

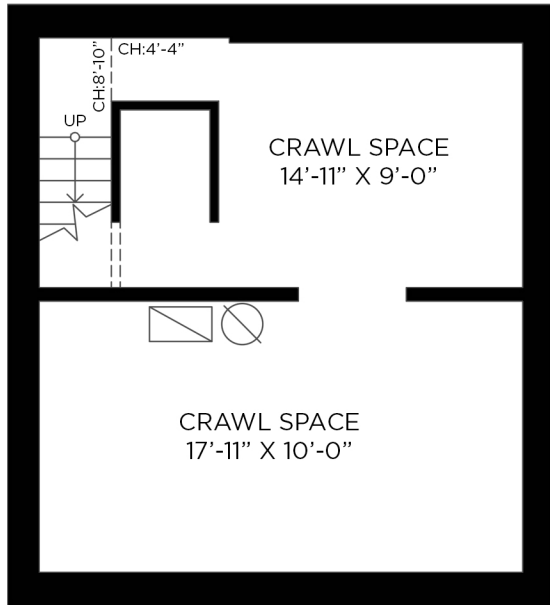
**3880 FLEMING ST**  
 VANCOUVER, BC

2 BEDROOMS + 1 1/2 BATHROOMS

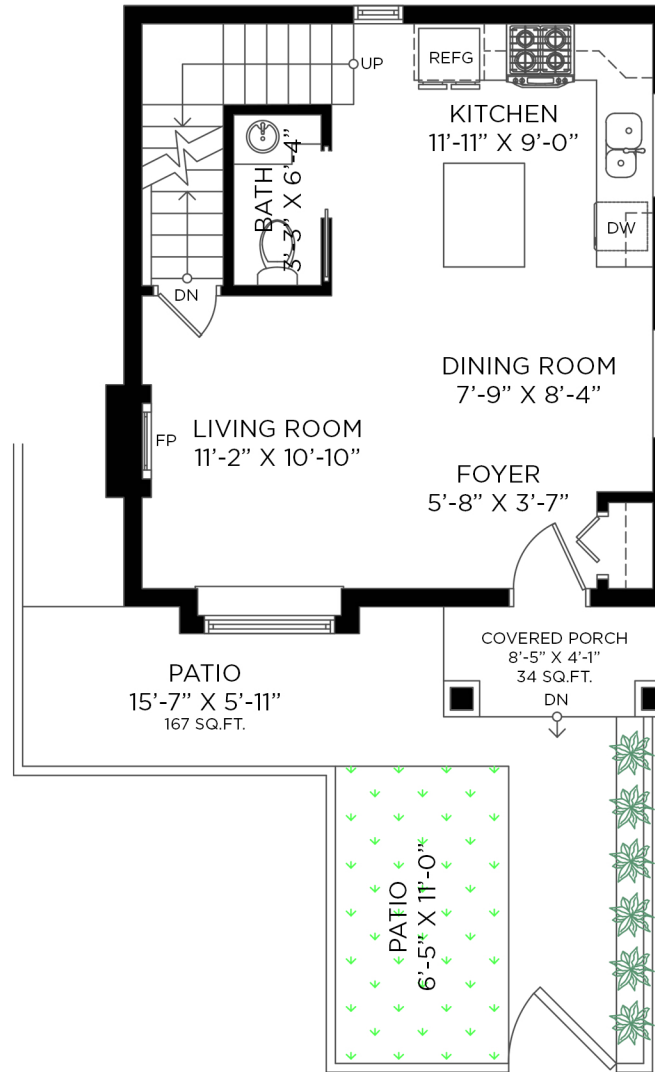
MAIN FLOOR: 451 SQ.FT.  
 UPPER FLOOR: 461 SQ.FT.  
**TOTAL INTERIOR: 912 SQ.FT.**

EXTERIOR LIVING: 216 SQ.FT.  
 CRAWL SPACE: 451 SQ.FT.

**CRAWL SPACE - 451 SQ.FT.**  
 CEILING HEIGHT: 4'-4" TO 8'-10"

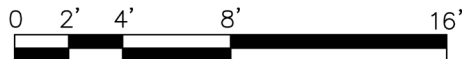
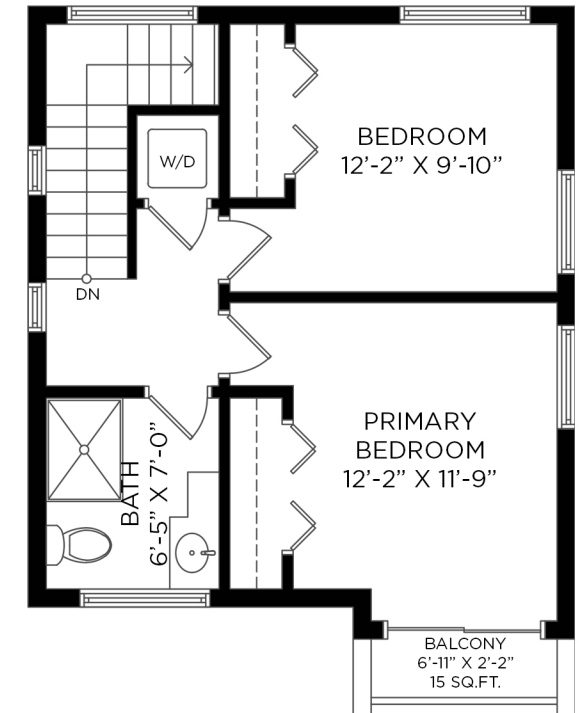


**MAIN FLOOR - 451 SQ.FT.**  
 CEILING HEIGHT: 8'-11"



**ENTRANCE**

**UPPER FLOOR - 461 SQ.FT.**  
 CEILING HEIGHT: 8'-0"



Floor plan not suitable for architectural/construction purposes. ANSI Z765 standards used to calculate square footage. Buyer to verify. E&O insured for \$1,000,000.