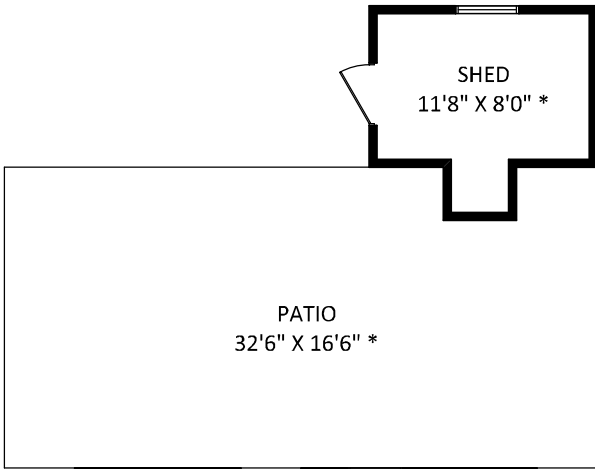




**Richard J Podgurski**

RE/MAX Masters Realty  
 Cell: 604-961-5665  
 Office: 604-926-6233  
 podgurski.richard@gmail.com  
 expertrealty.ca

**4375 Prince Albert Street  
 Vancouver, BC**

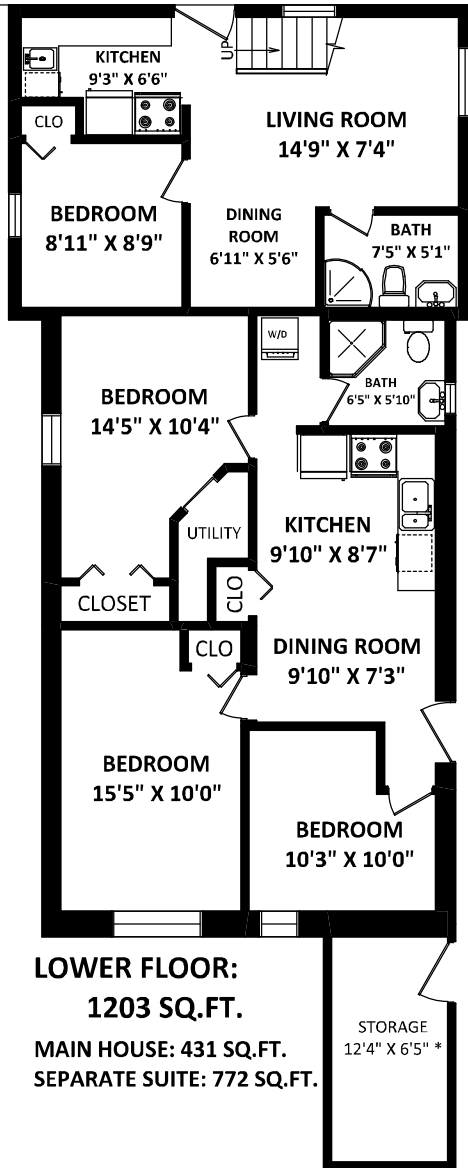


**TOTAL FINISHED AREA: 2985 SQ.FT. \***

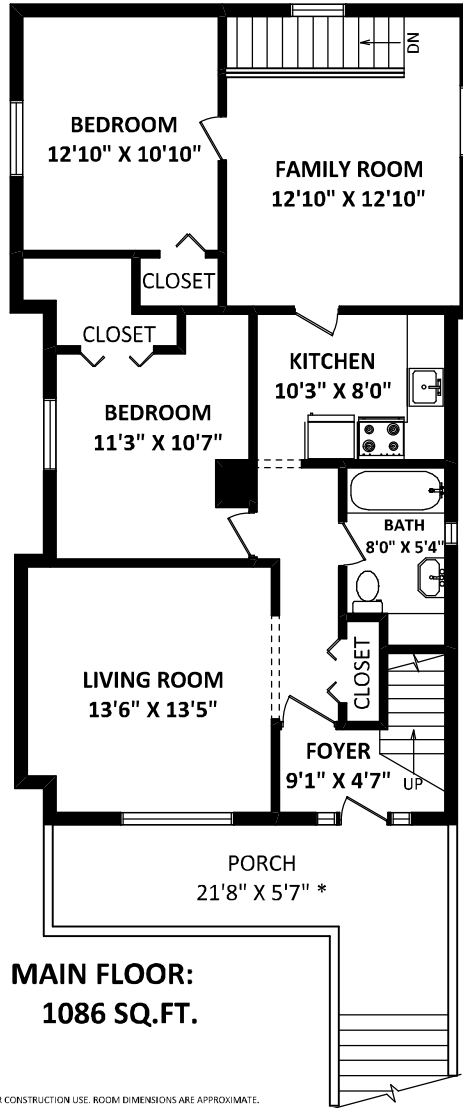
*OTHER AREA(S)*

PORCH:	168 SQ.FT.*
PATIO:	525 SQ.FT.*
STORAGE:	92 SQ.FT.*
SHED:	122 SQ.FT.*

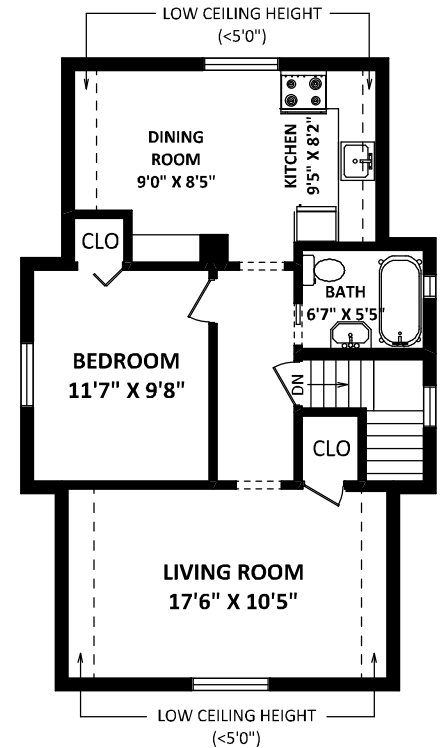
**\*\*INCLUDES 80 SQ.FT. OF LOW CEILING AREA(S), BOUND BY DOTTED LINES.**



**LOWER FLOOR:  
 1203 SQ.FT.  
 MAIN HOUSE: 431 SQ.FT.  
 SEPARATE SUITE: 772 SQ.FT.**



**MAIN FLOOR:  
 1086 SQ.FT.**



**UPPER FLOOR: 696 SQ.FT.**

**\*\*INCLUDES 80 SQ.FT. OF LOW CEILING AREA(S), BOUND BY DOTTED LINES.**

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 DETACHED SINGLE-FAMILY HOUSES, THE FINISHED SQUARE FOOTAGE OF EACH LEVEL IS CALCULATED TO THE EXTERIOR FINISHED SURFACE OF THE OUTSIDE WALLS. (ANSI Z765-2013)  
 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.

(JANUARY 21, 2022)  
  
 TEL: 604-575-1244  
 www.seevirtual360.com

