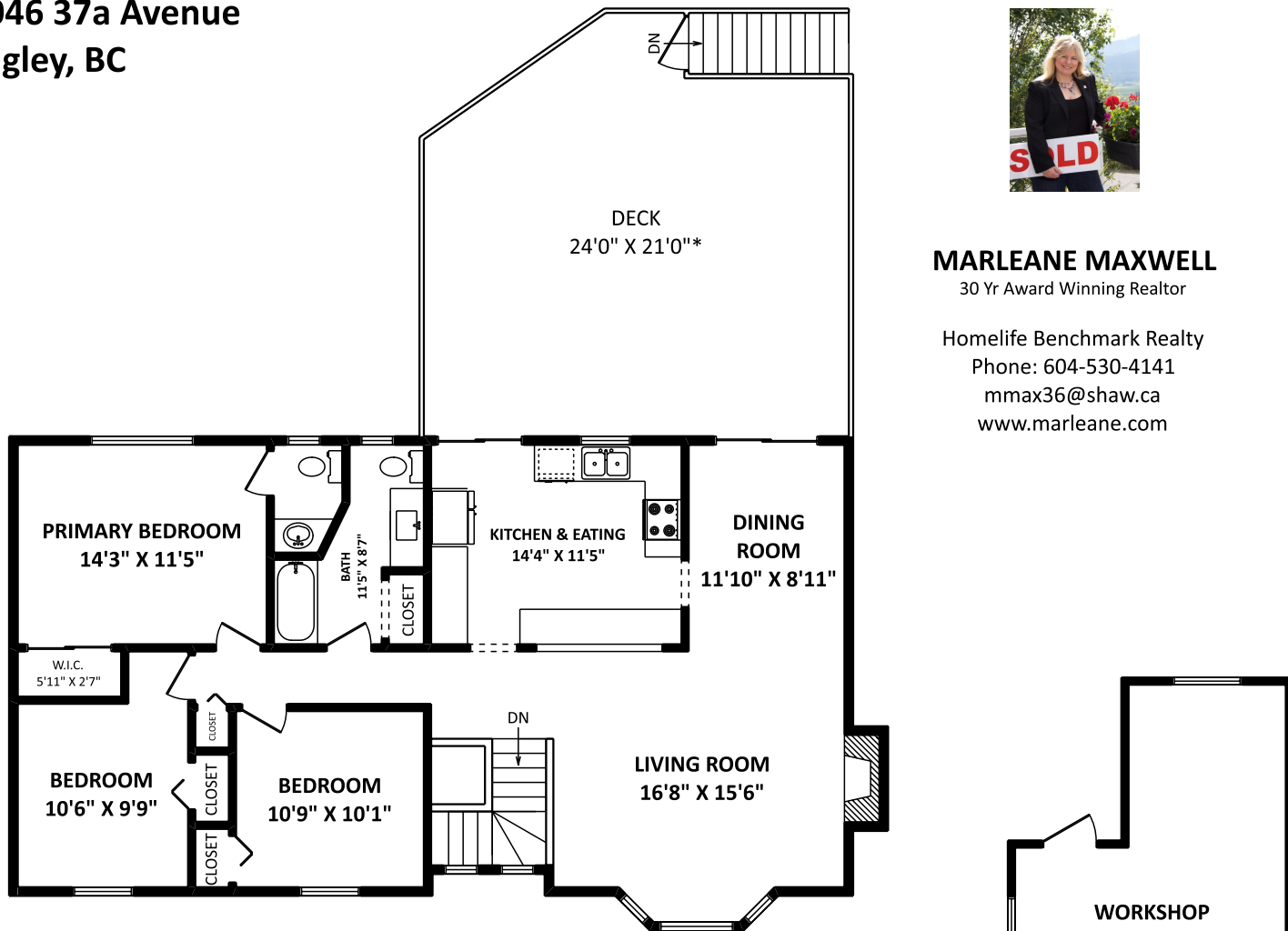


20046 37a Avenue  
Langley, BC

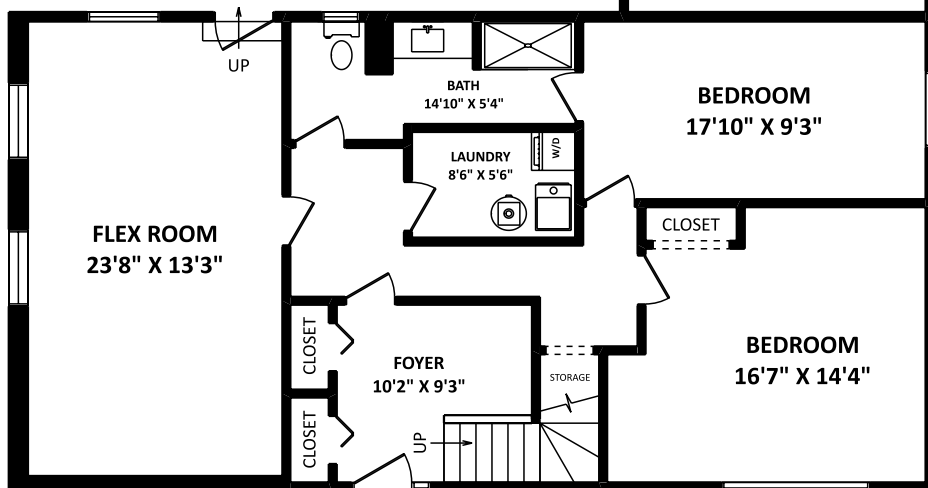


**MARLEANE MAXWELL**  
30 Yr Award Winning Realtor

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**MAIN FLOOR: 1269 SQ.FT.**



**LOWER FLOOR: 1212 SQ.FT.**

**TOTAL FINISHED AREA: 2481 SQ.FT.**

*OTHER AREA(S)*

WORKSHOP: 267 SQ.FT.\*  
DECK(S): 569 SQ.FT.\*



MARCH 25, 2024



TEL: 604-575-1244  
www.seevirtual360.com

**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 (\*) OR (APPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT E&O INSURED.

SCALE 0 2 5 10FT