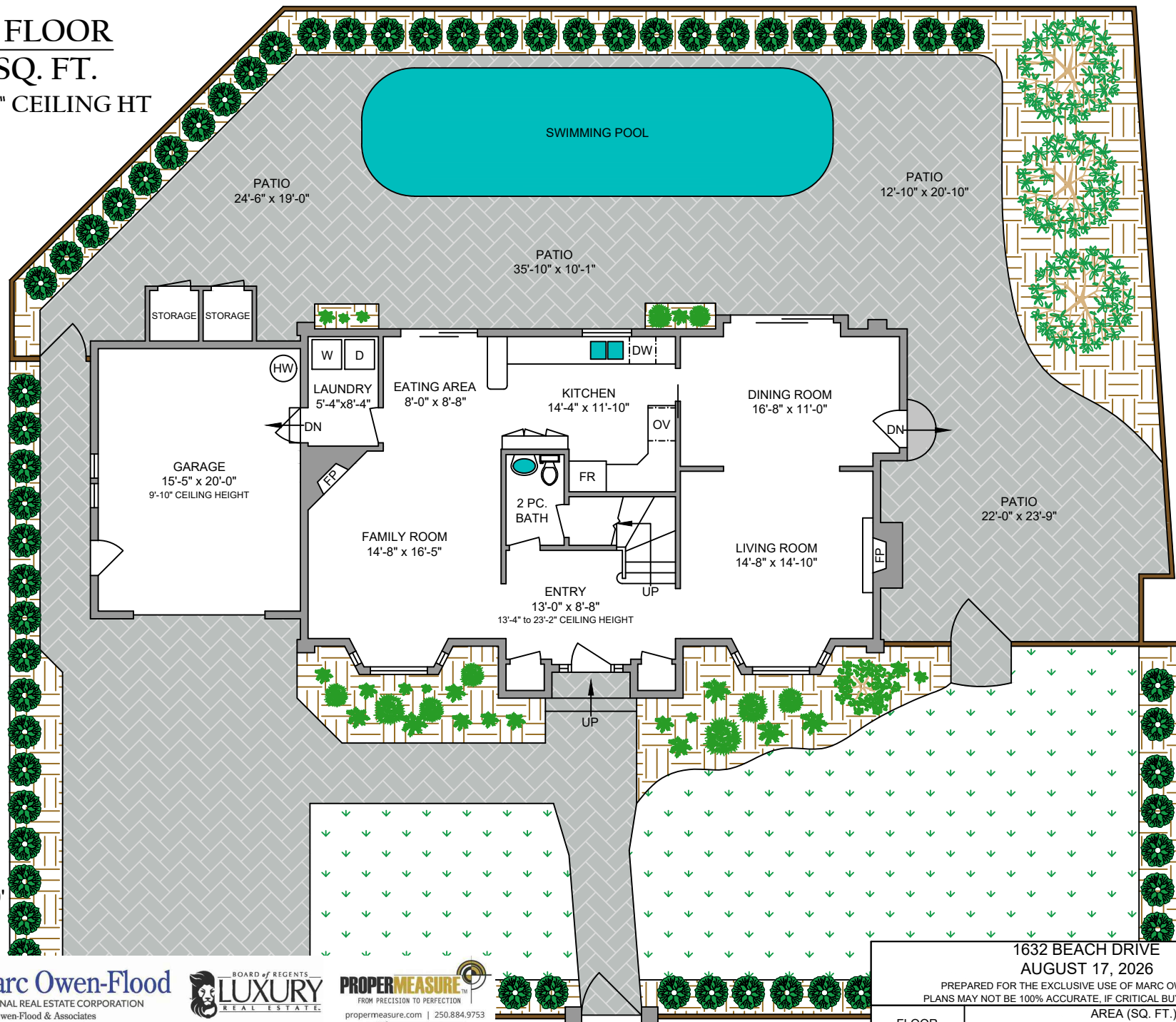


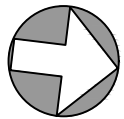
MAIN FLOOR

1163 SQ. FT.

9'-0" to 23'-2" CEILING HT



NORTH



0' 5' 10'

SCALE



Marc Owen-Flood
PERSONAL REAL ESTATE CORPORATION
Marc Owen-Flood & Associates



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1632 BEACH DRIVE
AUGUST 17, 2026

PREPARED FOR THE EXCLUSIVE USE OF MARC OWEN-FLOOD
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

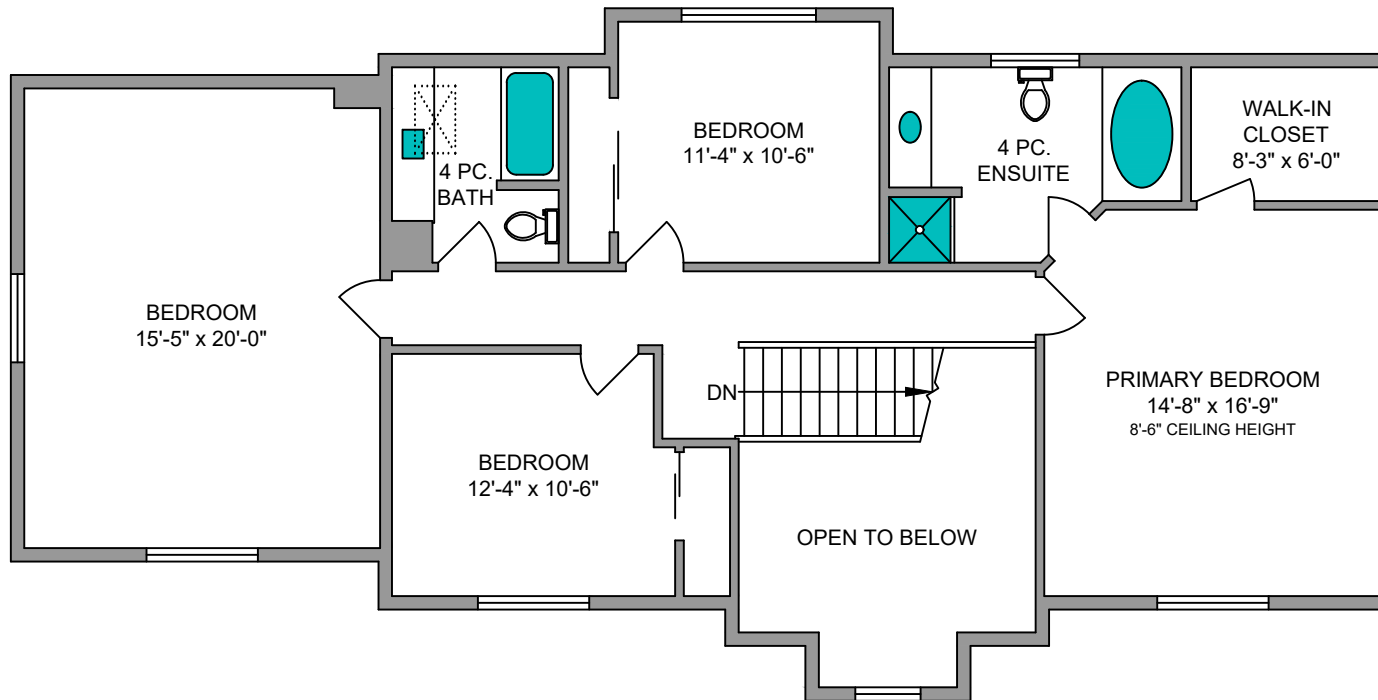
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	PATIO
MAIN	1163	343	1381
UPPER	1310	-	-
TOTAL	2473	343	1381

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

1310 SQ. FT.

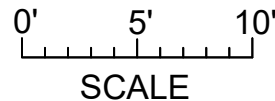
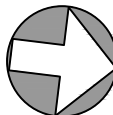
8'-0" to 8'-6" CEILING HEIGHT



Marc Owen-Flood
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Marc Owen-Flood & Associates



NORTH



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.

1632 BEACH DRIVE AUGUST 17, 2026 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	GARAGE	PATIO
MAIN	1163	343	1381
UPPER	1310	-	-
TOTAL	2473	343	1381