

**811 Spruce Ave,  
Coquitlam**

Main Floor:	1,949 sq.ft.
Upper Floor:	852 sq.ft.
Lower Floor:	912 sq.ft.
<b>Total Livable:</b>	<b>3,713 sq.ft.</b>

Garage:	797 sq.ft.
<b>Grand Total:</b>	<b>4,510 sq.ft.</b>

Gazebo:	110 sq.ft.
Deck:	471 sq.ft.
<b>Total Extras:</b>	<b>581 sq.ft.</b>

Garage

Floor Area: 797 sq.ft.  
Ceiling Height: 8'3"

GAZEBO  
11'-0" x 10'-0"



DN

DECK  
16'-0" x 13'-9"

DN

16'-0" x 16'-0"

BEDROOM  
13'-2"x12'-6"

DINING AREA  
13'-4"x10'-0"

KITCHEN  
13'-4"x 7'-3"

BATH  
6'-11" x 7'-10"

BEDROOM  
10'-0" x 10'-4"

KITCHEN  
3'-10" x 16'-4"

EATING AREA  
9'-5" x 10'-10"

MEDIA ROOM  
11'-3" x 20'-2"

GAMES ROOM  
10'-5" x 11'-9"

BEDROOM  
7'-10"x 9'-3"

KITCHENETTE  
12'-9" x 7'-2"

BATH  
" x 7"-

DRY

LAUNN

UTIL  
(

STORAGE  
11'-2" x 9'-3"

MASTER BEDROOM  
14'-2" x 15'-1"

M.BATH  
12'-2" x 9'-4"

BEDROOM  
10'-2" x 15'-3"

BEDROOM  
13'-11" x 11'-9"

### Upper Floor Plan

Floor Area: 852 sq.ft.  
Ceiling Height: 7'11"

Vaulted Ceiling: 12'-5"  
LIVING ROOM  
21'-4"x13'-7"

### Main Floor Plan

Floor Area: 1949 sq.ft.  
Ceiling Height: 7'11"

### Lower Floor Plan

Floor Area: 912 sq.ft.  
Ceiling Height: 7'3"



SCALE



0' 5'

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.

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