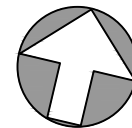


Note: This floor plan is provided by Newport Realty Ltd. as a convenient reference only, and is not to be relied upon as accurate. Prospective Buyers must satisfy themselves not only of the actual measurements, but also to the status of any finished space shown on this floor plan, specifically in relation 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.



## 2320 DOLPHIN ROAD SITE PLAN

NORTH



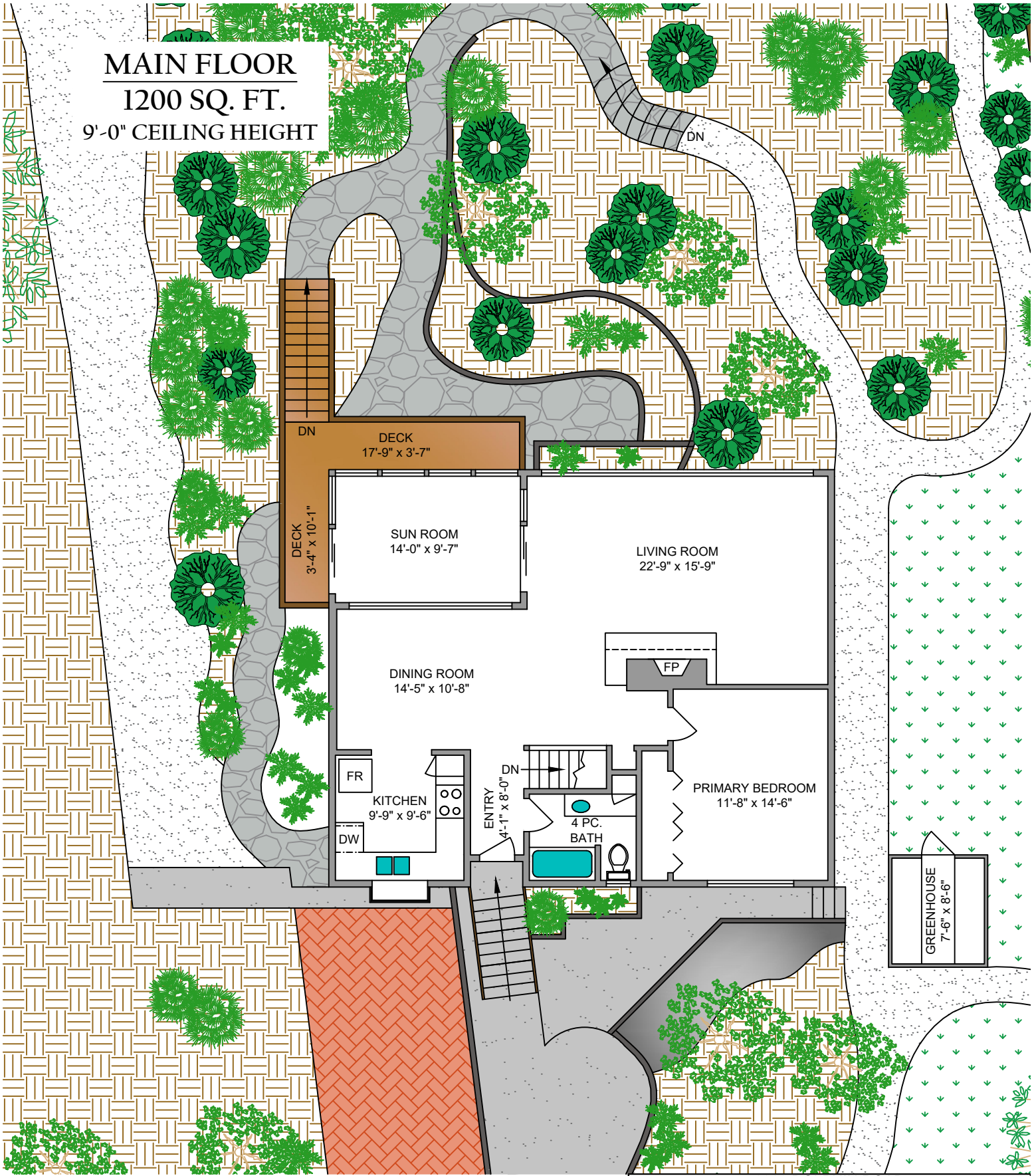
0' 5' 10'  
SCALE

2320 DOLPHIN ROAD JANUARY 6, 2025			
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	DECK / PATIO
MAIN	1200	491	97
LOWER	1062	-	352
CABIN	173	-	70
<b>TOTAL</b>	<b>2435</b>	<b>491</b>	<b>519</b>

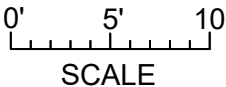
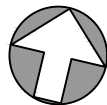
# MAIN FLOOR

1200 SQ. FT.

9'-0" CEILING HEIGHT



NORTH



2320 DOLPHIN ROAD

JANUARY 6, 2025

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	DECK / PATIO
MAIN	1200	491	97
LOWER	1062	-	352
CABIN	173	-	70
<b>TOTAL</b>	<b>2435</b>	<b>491</b>	<b>519</b>

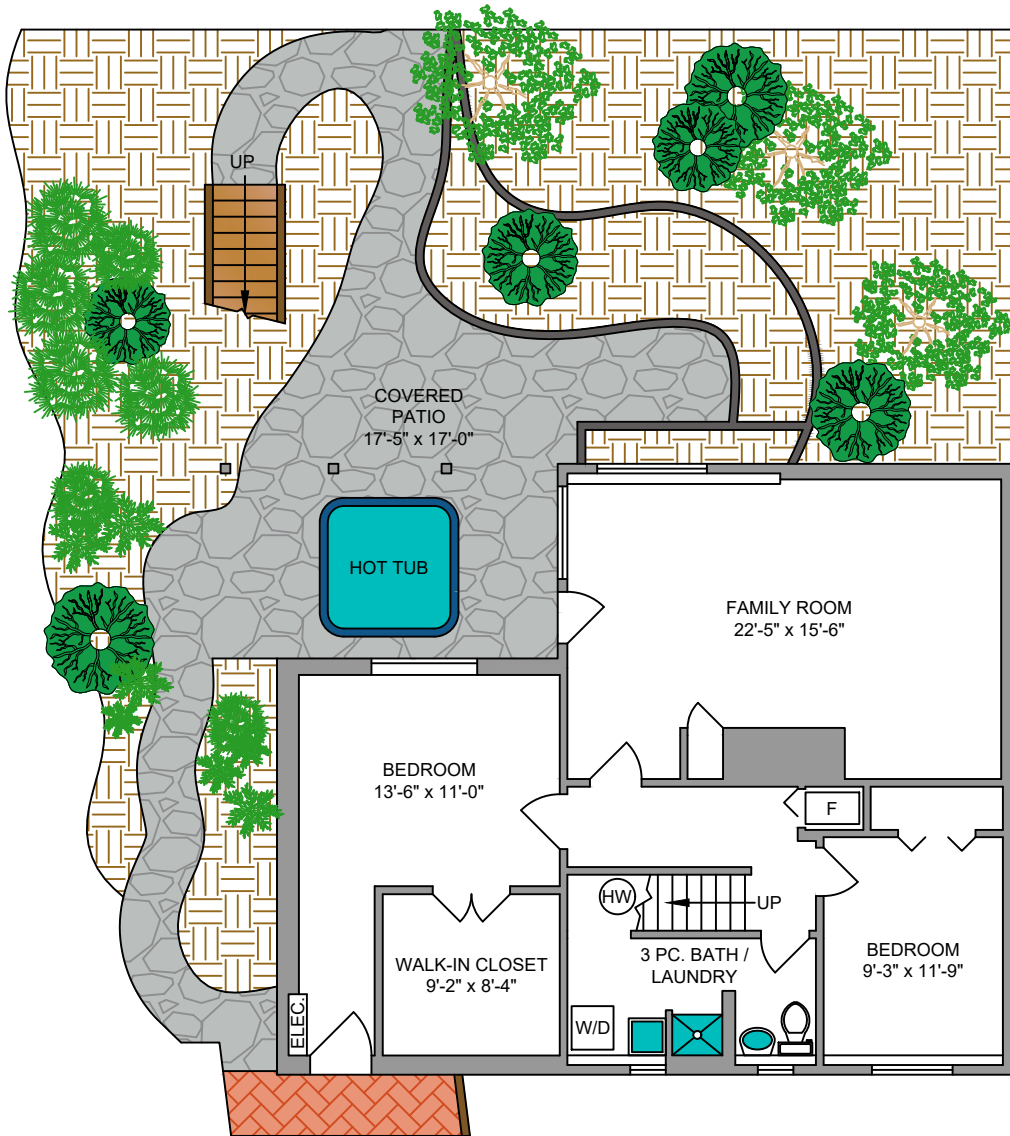


**Marc Owen-Flood**  
PERSONAL REAL ESTATE CORPORATION  
Marc Owen-Flood & Associates



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matt@propermeasure.com

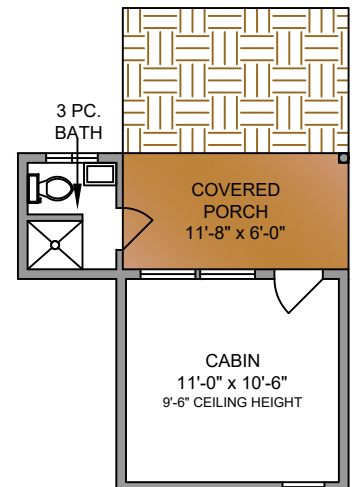
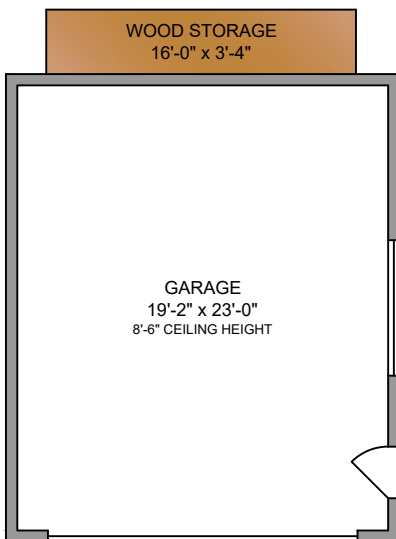
Note: This floor plan is provided by Newport Realty Ltd. as a convenient reference only, and is not to be relied upon as accurate. Prospective Buyers must satisfy themselves not only of the actual measurements, but also to the status of any finished space shown on this floor plan, specifically in relation 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.



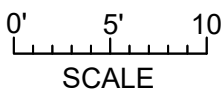
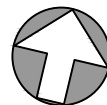
**LOWER FLOOR**  
**1062 SQ. FT.**  
**7'-4" CEILING HEIGHT**

**CABIN**  
**173 SQ. FT.**  
**9'-6" CEILING HEIGHT**

**DETACHED GARAGE**  
**491 SQ. FT.**  
**8'-6" CEILING HEIGHT**



**NORTH**



2320 DOLPHIN ROAD JANUARY 6, 2025			
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	DECK / PATIO
MAIN	1200	491	97
LOWER	1062	-	352
CABIN	173	-	70
<b>TOTAL</b>	<b>2435</b>	<b>491</b>	<b>519</b>