Matt Kopan 11-45175 Wells Rd 604.807.1521 Chilliwack matt@kopanproperties.com 1,024 sq.ft. Main Floor: www.mattkopan.com Upper Floor: Total Livable: 656 sq.ft. 1,680 sq.ft. Garage: Grand Total: 370 sq.ft. 2,050 sq.ft. 195 sq.ft. Patio: 12 sq.ft. 207 sq.ft. Porch: PATIO Total Extras: 19'-6"×10'-0" . Open To Below: 259 sq.ft. ___ FP__ P.W.I.C. 6'-8'' × 4'-0'' PRIMARY BEDROOM FAMILY ROOM BEDROOM **KITCHEN** 14'-11"×11'-1" aja aga 13'-9"×11'-7" 10'-3"×11'-7 11'-4"×11'-7" LOFT BATH BATH W.I.C. 5'-5'' ×3'-1 D 17'-11" × 20'-7" LAUNDRY 11'-5"× 6'-1" 9'-3" × 5'-4 9'-4" × 5'-11" w **DINING ROOM** DN • 11'-11" × 9'-2" JOSE UTIL./ TO CRAWL LIVING ROOM GARAGE 14'-5"×15'-7" OPEN TO 17'-6"×19'-10" BELOW ceiling vault 14'-8' ceiling height 9'-10" UP FOYER 5'-2" × 5'-4' PORCH 4'-2" Main Floor Plan **Upper Floor Plan** Floor Area: 656 sq.ft. Floor Area: 1024 sa.ft. LIF Ceiling Height: 8' Ceiling Height: 8' MEASURED ON: (2024-05-01)





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.

