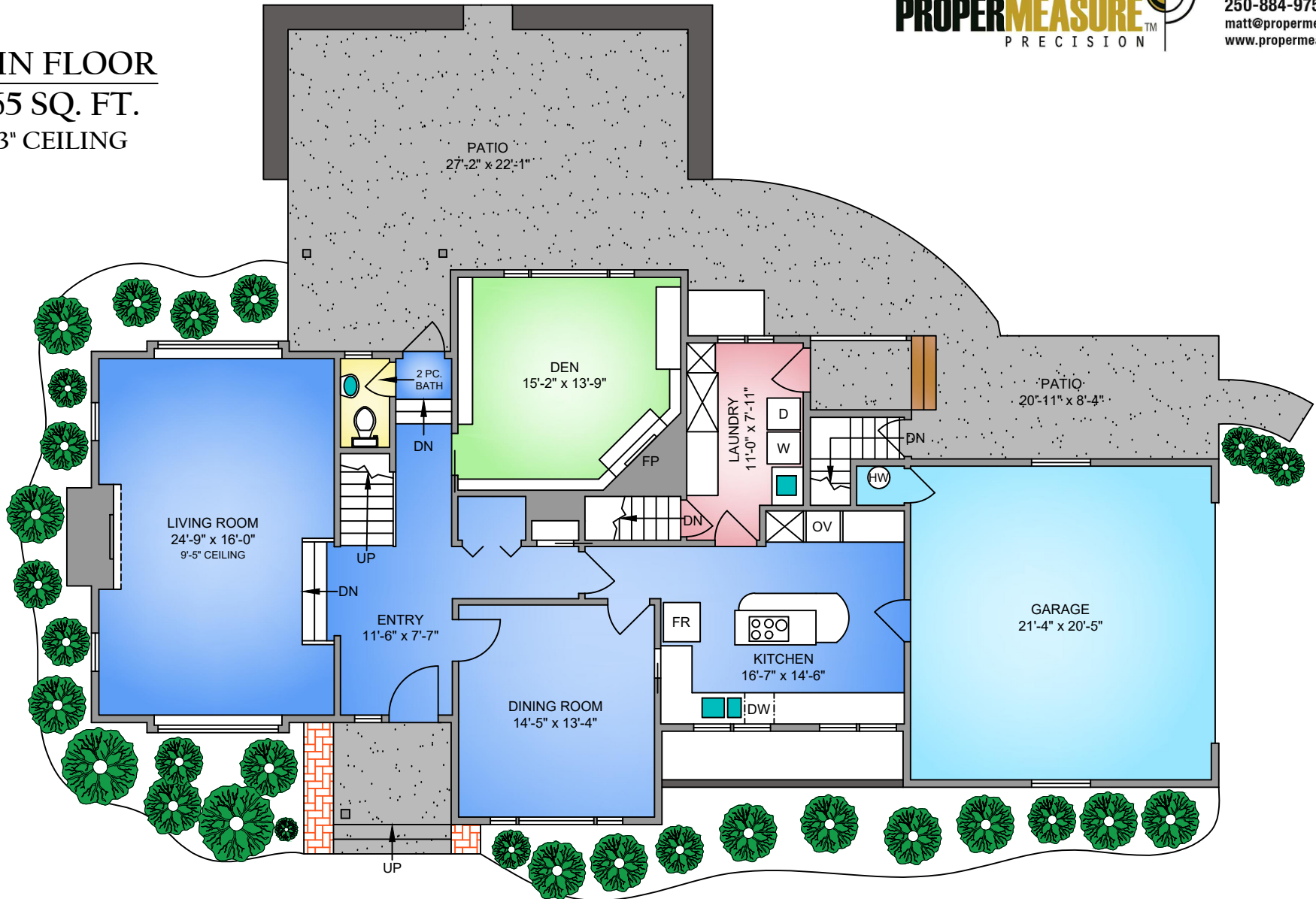


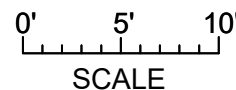
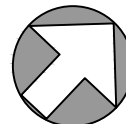
MAIN FLOOR
1565 SQ. FT.
8'-3" CEILING



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



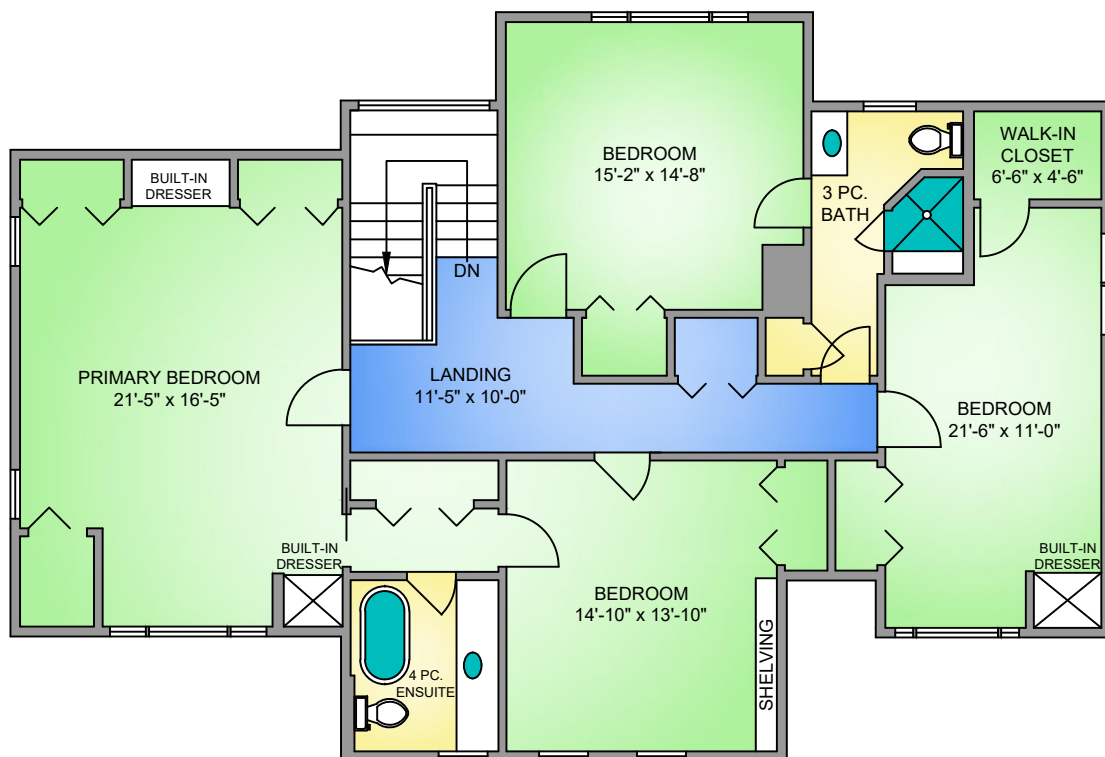
NORTH



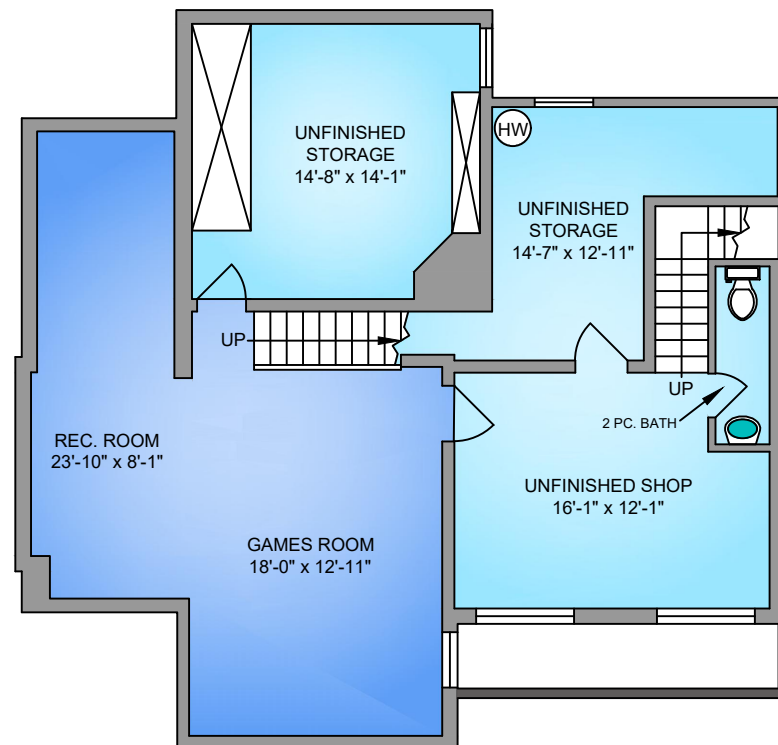
3470 UPPER TERRACE ROAD AUGUST 21, 2023 PREPARED FOR THE EXCLUSIVE USE OF MARC OWEN-FLOOD PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	PATIO
MAIN	1565	-	469	671
LOWER	520	685	-	-
UPPER	1700	-	-	-
TOTAL	3785	685	469	671

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
1700 SQ. FT.
8' CEILING



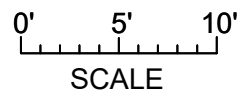
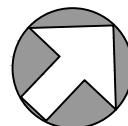
LOWER FLOOR
520 SQ. FT.
8' CEILING



Marc Owen-Flood
PERSONAL REAL ESTATE CORPORATION
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.

3470 UPPER TERRACE ROAD AUGUST 21, 2023				
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	PATIO
MAIN	1565	-	469	671
LOWER	520	685	-	-
UPPER	1700	-	-	-
TOTAL	3785	685	469	671