

17 Grosvenor Avenue
Burnaby, BC



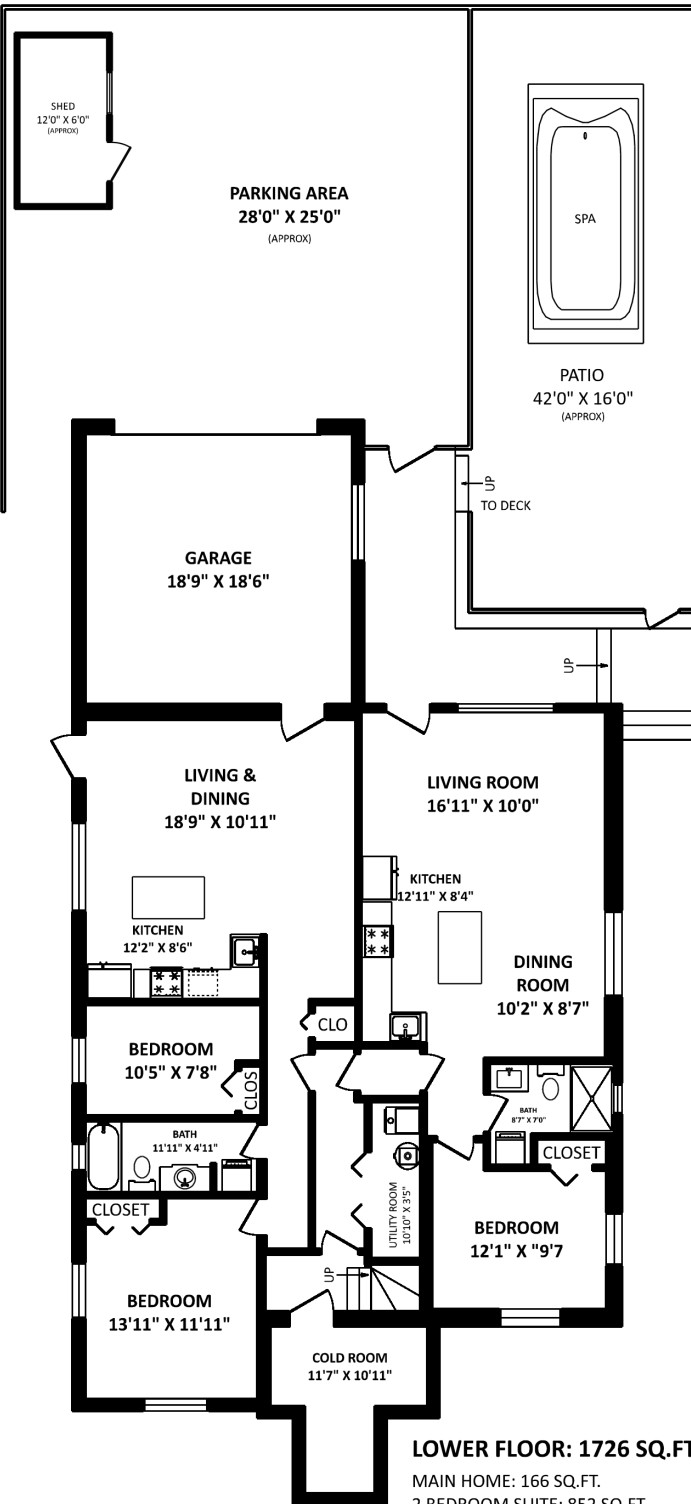
ESTHER WONG

Sutton Group West Coast Realty

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esther@estherwong.ca
www.estherwong.ca

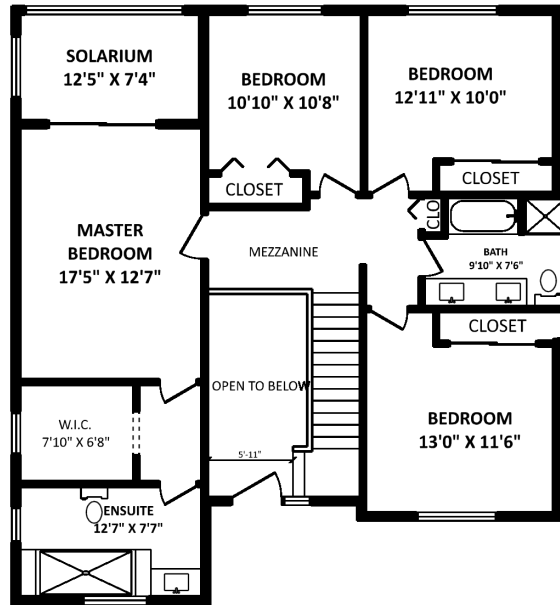
TOTAL FINISHED AREA: 4604 SQ.FT.
MAIN HOME: 3044 SQ.FT.
2 BEDROOM SUITE: 852 SQ.FT.
1 BEDROOM SUITE: 708 SQ.FT.

OTHER AREA(S)
GARAGE: 400 SQ.FT.
COLD ROOM: 120 SQ.FT.
PARKING AREA: 814 SQ.FT.*
DECK(S): 807 SQ.FT.*
PATIO: 659 SQ.FT.*
PORCH: 94 SQ.FT.*
SHED: 83 SQ.FT.*

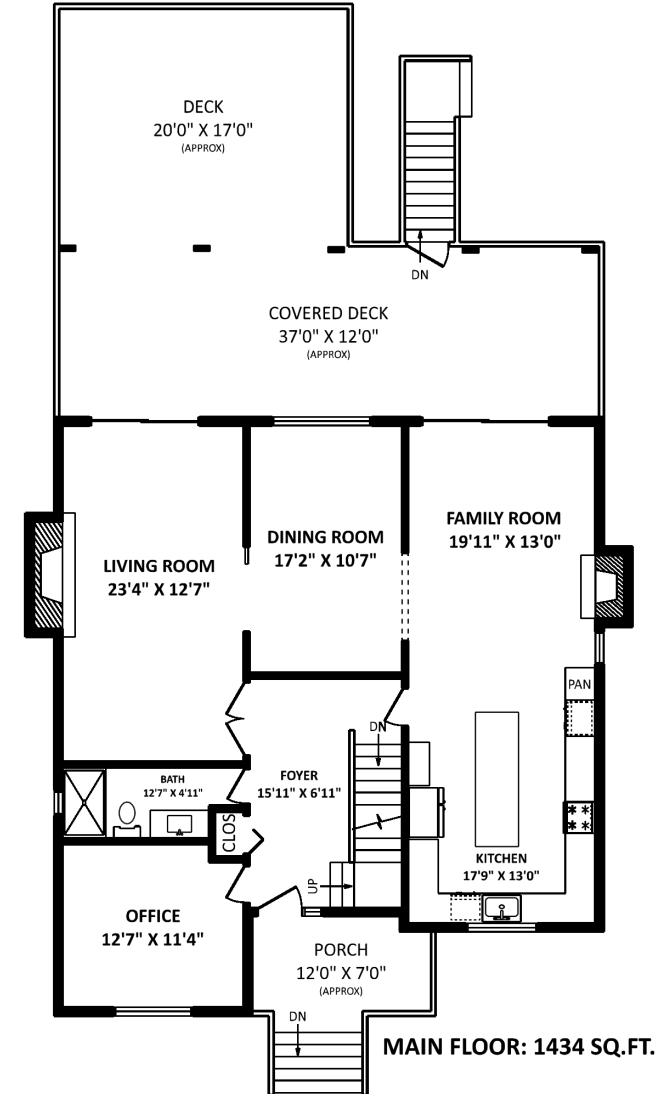


LOWER FLOOR: 1726 SQ.FT.

MAIN HOME: 166 SQ.FT.
2 BEDROOM SUITE: 852 SQ.FT.
1 BEDROOM SUITE: 708 SQ.FT.



UPPER FLOOR: 1444 SQ.FT.



MAIN FLOOR: 1434 SQ.FT.

[APRIL 20, 2021]



TEL: 604-575-1244
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DISCLAIMER:
1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE.
2. MEASUREMENTS & CALCULATIONS FOR FINISH (ID) AREAS ARE ALSO INCLUDED.
3. FINISHED AREAS ARE PROVIDED AS PER BC A1901. THIS IS SUBJECT TO YEAR HOURLY USE, FLOORING, WALLS, FLOORING, AND CEILING THAT ARE SIMILAR TO THE REST OF THE HOUSE. (AND 2706-2023)
4. FOR THE PURPOSE OF FINISH (ID) AREAS, THE FINISHED SQUARE FOOTAGE OF EACH LEVEL IS CALCULATED TO THE EXTERIOR FINISHED SURFACE OF THE OUTSIDE WALLS. (AND 2706-2023)
5. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN. * ANY MEASUREMENTS WITH AN ASTERISK (*) OR (APPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT EXACT DIMENSIONS.



SCALE: 0 2 5 10 FT.