

**MAIN FLOOR**  
**1107 SQ. FT.**  
**8'-0" CEILING HEIGHT**

DETACHED GARAGE /  
 WORKSHOP  
 19'-3" x 13'-0"  
 8'-7" CEILING HEIGHT

UP  
 STORAGE  
 5'-2" x 9'-8"

SHED  
 3'-0" x 12'-2"

COVERED DECK  
 15'-9" x 7'-9"

DECK  
 7'-10" x 7'-7"

BEDROOM  
 9'-3" x 11'-6"

KITCHEN  
 11'-0" x 7'-10"

DINING ROOM  
 8'-8" x 7'-10"

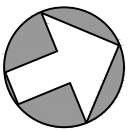
PRIMARY BEDROOM  
 12'-8" x 10'-10"

BEDROOM  
 8'-5" x 8'-5"

ENTRY  
 4'-0" x 13'-6"

LIVING ROOM  
 13'-6" x 17'-5"

NORTH



0' 5' 10'  
 SCALE

4420 TYNDALL AVENUE  
 FEBRUARY 3, 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	UNFINISHED	GARAGE	DECK
MAIN	1107	-	-	182
LOWER	782	38	279	-
DETACHED GARAGE	85	-	283	-
UPPER GARAGE	292	-	-	-
<b>TOTAL</b>	<b>2266</b>	<b>38</b>	<b>562</b>	<b>182</b>

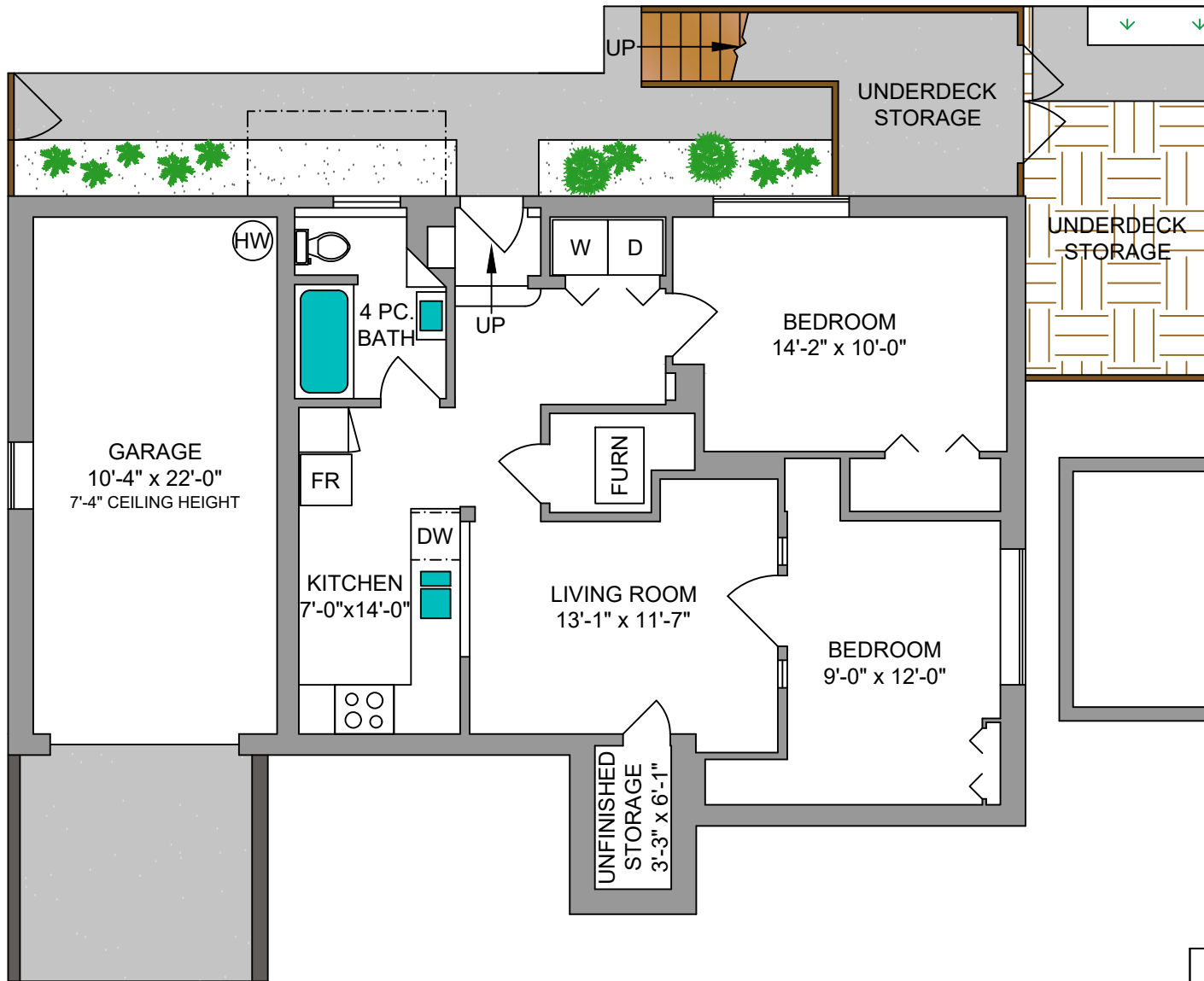


**Marc Owen-Flood**  
 PERSONAL REAL ESTATE CORPORATION  
 Marc Owen-Flood & Associates



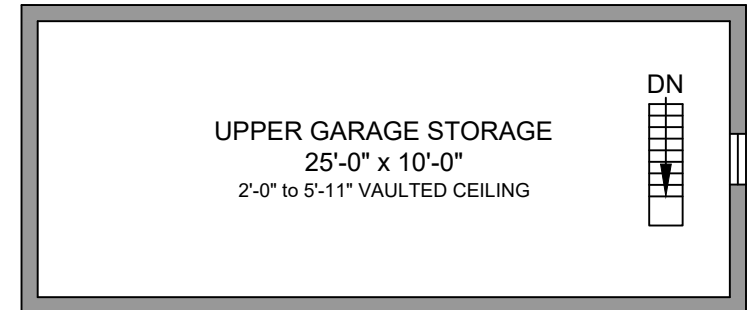
**PROPER MEASURE**  
 FROM PRECISION TO PERFECTION  
 propermeasure.com | 250.884.9753  
 matt@propermeasure.com

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.

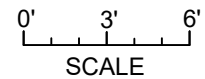
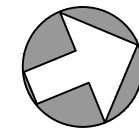


**LOWER FLOOR**  
**782 SQ. FT.**  
 7'-1" CEILING HEIGHT

**UPPER GARAGE**  
**292 SQ. FT.**  
 2'-0" to 5'-11" VAULTED CEILING



**NORTH**



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