Sue Scott

Personal Real Estate Corporation

604.928.1588
realtorsuescott@gmail.com
www.wvanrealestate.com
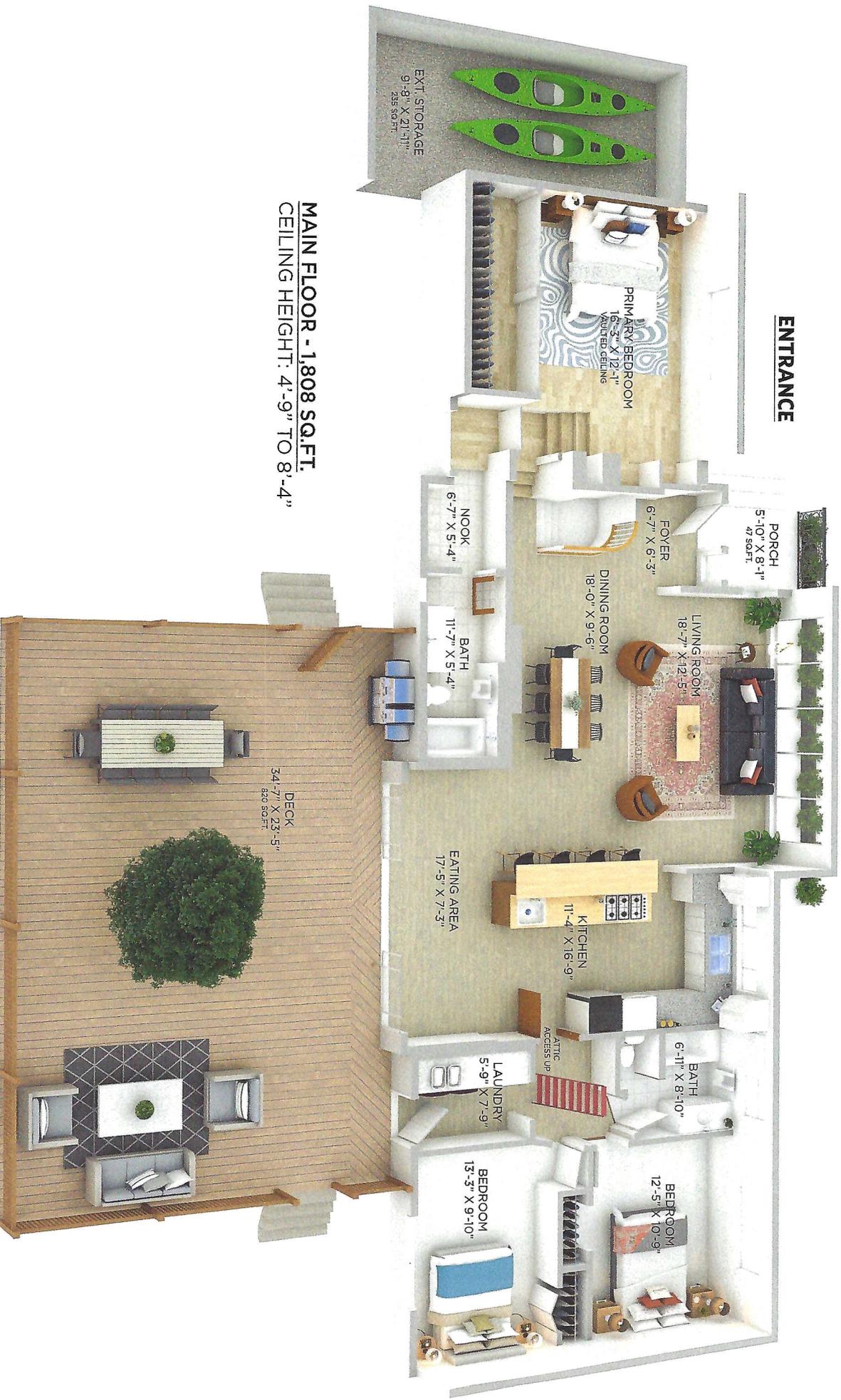
ENGEL&VÖLKERS®
SUE SCOTT

4520 CAPILANO ROAD
NORTH VANCOUVER, BC

3 BEDROOMS + 2 BATHROOMS

ENTRANCE

MAIN FLOOR - 1,808 SQ.FT.
CEILING HEIGHT: 4'-9" TO 8'-4"

EXT. STORAGE
9'-8" X 21'-11"
235 SQ.FT.

PRIMARY BEDROOM
16'-3" X 12'-1"
VAULTED CEILING

NOOK
6'-7" X 5'-4"

FOYER
6'-7" X 6'-3"

PORCH
5'-10" X 8'-1"
47 SQ.FT.

BATH
11'-7" X 5'-4"

DINING ROOM
18'-0" X 9'-6"

LIVING ROOM
18'-7" X 12'-5"

DECK
34'-7" X 23'-5"
820 SQ.FT.

EATING AREA
17'-5" X 7'-3"

KITCHEN
11'-4" X 16'-9"

ATTIC ACCESS UP

LAUNDRY
5'-9" X 7'-9"

BATH
6'-11" X 8'-10"

BEDROOM
13'-3" X 9'-10"

BEDROOM
12'-5" X 10'-9"

OPTIMUM
FLOOR PLAN DESIGNS

Sue Scott

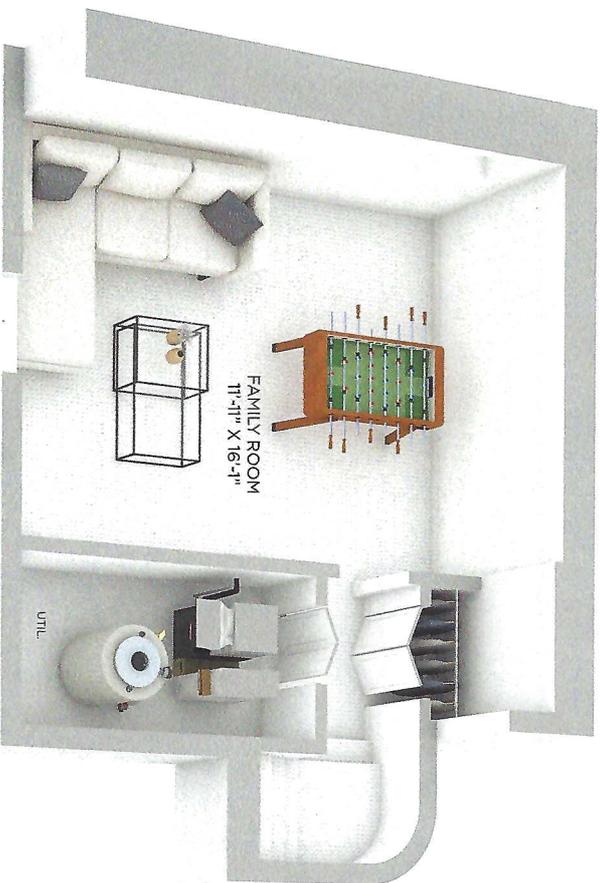Personal Real Estate Corporation

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LOWER FLOOR - 376 SQ.FT.
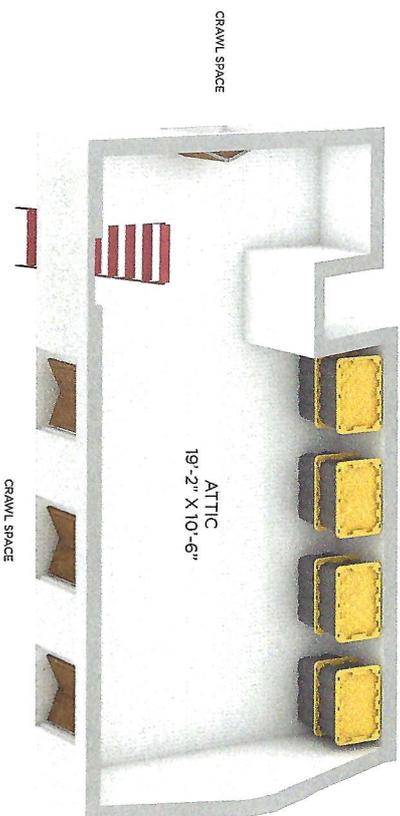CEILING HEIGHT: 7'-1"

FAMILY ROOM
11'-11" X 16'-4"

UTIL.

ATTIC - 221 SQ.FT.
CEILING HEIGHT: 2'-6" TO 4'-10"

CRAWL SPACE

CRAWL SPACE

ATTIC
19'-2" X 10'-6"

DECK
7'-7" X 7'-10"
57 SQ.FT.

EXT. STORAGE
15'-8" X 7'-4"
138 SQ.FT.

MAIN FLOOR:	1,808 SQ.FT.
LOWER FLOOR:	376 SQ.FT.
ATTIC:	221 SQ.FT.
TOTAL INTERIOR:	**2,184 SQ.FT.**
EXTERIOR LIVING:	934 SQ.FT.
EXTERIOR STORAGE:	373 SQ.FT.

OPTIMUM
FLOOR PLAN DESIGNS

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MAIN FLOOR: 1,808 SQ.FT.
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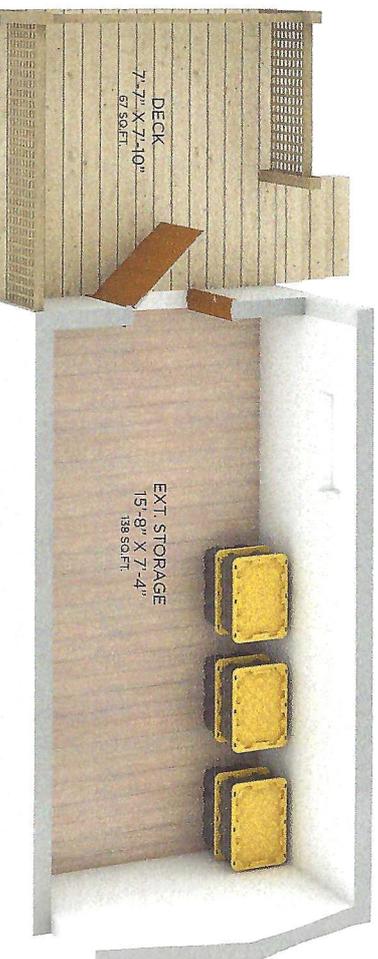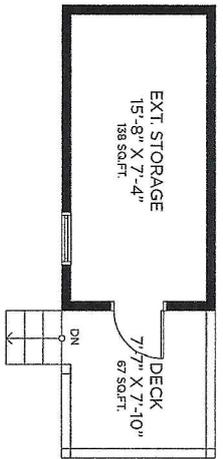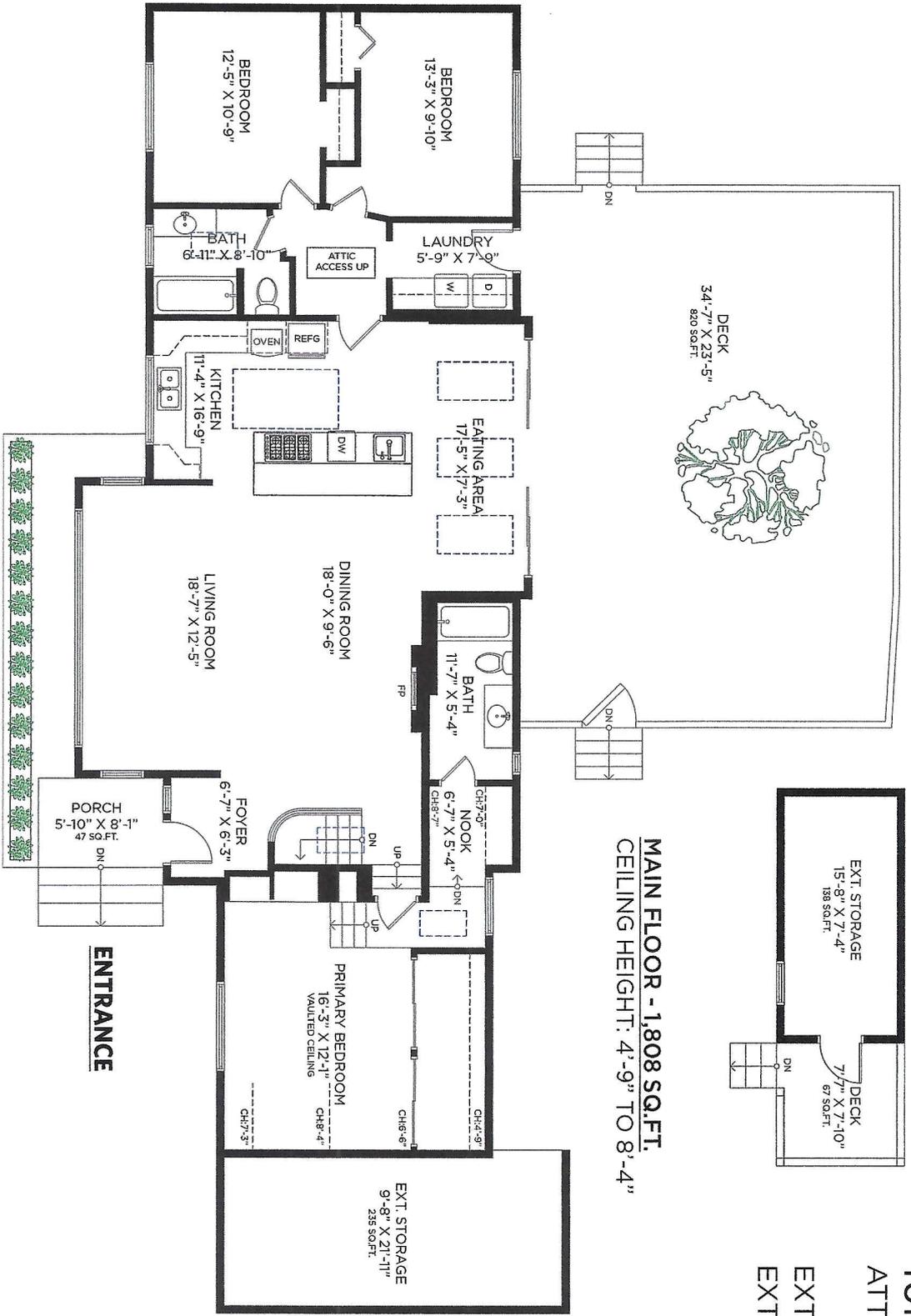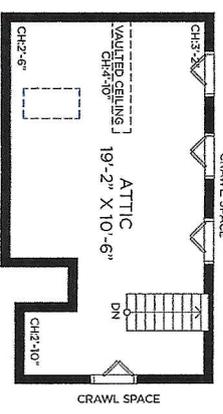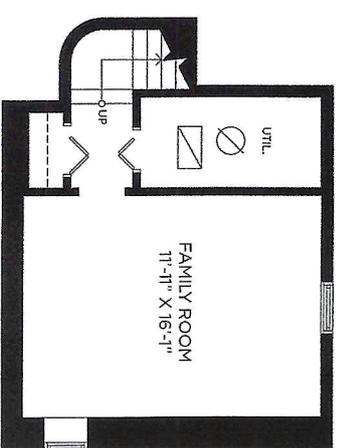EXTERIOR LIVING: 934 SQ.FT.
EXTERIOR STORAGE: 373 SQ.FT.

MAIN FLOOR - 1,808 SQ.FT.
CEILING HEIGHT: 4'-9" TO 8'-4"

LOWER FLOOR - 376 SQ.FT.
CEILING HEIGHT: 7'-1"

ATTIC - 221 SQ.FT.
CEILING HEIGHT: 2'-6" TO 4'-10"

Main Floor labels
BEDROOM 12'-5" X 10'-9"
BEDROOM 13'-3" X 9'-10"
BATH 6'-11" X 8'-10"
LAUNDRY 5'-9" X 7'-9"
ATTIC ACCESS UP
KITCHEN 11'-4" X 16'-9"
EATING AREA 17'-5" X 17'-3"
LIVING ROOM 18'-7" X 12'-5"
DINING ROOM 18'-0" X 9'-6"
BATH 11'-7" X 5'-4"
NOOK 6'-7" X 5'-4" CH 8'-7"
FOYER 6'-7" X 6'-3"
PORCH 5'-10" X 8'-1" 47 SQ.FT.
PRIMARY BEDROOM 16'-3" X 12'-1" VAULTED CEILING
EXT. STORAGE 9'-8" X 21'-11" 235 SQ.FT.
DECK 34'-7" X 23'-5" 820 SQ.FT.
OVEN
REFG
DW
FP
ENTRANCE
CH 7'-3"
CH 8'-4"
CH 6'-6"
CH 4'-9"

Lower Floor labels
FAMILY ROOM 11'-11" X 16'-1"
UTIL.

Attic labels
ATTIC 19'-2" X 10'-6" VAULTED CEILING CH 4'-10"
CRAWL SPACE
CH 3'-5"
CH 2'-6"
CH 2'-10"

Exterior Storage labels
EXT. STORAGE 15'-8" X 7'-4" 138 SQ.FT.
DECK 7'-7" X 7'-10" 67 SQ.FT.

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

OPTIMUM FLOOR PLAN DESIGNS