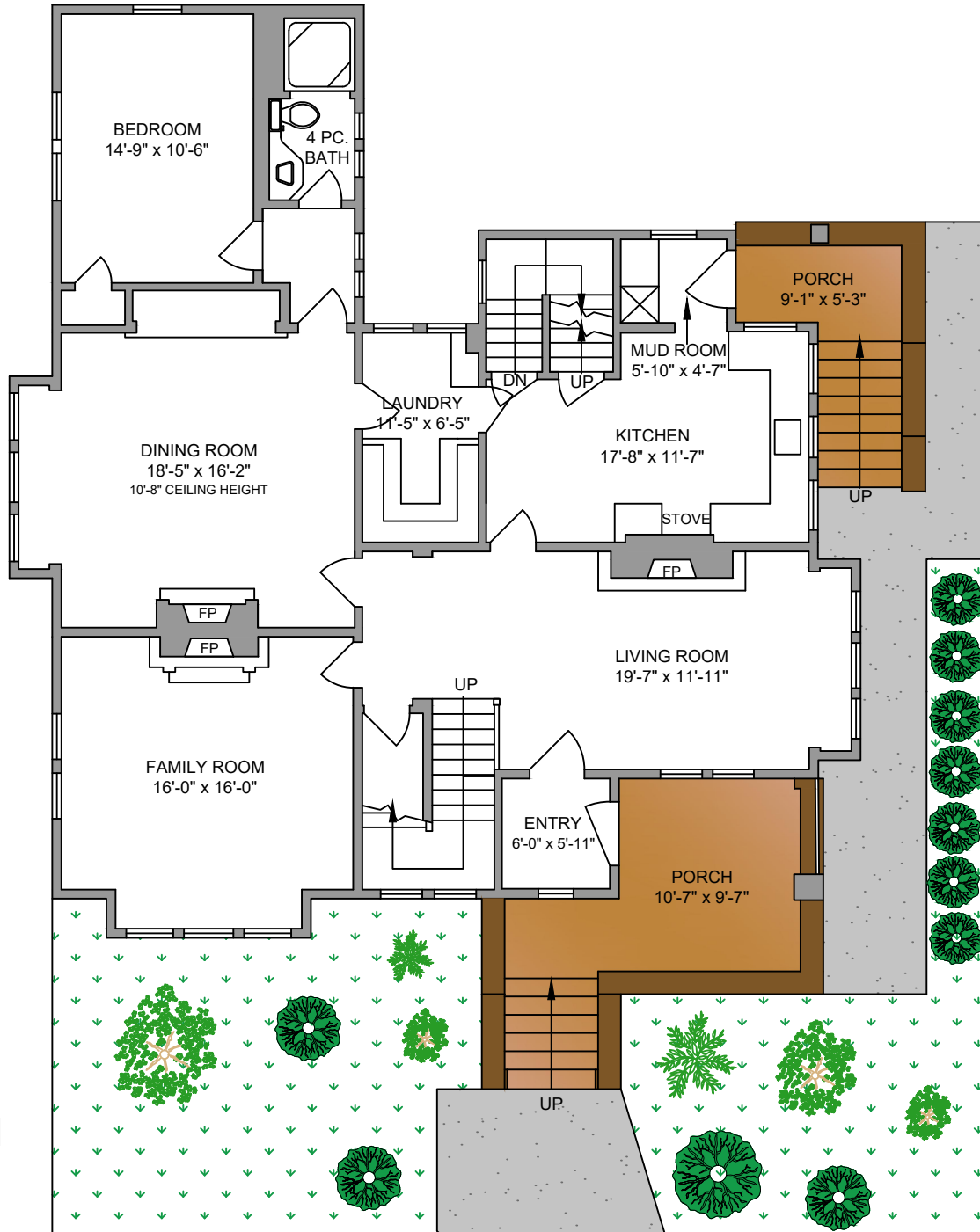


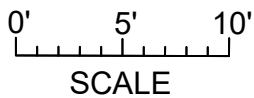
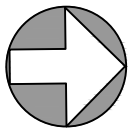
MAIN FLOOR

1700 SQ. FT.

9'-0" CEILING HEIGHT



NORTH



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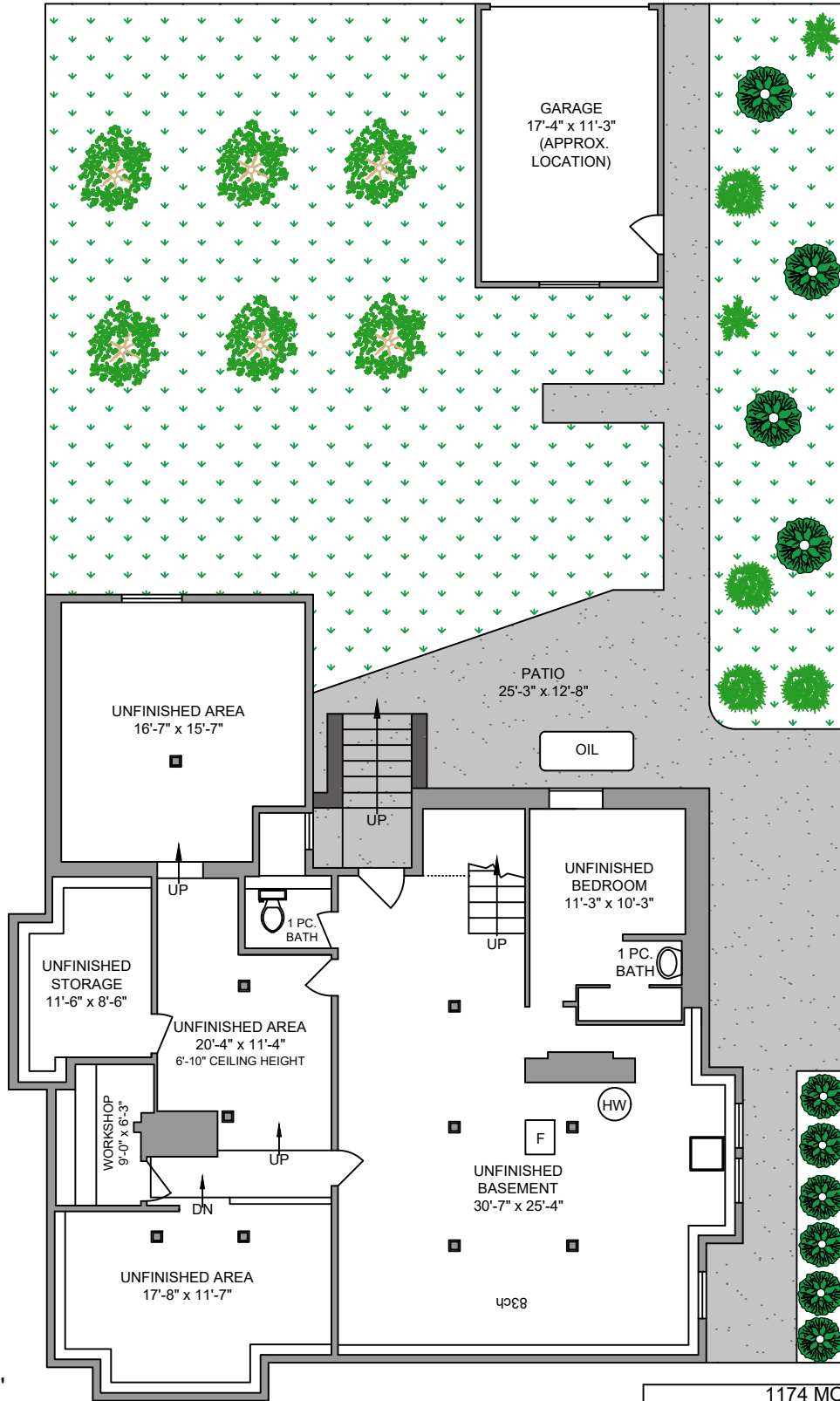
1174 MONTEREY AVENUE				
APRIL 23, 2021				
PREPARED FOR THE EXCLUSIVE USE OF MARC OWEN-FLOOD				
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK / PORCH / BALCONY
LOWER	-	1806	217	204
MAIN	1700	-	-	174
UPPER	1380	-	-	50
TOTAL	3080	1806	217	428

Note: This floor plan is provided by Newport Realty Ltd. as a convenient reference only, and is not to be relied upon as accurate. Prospective Buyers must satisfy themselves not only of the actual measurements, but also to the status of any finished space shown on this floor plan, specifically in relation to minimum ceiling height for habitable rooms required by the BC Building Code, allowable finished floor area in relation to current zoning, and determination if space was developed with necessary municipal permits.

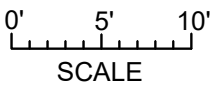
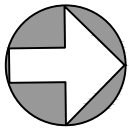
LOWER FLOOR

1806 SQ. FT.

7'-6" CEILING HEIGHT



NORTH



1174 MONTEREY AVENUE APRIL 23, 2021 PREPARED FOR THE EXCLUSIVE USE OF MARC OWEN-FLOOD PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK / PORCH / BALCONY
LOWER	-	1806	217	204
MAIN	1700	-	-	174
UPPER	1380	-	-	50
TOTAL	3080	1806	217	428

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Newport Realty

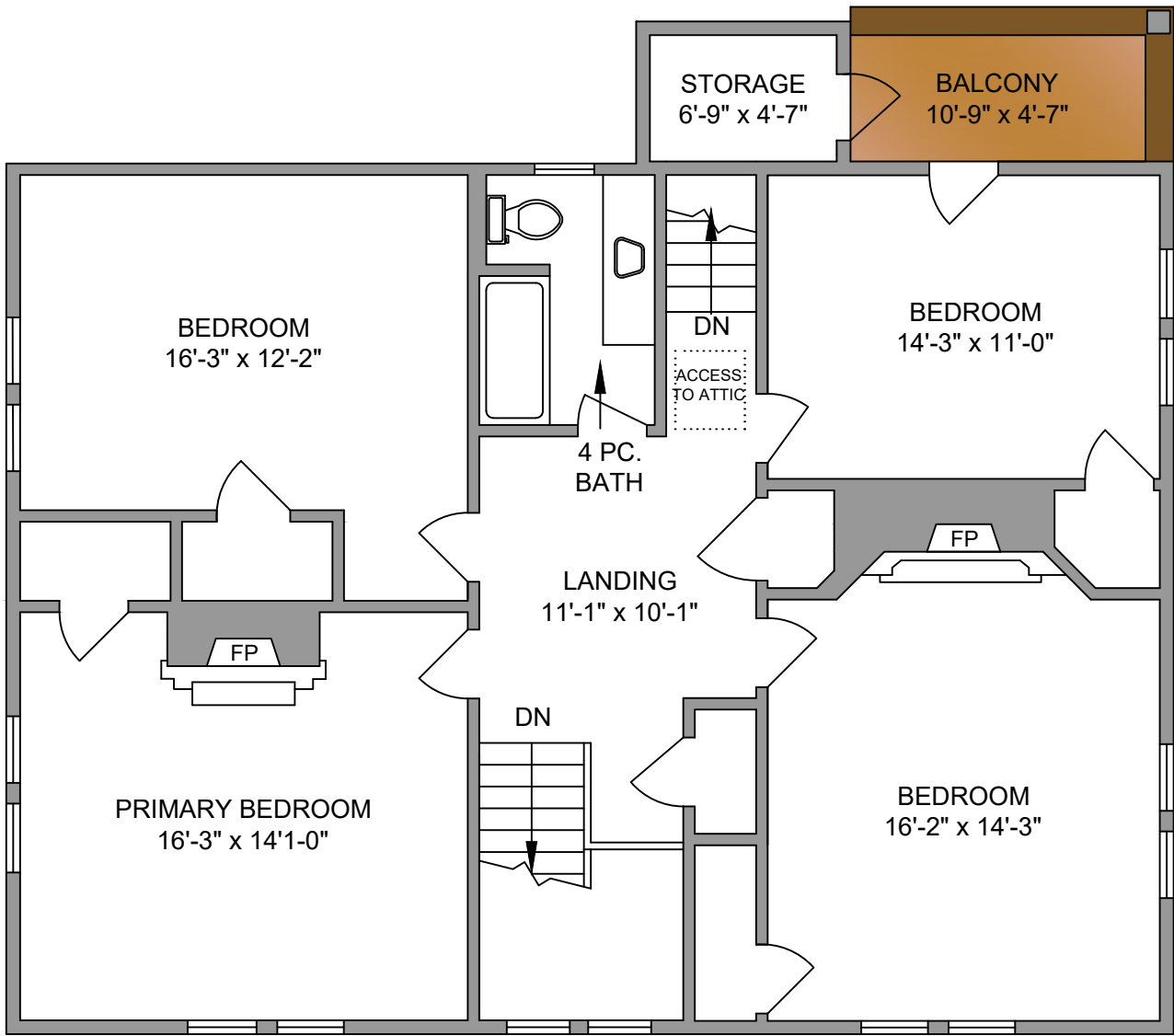
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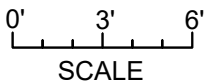
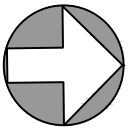
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matt@propermeasure.com

Note: This floor plan is provided by Newport Realty Ltd. as a convenient reference only, and is not to be relied upon as accurate. Prospective Buyers must satisfy themselves not only of the actual measurements, but also to the status of any finished space shown on this floor plan, specifically in relation to minimum ceiling height for habitable rooms required by the BC Building Code, allowable finished floor area in relation to current zoning, and determination if space was developed with necessary municipal permits.

UPPER FLOOR
1380 SQ. FT.
8'-6" CEILING HEIGHT



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FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK / PORCH / BALCONY
LOWER	-	1806	217	204
MAIN	1700	-	-	174
UPPER	1380	-	-	50
TOTAL	3080	1806	217	428

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