



PAT MIAZGA

RE/MAX - ALL POINTS REALTY
101-1020 AUSTIN AVENUE, COQUITLAM

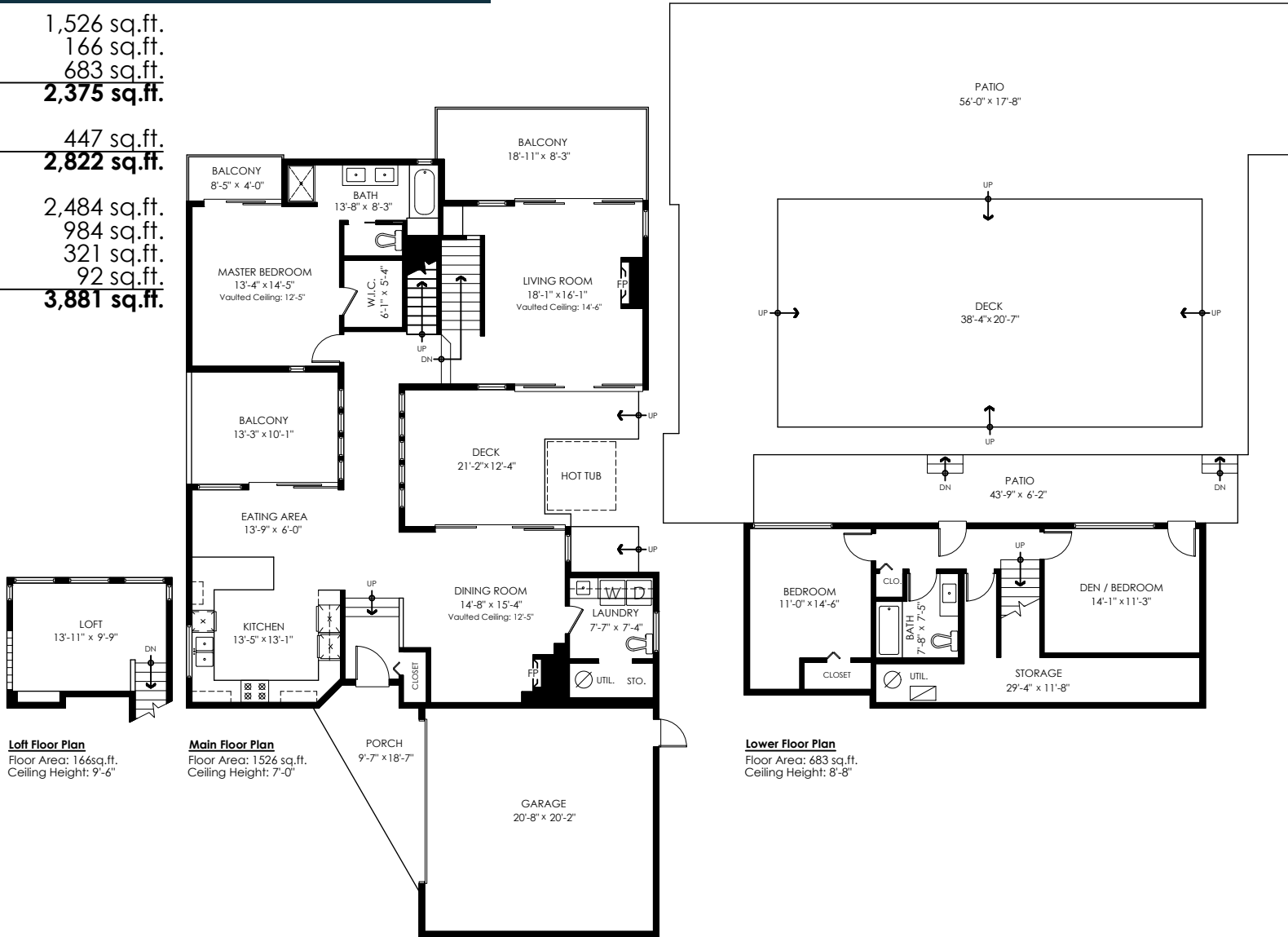
OFFICE: 604-936-0422
MOBILE: 604-562-5982
WWW.SERVINGTRICITIES.COM

2524 Arundel Lane, Coquitlam

Main Floor: 1,526 sq.ft.
Loft Floor: 166 sq.ft.
Lower Floor: 683 sq.ft.
Total Livable: 2,375 sq.ft.

Garage: 447 sq.ft.
Grand Total: 2,822 sq.ft.

Patio: 2,484 sq.ft.
Decks: 984 sq.ft.
Balconies: 321 sq.ft.
Porch: 92 sq.ft.
Total Extras: 3,881 sq.ft.



Loft Floor Plan

Floor Area: 166sq.ft.
Ceiling Height: 9'-6"

Main Floor Plan

Floor Area: 1526 sq.ft.
Ceiling Height: 7'-0"

Lower Floor Plan

Floor Area: 683 sq.ft.
Ceiling Height: 8'-8"



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

MEASURED ON: (2021-09-12)
info@pixlworks.com www.pixlworks.com 604.329.5788

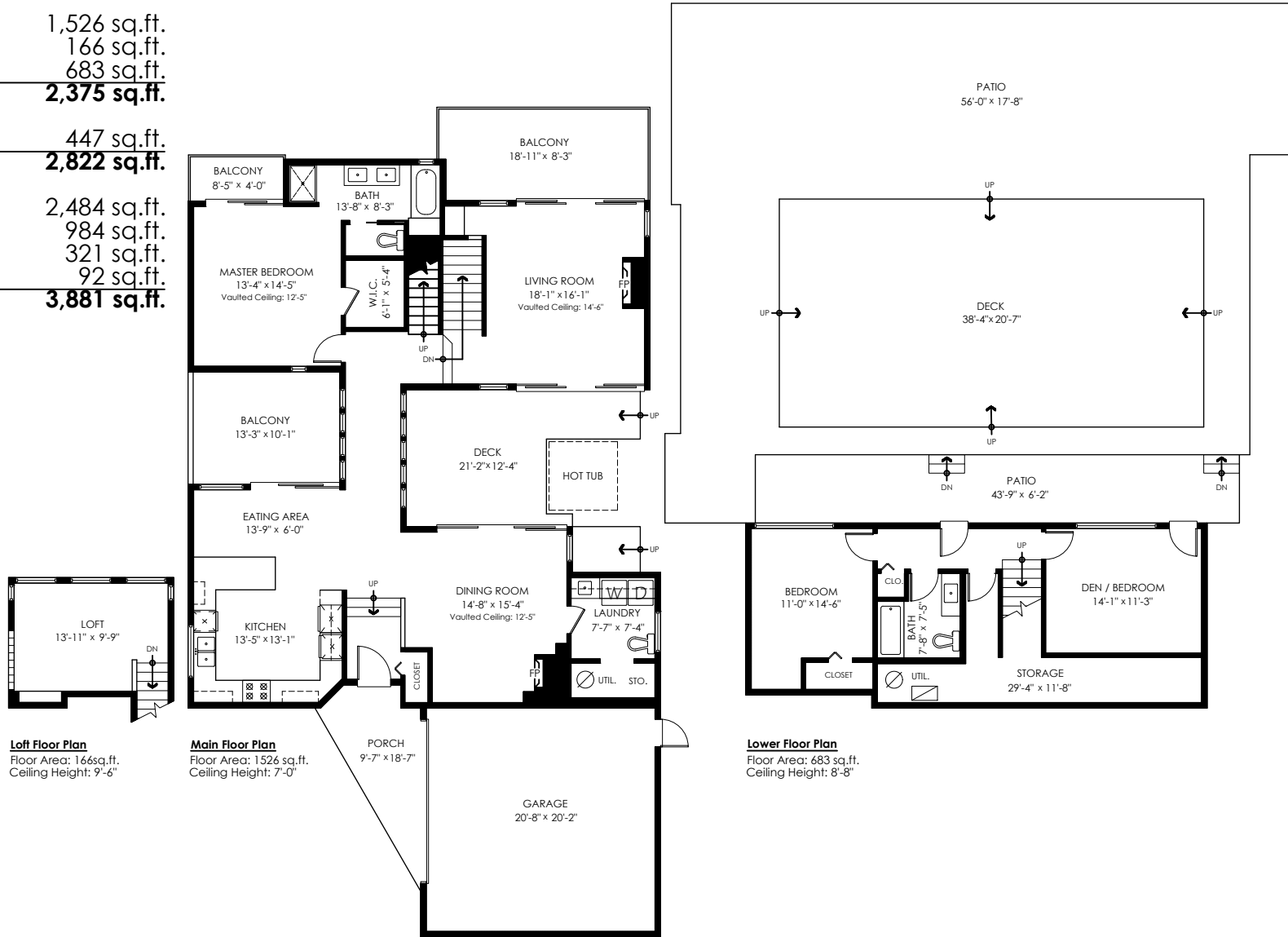


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Houses:

Total square footage is calculated to the outside of exterior walls.

Room sizes are dimensioned to the inside of the walls. This is because you need to know what you can fit in that room. When you add up the total of the room sizes it will not equal the total square footage of the property. This method of adding up room sizes will not account for wall thickness, interior hallways, exterior wall thickness, closets and many other areas that are included in total sqft.

Any space that is not suitable for year-round use or has a ceiling height of less than 4 feet will not be considered living space. An example of this includes a deck, garage or attic. If there isn't heat, insulation or room for an adult to stand, then it will not be included in the living space.

Cantilevered fireplaces, chimneys and plant windows are also not considered living space.

Included in the living space will be the measurements for stair treads for the floor they service as well as the space under the lowest floor's stairs.

Areas open to the floor below (also known as double height ceilings) are not considered living space because there is no floor.

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Lower Floor:	683 sq.ft.
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