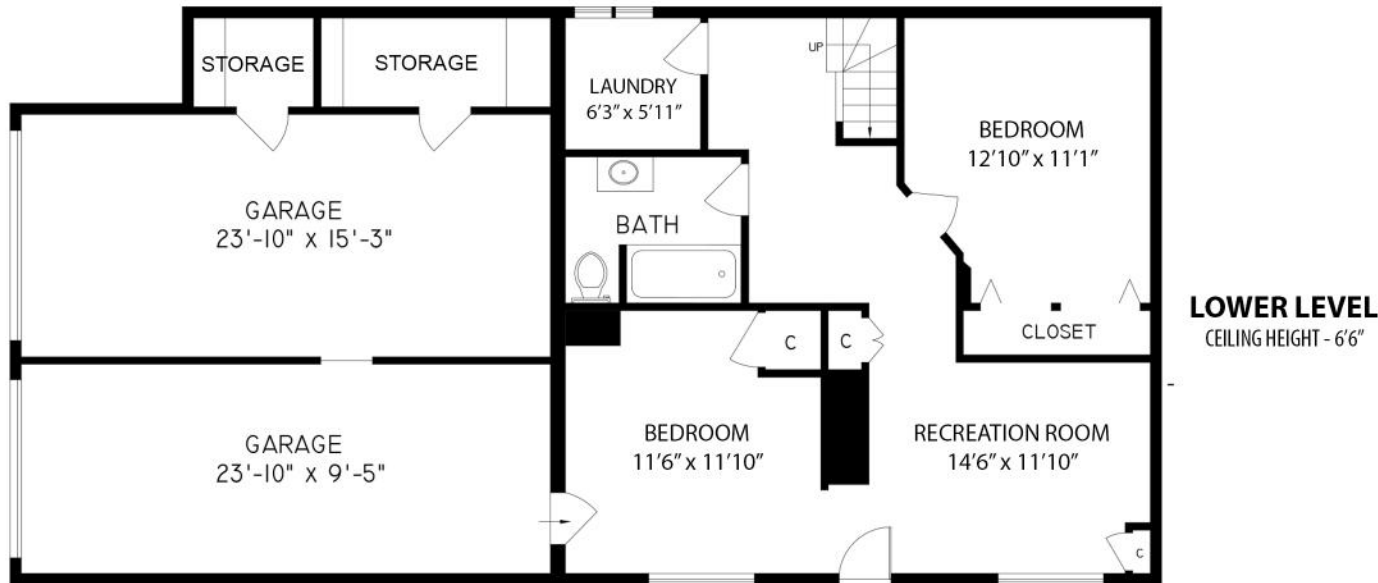
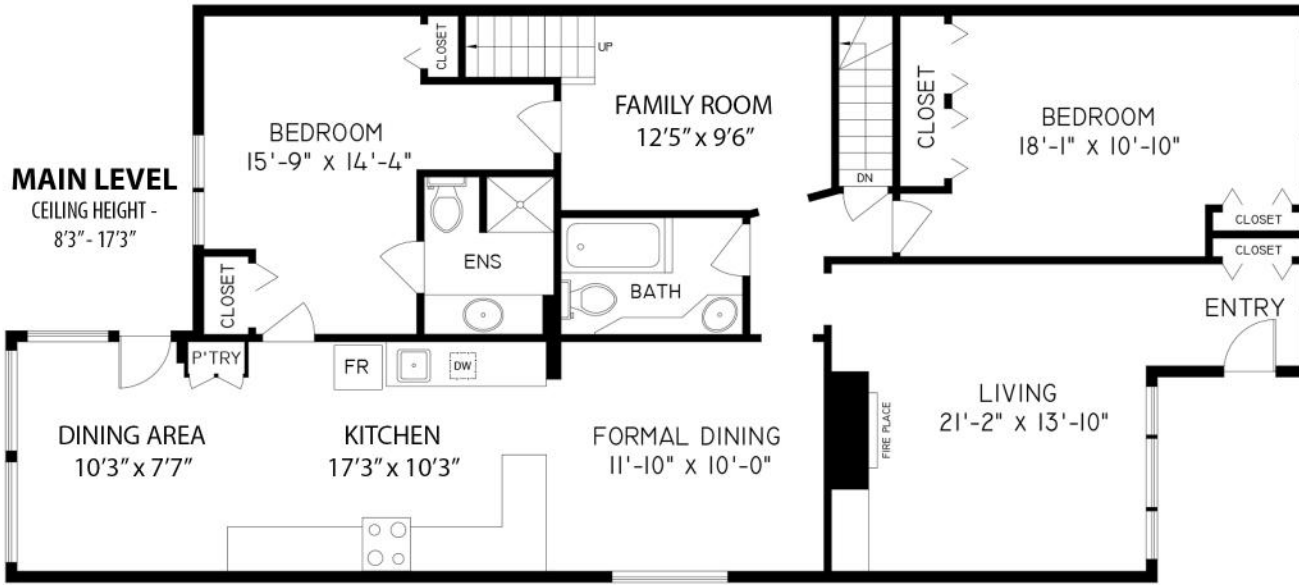


3264 W 38th Ave

Vancouver, BC

Main Level :	1257 SQ.FT.
Upper Level :	473 SQ.FT.
Lower Level :	725 SQ.FT.
<hr/>	
Total Interior Area :	2455 SQ.FT.
<hr/>	
Garage:	492 SQ.FT.
<hr/>	
Total Outdoor Area :	492 SQ.FT.



**Approx. based on interior measurements to exterior walls
 ***Total square footage not taken from original blueprints



Measured On April 24, 2019 by Angus Macgillivray

Top 1% of the real estate industry for 15 years*

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