



**JOE CAMPBELL**

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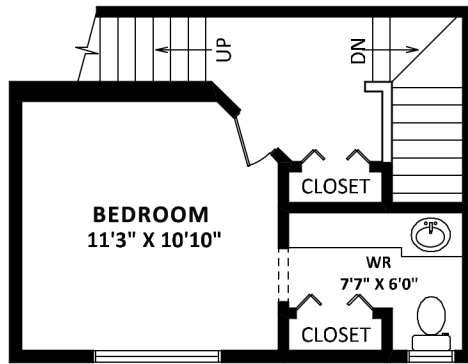
# 3235 Lonsdale Avenue North Vancouver, BC

**TOTAL FINISHED AREA: 1240 SQ.FT.\*\***

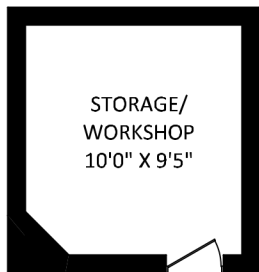
*OTHER AREA(S)*

BALCONY:	80 SQ.FT.*
ROOF DECK:	131 SQ.FT.*
UTILITY:	20 SQ.FT.*
STORAGE/WORKSHOP:	115 SQ.FT.*

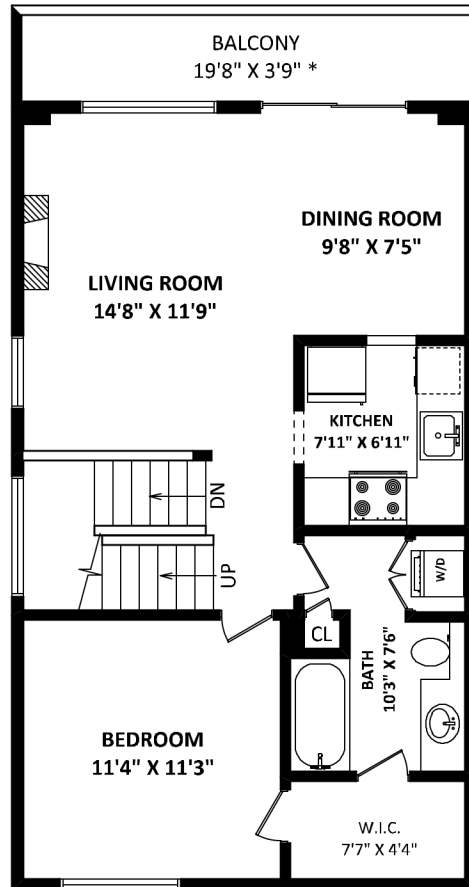
**\*\*INCLUDES 73 SQ.FT. OF LOW CEILING AREA(S), BOUND BY DOTTED LINES.**



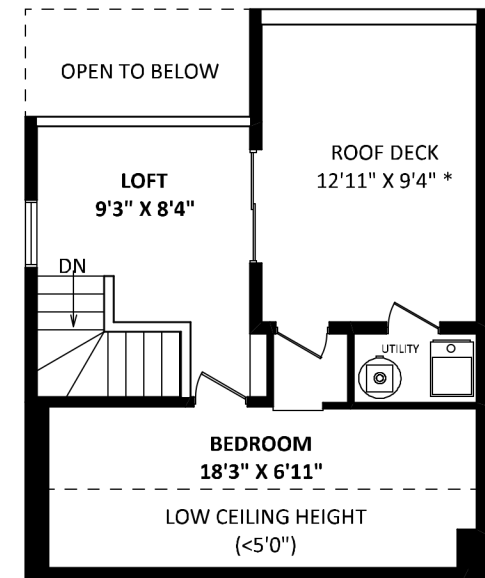
**LOWER FLOOR: 274 SQ.FT.**



**BOTTOM FLOOR:  
18 SQ.FT.**



**MAIN FLOOR: 669 SQ.FT.**



**UPPER FLOOR: 279 SQ.FT.\*\***

**\*\*INCLUDES 73 SQ.FT. OF LOW CEILING AREA(S), BOUND BY DOTTED LINES.**

[JULY 27, 2022]



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**DISCLAIMERS:**

1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE E&O INSURED.
  2. FINISHED AREAS ARE ENCLOSED AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS, FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE. (ANSI Z765-2013)
  3. FOR STRATA LOTS, SQUARE FOOTAGE OF EACH LEVEL IS CALCULATED FROM THE CENTERLINE OF THE EXTERIOR WALLS OR SHARED WALLS OF THE STRATA LOT TO THE CENTERLINE OF THE EXTERIOR WALLS OR SHARED WALLS OF THE ADJACENT STRATA LOTS. (REF. STRATA PROPERTY ACT, SECTION 68)
  4. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN.
- \* ANY MEASUREMENTS WITH AN ASTERISK (\*) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT E&O INSURED.

