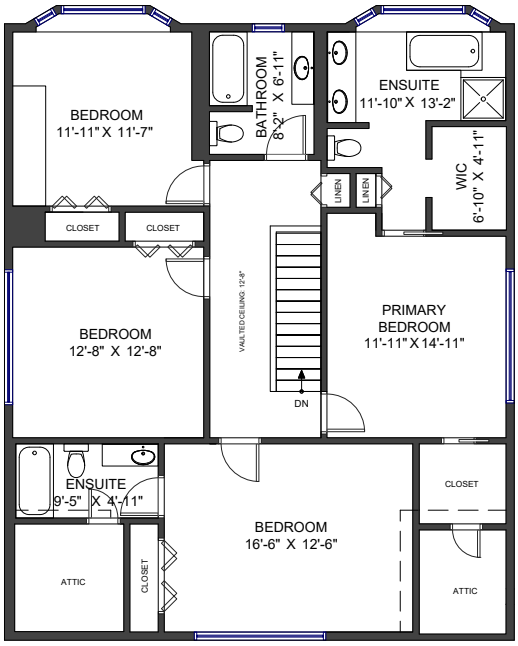
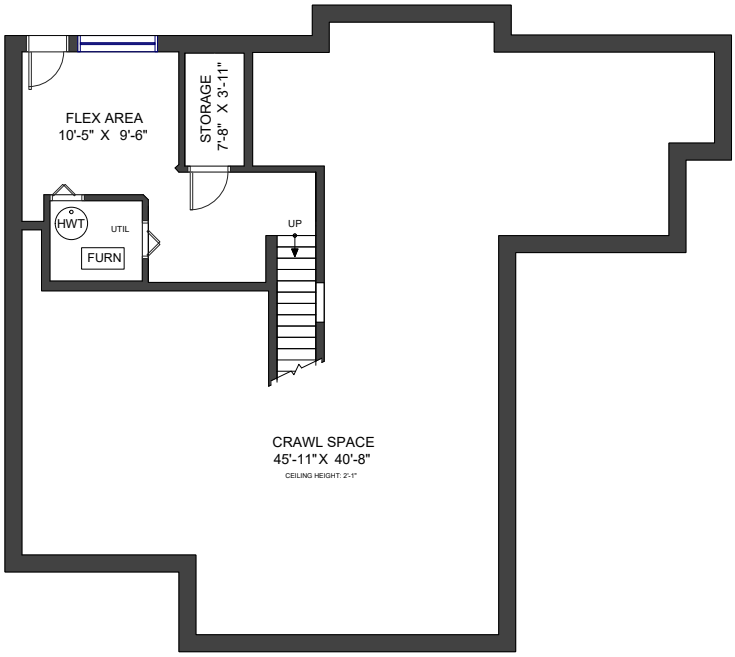
Lynda & Ray Proc
604 649 3456 | info@proc.ca | proc.ca

4399 Erwin Drive
West Vancouver, BC



Upper Floor 1,270 SF
Ceiling Height: 8'



Lower Floor 308 SF
Ceiling Height: 7'

Main House

LIVING AREA	3,142 SF
MAIN FLOOR	1,564 SF
UPPER FLOOR	1,270 SF
LOWER FLOOR	308 SF

Guest House

LIVING AREA	378 SF

Auxiliary Area

TOTAL AREA	4,212 SF
PATIO	1,656 SF
POOL	682 SF
HOT TUB	51 SF
MECH. ROOM	46 SF
PORCH	55 SF
GARAGE	385 SF
ATTIC	107 SF
CRAWL SPACE	1,230 SF

Valid Until: April 10, 2026

All dimensions are approximate and not suitable for architectural/construction use. This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.
We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.
Crawl space layout is estimated from the main floor due to limited access. Actual size and configuration may vary.

ROYAL LEPAGE
SUSSEX - LYNDA PROC PREC