



JASON SOPROVICH

604-817-8812

Marketing West Vancouver's Most Elegant Homes and Luxury Real Estate

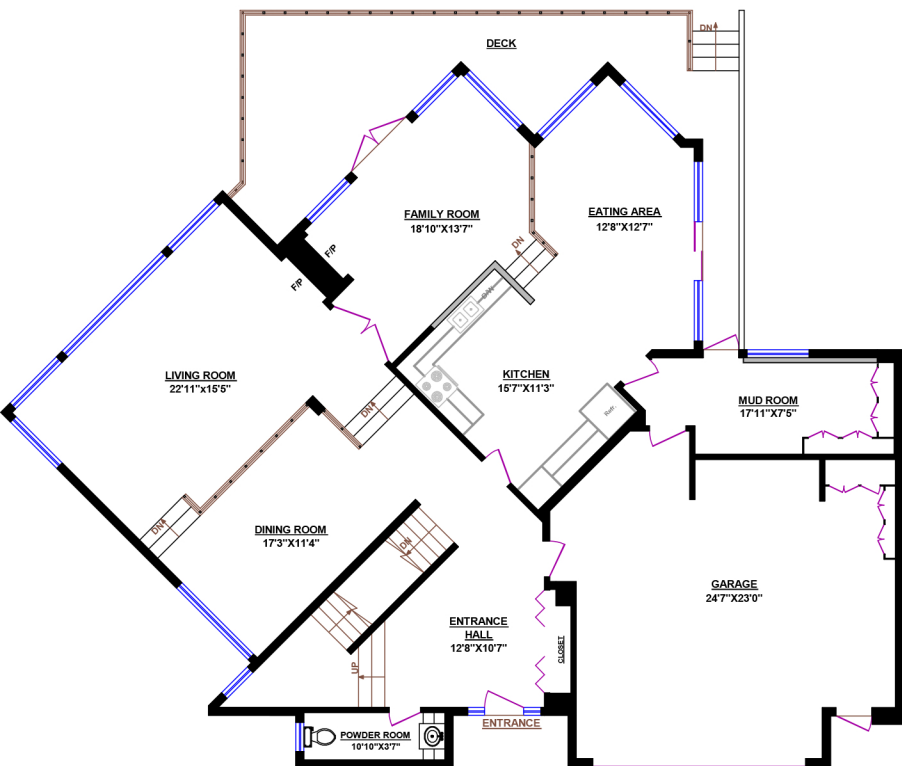
8417 CITRUS WYND, WEST VANCOUVER

TOTALS

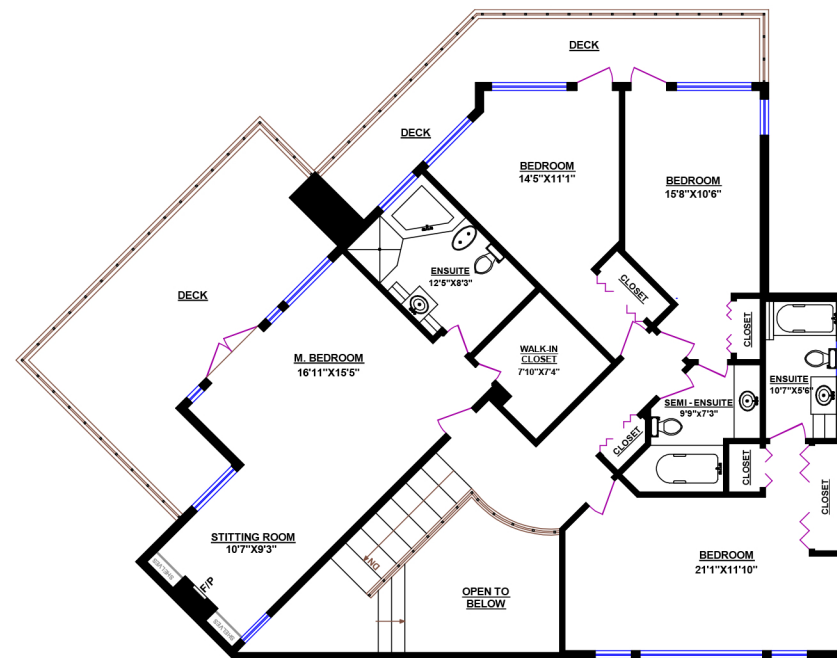
Main Floor (finished): 1,909 sq.ft.
Upper Level (finished): 1,745 sq.ft.
Lower Level (finished): 1,606 sq.ft.
TOTAL FINISHED: 5,260 sq.ft.
Lower Level (unfinished): 151 sq.ft.
GRAND TOTAL: 5,411 sq.ft.

OTHER AREAS:

Garage: 610 sq.ft.
Deck (Main): 341 sq.ft.
Deck (Upper): 307 sq.ft.
Deck (Upper): 203 sq.ft.

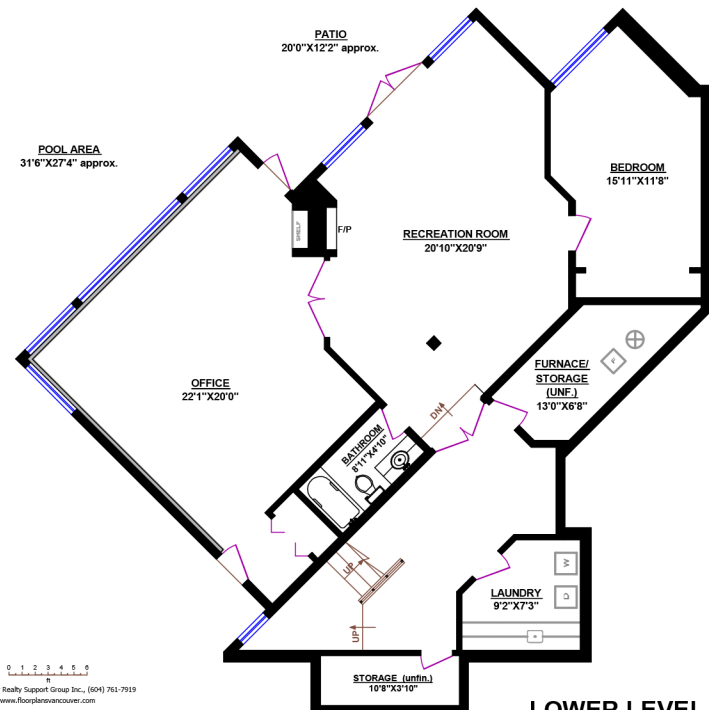


MAIN FLOOR



UPPER LEVEL

PATIO
17'2" x 17'2" approx.



LOWER LEVEL



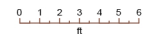
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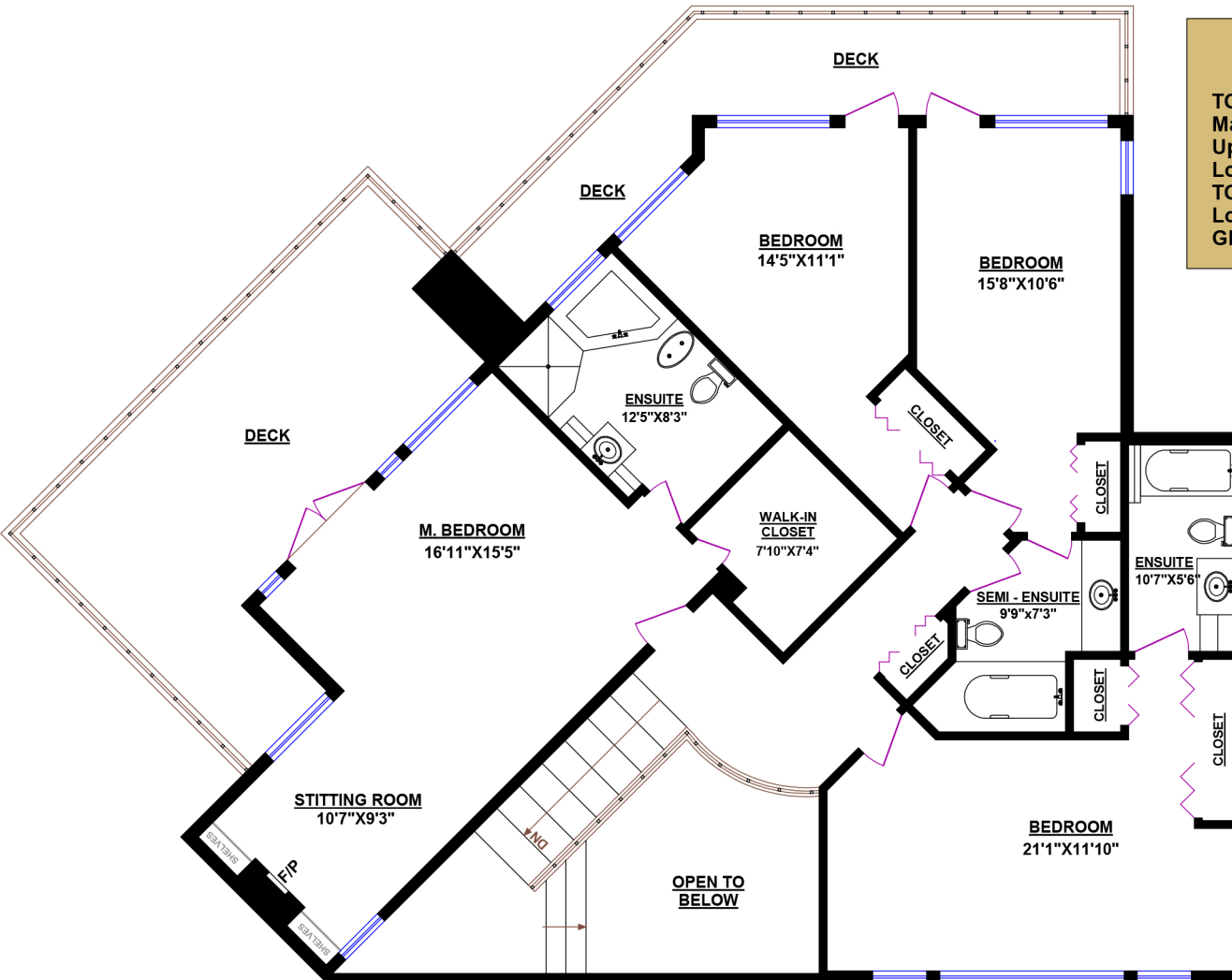
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TOTALS

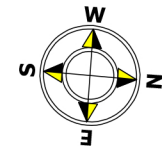
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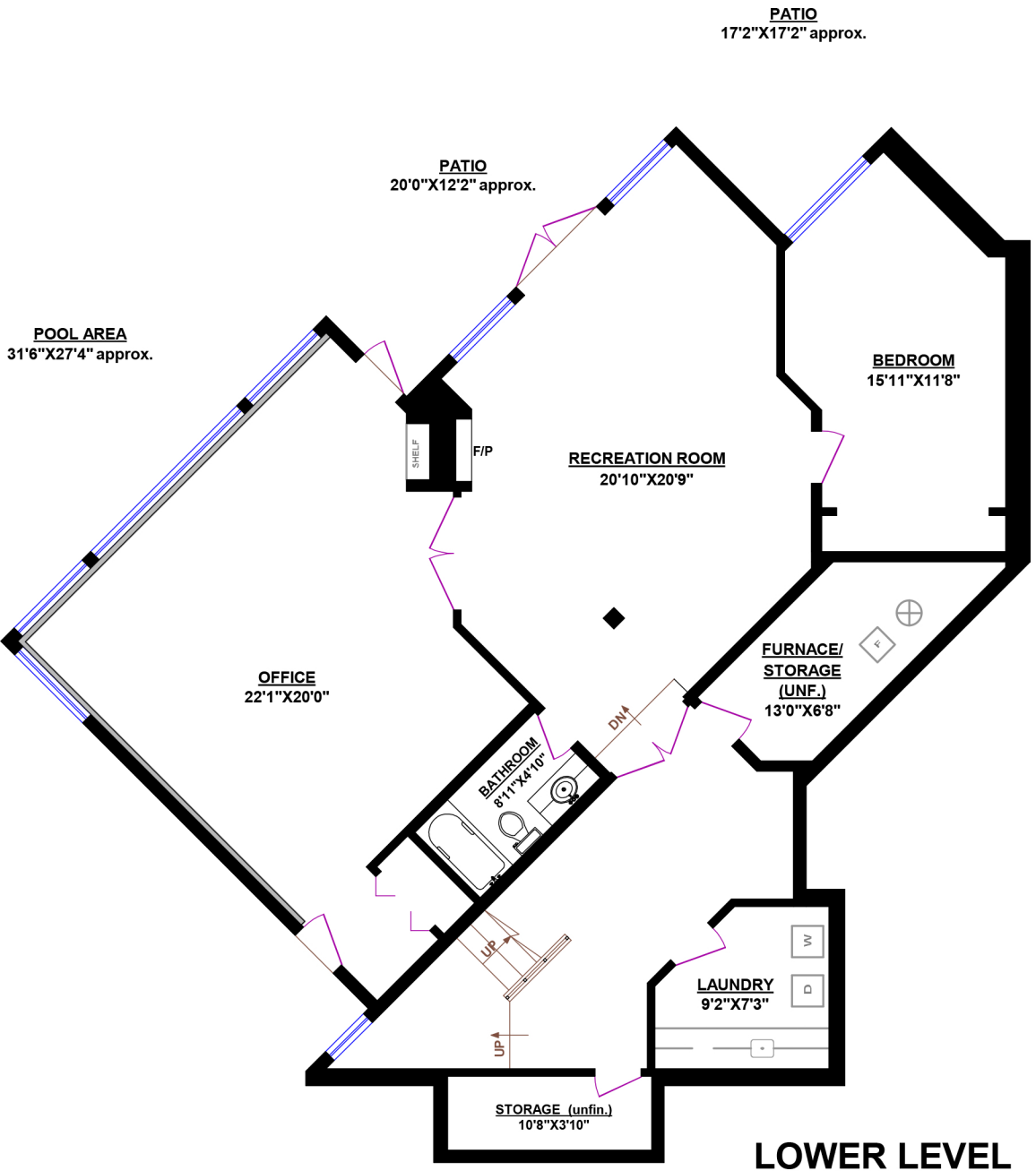
Garage: 610 sq.ft.
Deck (Main): 341 sq.ft.
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UPPER LEVEL



0 1 2 3 4 5 6
ft





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TOTALS		OTHER AREAS:	
Main Floor (finished):	1,909 sq.ft.	Garage:	610 sq.ft.
Upper Level (finished):	1,745 sq.ft.	Deck (Main):	341 sq.ft.
Lower Level (finished):	1,606 sq.ft.	Deck (Upper):	307 sq.ft.
TOTAL FINISHED:	5,260 sq.ft.	Deck (Upper):	203 sq.ft.
Lower Level (unfinished):	151 sq.ft.		
GRAND TOTAL:	5,411 sq.ft.		





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8417 Citrus Wynd, West Vancouver

MAIN FLOOR	
Living Room	22'11"x15'5"
Family Room	17'7"x12'0"
Dining Room	17'3"x11'4"
Eating Area	12'8"x12'7"
Kitchen	15'7"x11'3"
Entrance Hall	12'8"x10'7"
Powder Room	10'10"x3'7"
Mud Room	17'11"x7'5"

UPPER LEVEL	
M.Bedroom	16'11"x15'5"
Sitting Area	10'7"x9'3"
Ensuite	12'5"x8'3"
Walk-In Closet	7'10"x7'4"
Bedroom	21'1"x11'10"
Ensuite	10'7"x5'6"
Bedroom	14'5"x11'1"
Bedroom	15'8"x10'6"
Semi - Ensuite	9'9"x7'3"

LOWER LEVEL	
Recreation Room	20'10"x20'9"
Office	21'1"x20'0"
Bedroom	15'11"x11'8"
Bathroom	8'11"x4'10"
Laundry	9'2"x7'3"
Storage (unfin.)	10'8"x3'10"
Furnace (unfin.)	13'0"x6'8"

TOTALS	
Main Floor (finished):	1,909 sq.ft.
Upper Level (finished):	1,745 sq.ft.
Lower Level (finished):	1,606 sq.ft.
TOTAL FINISHED:	5,260 sq.ft.
Lower Level (unfinished):	151 sq.ft.
TOTAL UNFINISHED:	151 sq.ft.
GRAND TOTAL:	5,411 sq.ft.

OTHER AREAS:			
Garage:	610 sq.ft.	24'7"x23'0"	
Deck (Main):	341 sq.ft.		
Deck (Upper):	307 sq.ft.		
Deck (Upper):	203 sq.ft.		
Patio:		20'0"x12'2"	approx
Patio:		17'2"x17'2"	approx
Pool Area:		31'6"x27'4"	approx