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**GARY AND REID
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SELLING HOMES & ACREAGES SINCE 1982



GARY HOOGUE
PERSONAL
REAL ESTATE
CORPORATION

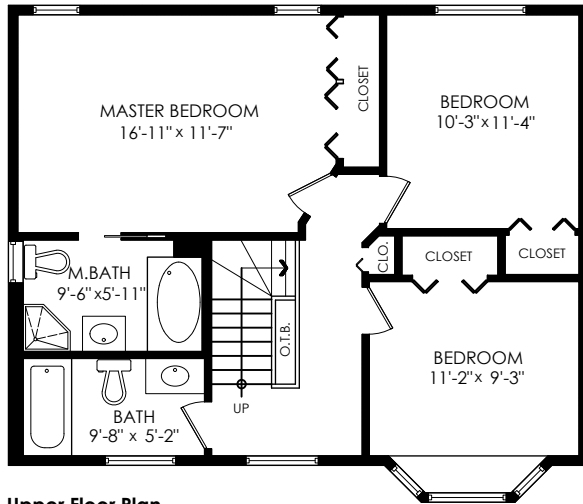
Each office independently owned and operated. This compensation is not intended to cause or induce breach of an existing agency agreement.

9399 214 St, Langley

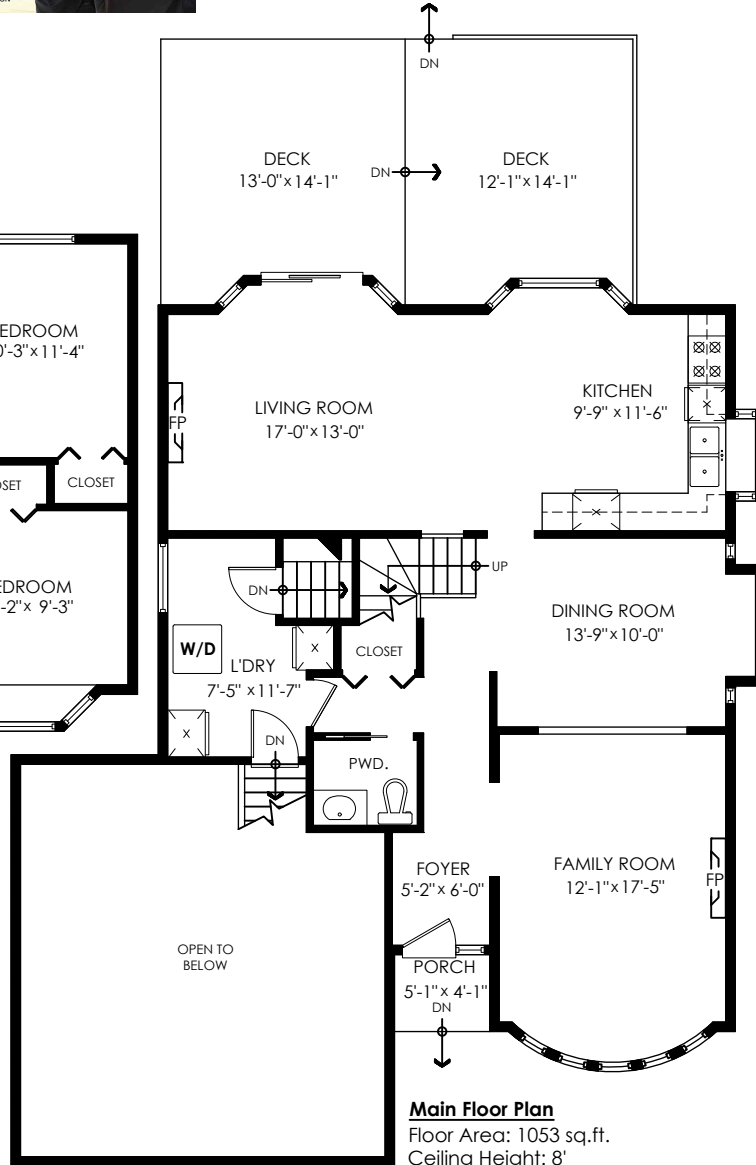
Main Floor:	1,053 sq.ft.
Upper Floor:	748 sq.ft.
Lower Floor:	1,016 sq.ft.
Total:	2,817 sq.ft.

Garage:	421 sq.ft.
Deck:	332 sq.ft.
Porch:	21 sq.ft.
Total Extras:	774 sq.ft.

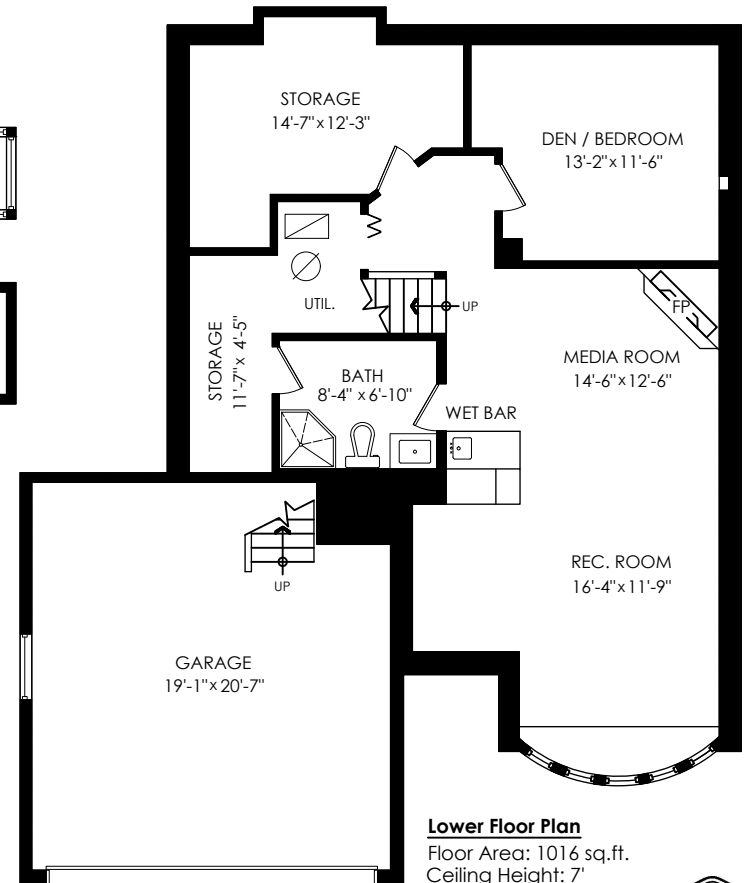
Open To Below: 424 sq.ft.



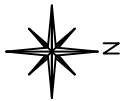
Upper Floor Plan
Floor Area: 748 sq.ft.
Ceiling Height: 8'



Main Floor Plan
Floor Area: 1053 sq.ft.
Ceiling Height: 8'



Lower Floor Plan
Floor Area: 1016 sq.ft.
Ceiling Height: 7'



cotala

E&O Insured. Total square foot calculated to gross unit area. \$QFT 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

Measuring, Scanning, & Design | 604-329-5788

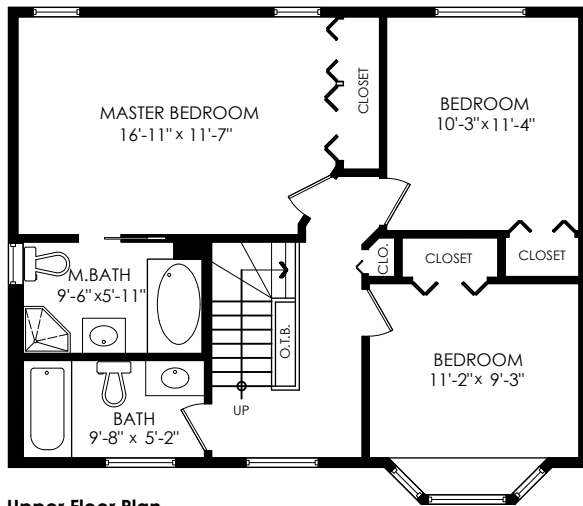


9399 214 St, Langley

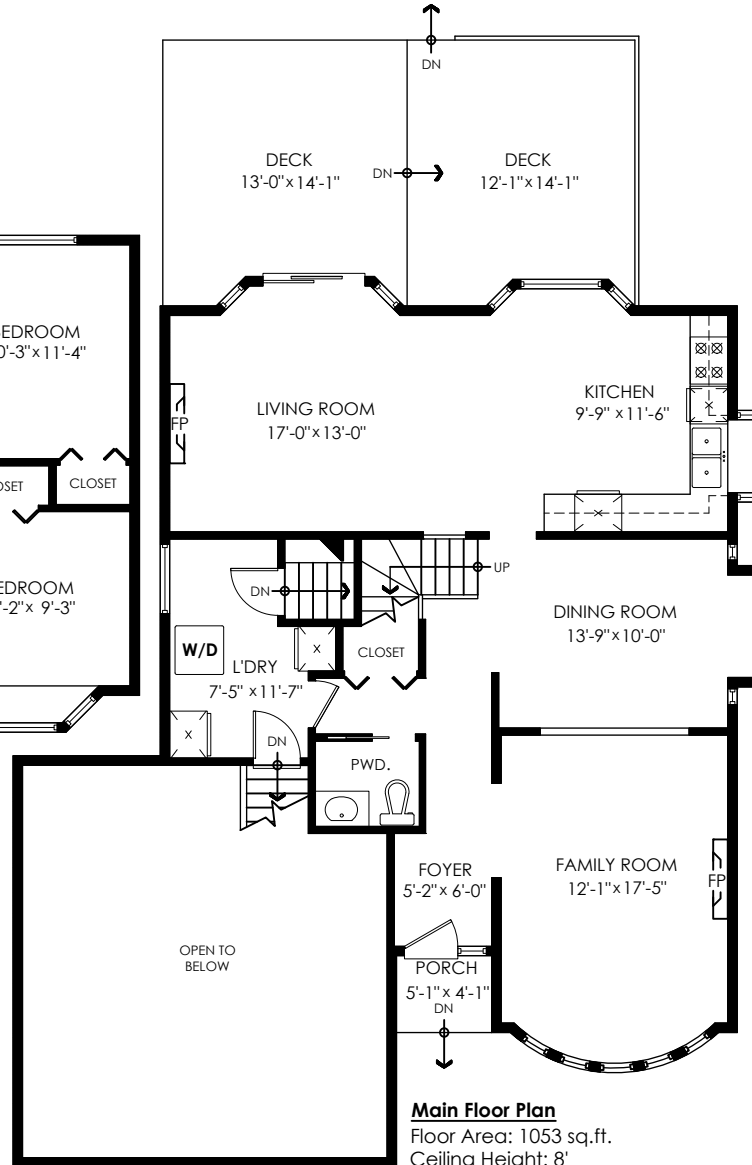
Main Floor: 1,053 sq.ft.
 Upper Floor: 748 sq.ft.
 Lower Floor: 1,016 sq.ft.
Total: 2,817 sq.ft.

Garage: 421 sq.ft.
 Deck: 332 sq.ft.
 Porch: 21 sq.ft.
Total Extras: 774 sq.ft.

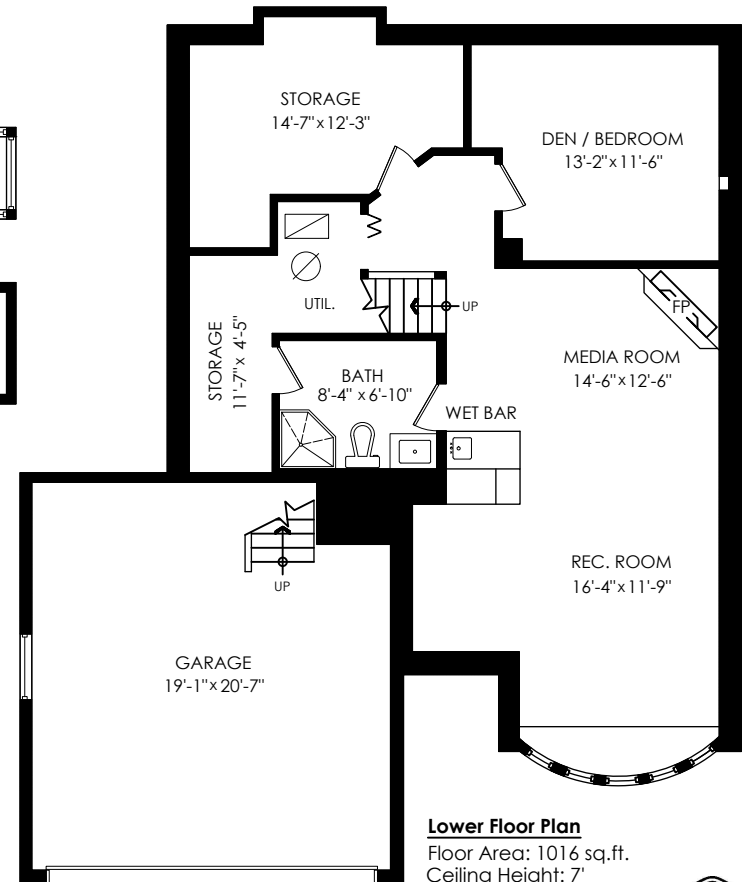
Open To Below: 424 sq.ft.



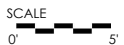
Upper Floor Plan
 Floor Area: 748 sq.ft.
 Ceiling Height: 8'



Main Floor Plan
 Floor Area: 1053 sq.ft.
 Ceiling Height: 8'



Lower Floor Plan
 Floor Area: 1016 sq.ft.
 Ceiling Height: 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 is 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.

Main Floor:	1,053 sq.ft.
Upper Floor:	748 sq.ft.
Lower Floor:	1,016 sq.ft.
Total:	2,817 sq.ft.

**9399 214 St,
Langley**

Garage:	421 sq.ft.
Deck:	332 sq.ft.
Porch:	21 sq.ft.
Total Extras:	774 sq.ft.

Open To Below: 424 sq.ft.

