT

DECK: 198 SQ FT

PORCH: 51 SQ FT



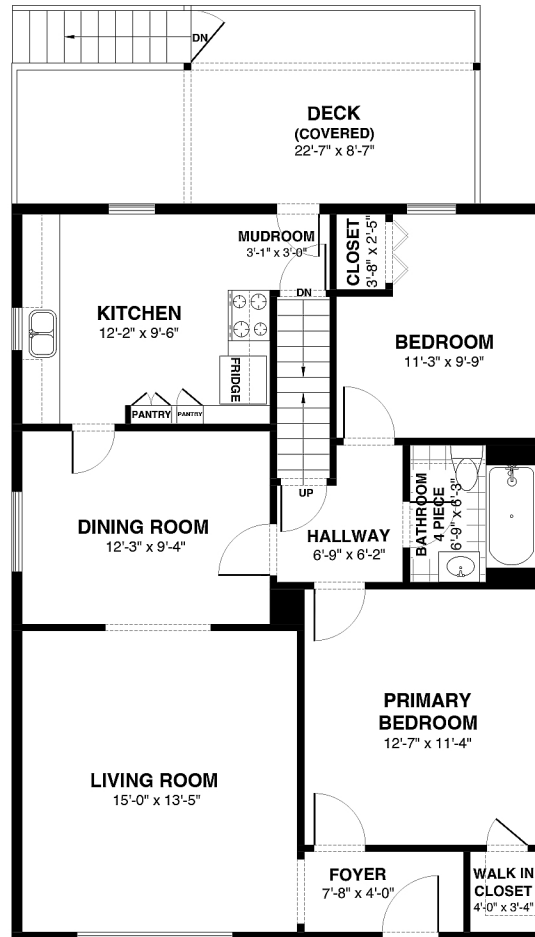
GARAGE
22'-2" x 20'-0"



CEILING HEIGHT 6'-2" - 6'-9"
1 BEDROOM + 1 BATHROOM

LOWER FLOOR

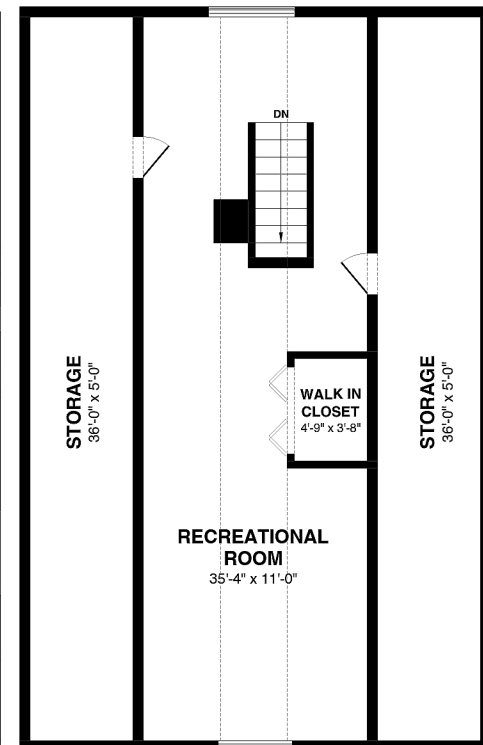
939 SQ FT



CEILING HEIGHT 8'-3"
2 BEDROOMS + 1 BATHROOM

MAIN FLOOR

939 SQ FT



CEILING HEIGHT 7'-9" - 8'-0"

UPPER FLOOR

409 SQ FT



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



This floor plan is intended for marketing purposes only and should not be used nor relied upon for architectural or construction. While the information contained within this floor plan is deemed to be correct it is not guaranteed. Adding rooms sizes will not match the total square footage. All efforts are made to ensure dimensions and room sizes are displayed accurately. This 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 for Realty Studios & VCLPDS Inc. E&O reserved for \$1,000,000/25M G.P.E.