

AXFORD

REAL ESTATE & PROPERTY MANAGEMENT GROUP



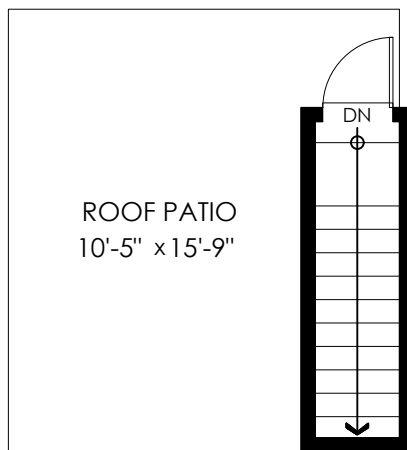
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50-6577 Southoaks Cres,
Burnaby



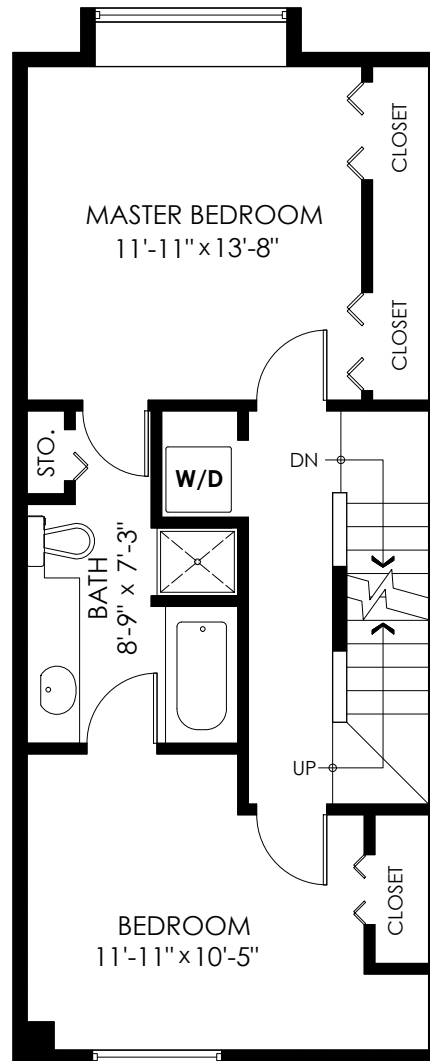
Main Floor: 552 sq.ft.
Upper Floor: 552 sq.ft.
Roof Floor: 49 sq.ft.
Total: 1,104 sq.ft.

Roof Patio: 176 sq.ft.
Porch: 69 sq.ft.
Total Extras: 245 sq.ft.



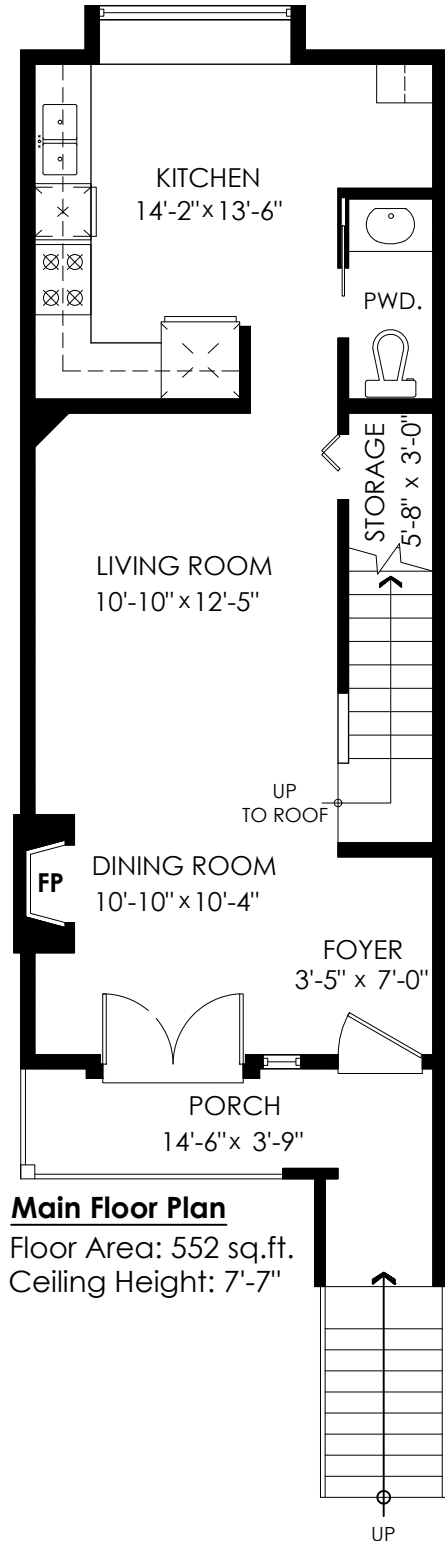
Roof Floor Plan

Floor Area: 49 sq.ft.



Upper Floor Plan

Floor Area: 552 sq.ft.
Ceiling Height: 8'-0"



Main Floor Plan

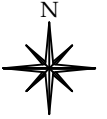
Floor Area: 552 sq.ft.
Ceiling Height: 7'-7"



Measurements, Design & Scanning | 604-329-5788

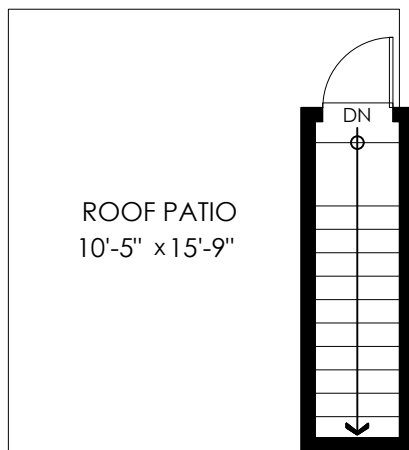
E&O Insured for \$1,000,000. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance. www.PixlWorks.com

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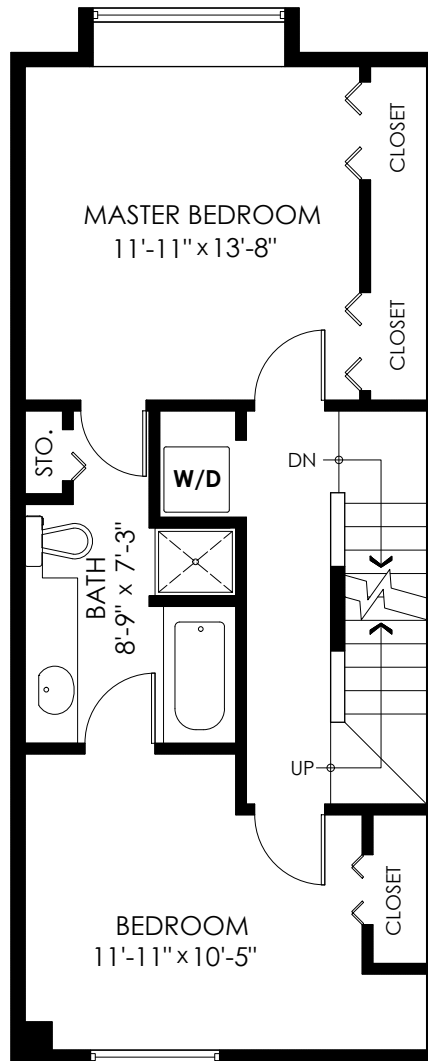


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 Upper Floor: 552 sq.ft.
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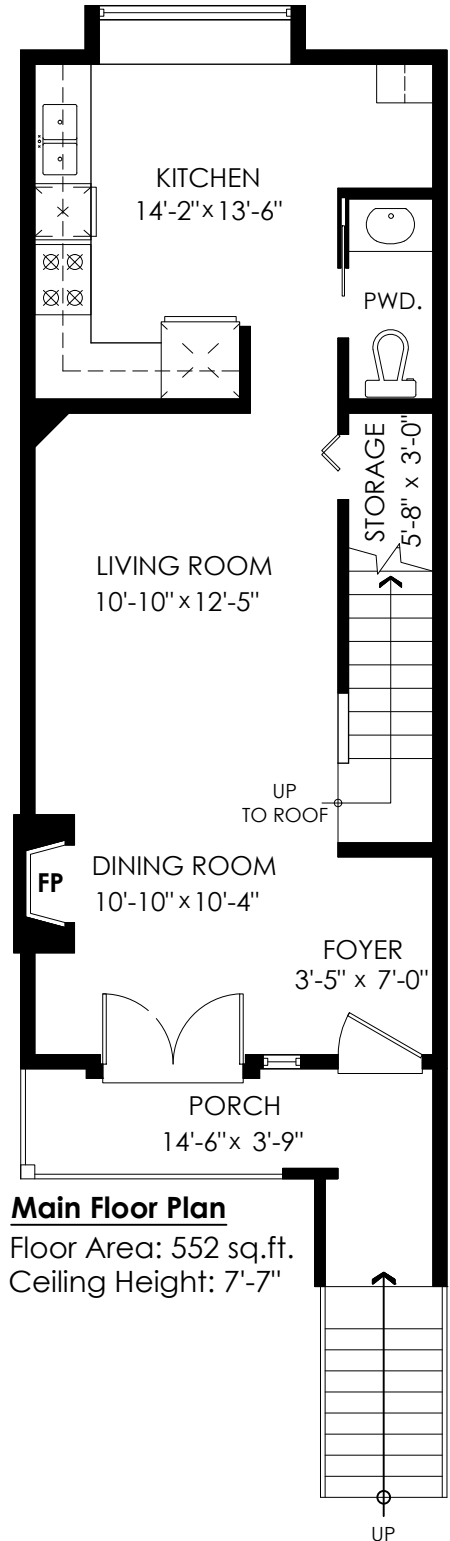
Roof Patio: 176 sq.ft.
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Roof Floor Plan
 Floor Area: 49 sq.ft.



Upper Floor Plan
 Floor Area: 552 sq.ft.
 Ceiling Height: 8'-0"



Main Floor Plan
 Floor Area: 552 sq.ft.
 Ceiling Height: 7'-7"





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.

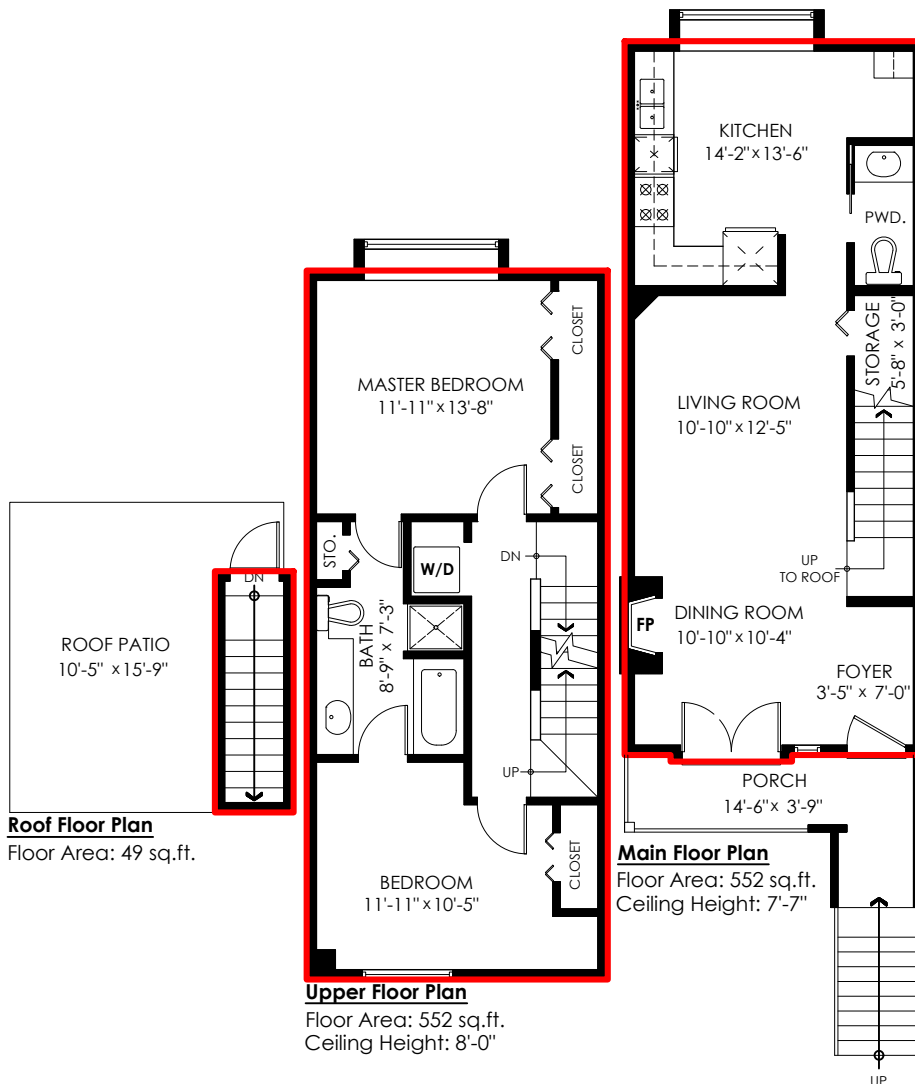
Any space that is not suitable for year-round use or has a ceiling height of less than 4 feet will not be considered living space. An example of this includes a deck, garage or attic. If there isn't heat, insulation or room for an adult to stand, then it will not be included in the living space.

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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Main Floor:	808 sq.ft.
Upper Floor:	822 sq.ft.
Lower Floor:	145 sq.ft.
Sub Total:	1,775 sq.ft.

Unfinished Area:	206 sq.ft.
Total:	1,981 sq.ft.

Garage/Storage:	396 sq.ft.
Deck:	81 sq.ft.
Total Extras:	477 sq.ft.