



Marie O'Connor

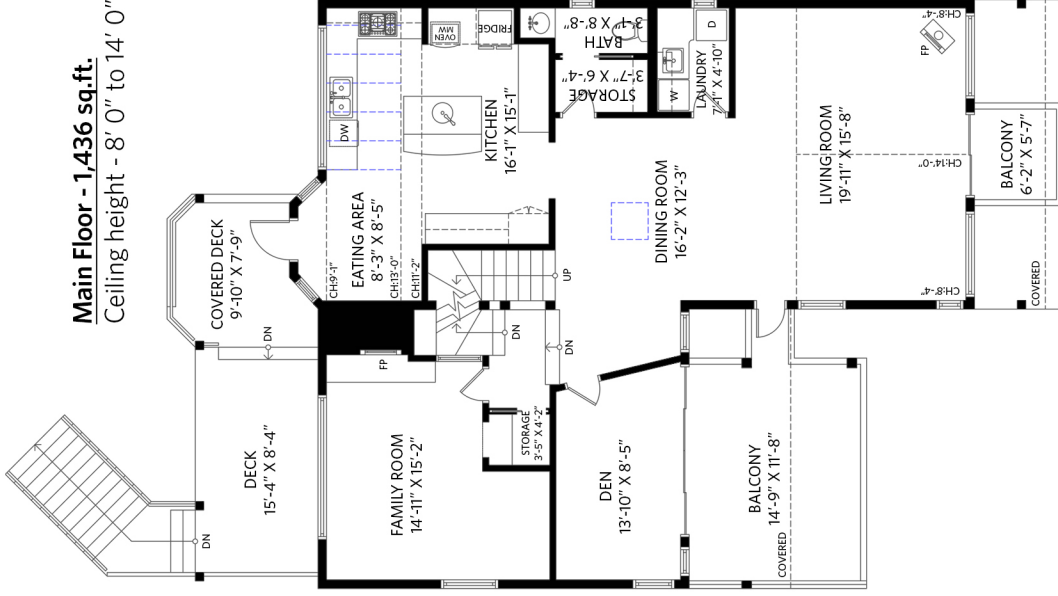
778.321.0091

marie@marieoconnor.ca
www.marieoconnor.ca

4496 Epps Avenue North Vancouver, BC

4 bedrooms + den + flex +
2 full bathrooms + 2 half bathrooms

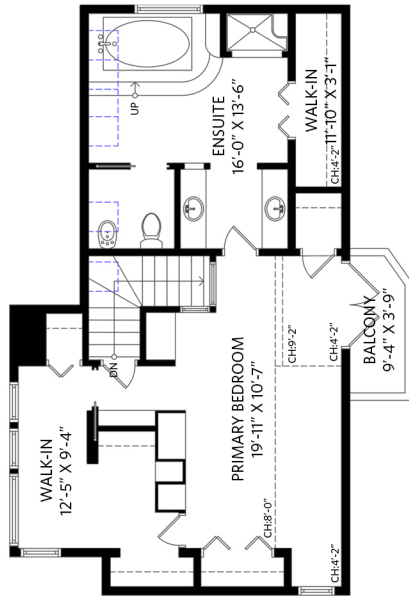
Lower Floor - 1,719 sq.ft.
Ceiling height - 6' 11" to 9' 3"



Lower Floor: 1,719 sq.ft.
Main Floor: 1,436 sq.ft.
Upper Floor: 817 sq.ft.
Total Interior: 3,972 sq.ft.

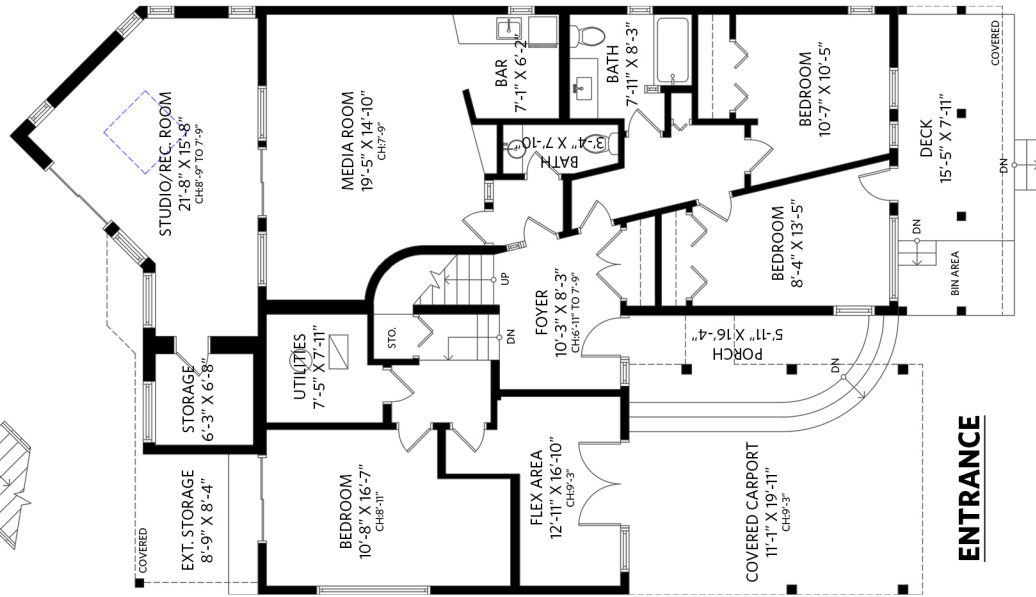
Covered Carport: 242 sq.ft.
Exterior Living: 670 sq.ft.
Exterior Storage: 73 sq.ft.

Upper Floor - 817 sq.ft.
Ceiling height - 4' 2" to 9' 2"



Main Floor - 1,436 sq.ft.
Ceiling height - 8' 0" to 14' 0"

Lower Floor - 1,719 sq.ft.
Ceiling height - 6' 11" to 9' 3"



Floor plan measurements, dimensions, square footage, existing structures & features are approximations and for illustrative purposes only. ESO insured for \$10,000,000

