

# Mike Rampf PREC\* & Glenn Feldstein PREC\*

mike@thenextdoor.ca 604.616.0115  
glenn@thenextdoor.ca 604.782.7545  
www.thenextdoor.ca

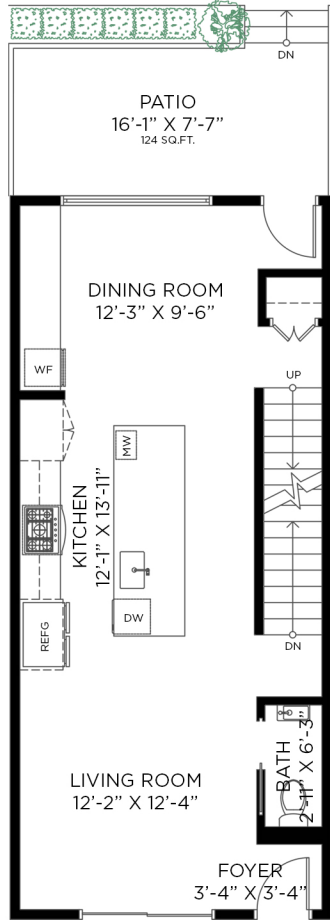
## #35-92 W. KING EDWARD AVE VANCOUVER, BC

3 BEDROOMS + DEN + 2 1/2 BATHROOMS

LOWER FLOOR:	252 SQ.FT.
MAIN FLOOR:	616 SQ.FT.
UPPER FLOOR:	588 SQ.FT.
TOP FLOOR:	386 SQ.FT.
<b>TOTAL INTERIOR:</b>	<b>1,842 SQ.FT.</b>

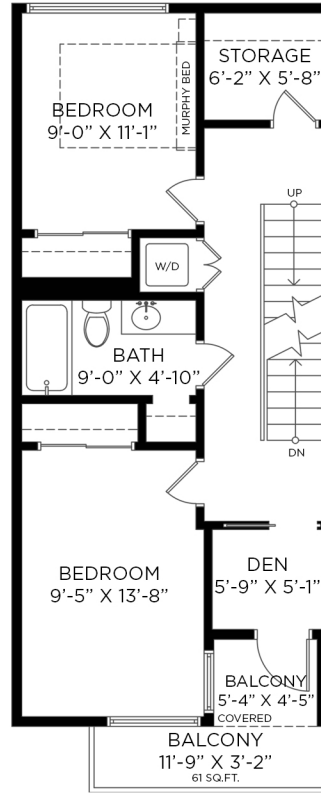
EXTERIOR LIVING:	645 SQ.FT.
EXTERIOR STORAGE:	159 SQ.FT.

**MAIN FLOOR - 616 SQ.FT.**  
CEILING HEIGHT: 8'-11"

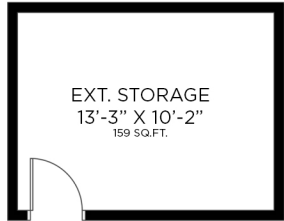
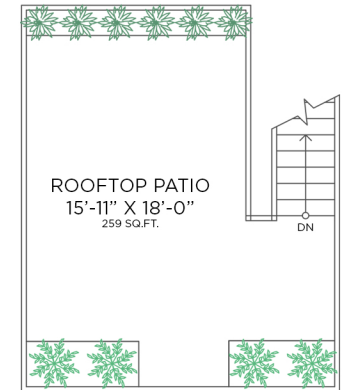
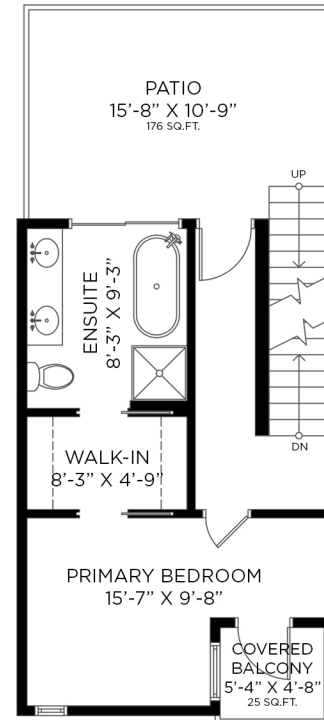


**ENTRANCE**

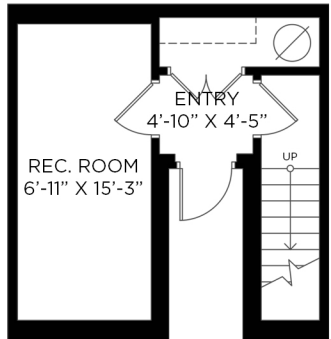
**UPPER FLOOR - 588 SQ.FT.**  
CEILING HEIGHT: 7'-10"



**TOP FLOOR - 386 SQ.FT.**  
CEILING HEIGHT: 8'-0"



**LOWER FLOOR - 252 SQ.FT.**  
CEILING HEIGHT: 8'-0"



Floor plan not suitable for architectural/construction purposes. ANSI Z765 stand used to calculate square footage. Buyer to verify. E&O insured for \$1,000,000.

