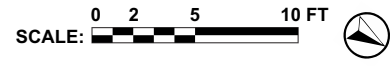


3944 Indian River Dr North Vancouver, BC V7G 2G9



Created and Presented by
RealtyShut

Project No: #1499 Date: 01.30.2025

This floor plan is provided without warranty of any kind. The contractor disclaims any warranty including, without limitation, satisfactory quality or accuracy of dimensions. Floor plan is for visual marketing purposes and is not guaranteed.

This enclosed information while deemed to be accurate, is not guaranteed. This announcement is not intended to solicit or induce breach of an existing agency agreement.

<p>Living Area: 1,756 Squarefeet</p>	<p>Bedroom(s): 5</p>
<p>Extra Area: 697 Squarefeet</p>	<p>Bathroom(s): 4</p>

● LIVING AREA 1,756 SQ FT

Upper Floor	652 SQ FT
Main Floor	652 SQ FT
Lower Floor	452 SQ FT

● EXTRA AREA 697 SQ FT

Garage	210 SQ FT
Deck	246 SQ FT
Patio	241 SQ FT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

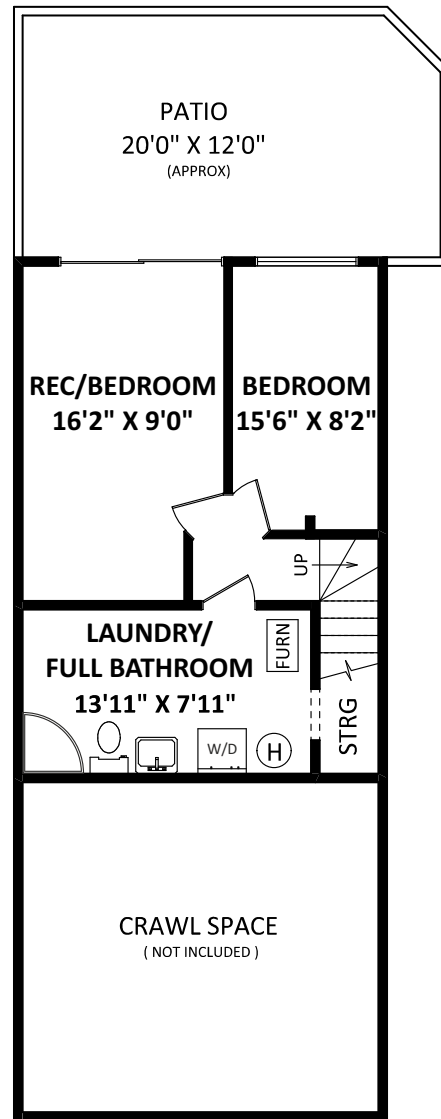


Mohammad Taherkhani
Realtor® PREC

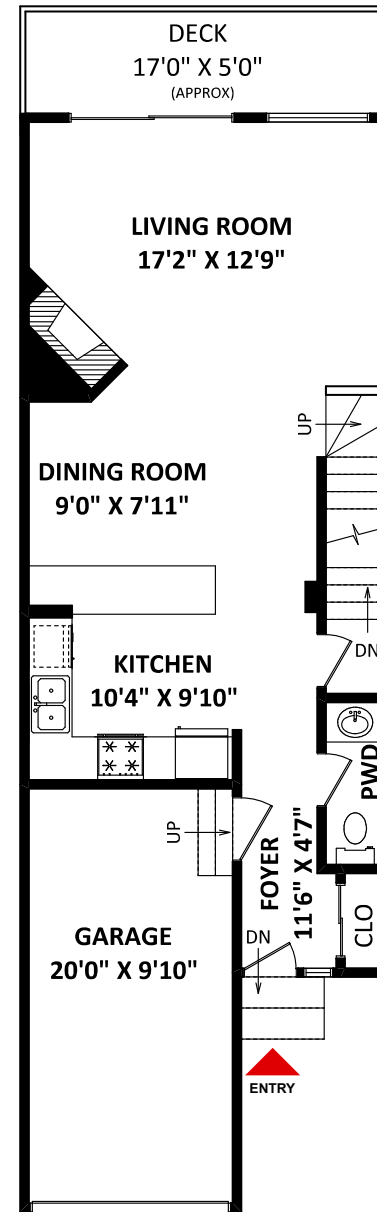
778.656.1010

E mohammad@taherkhani.ca

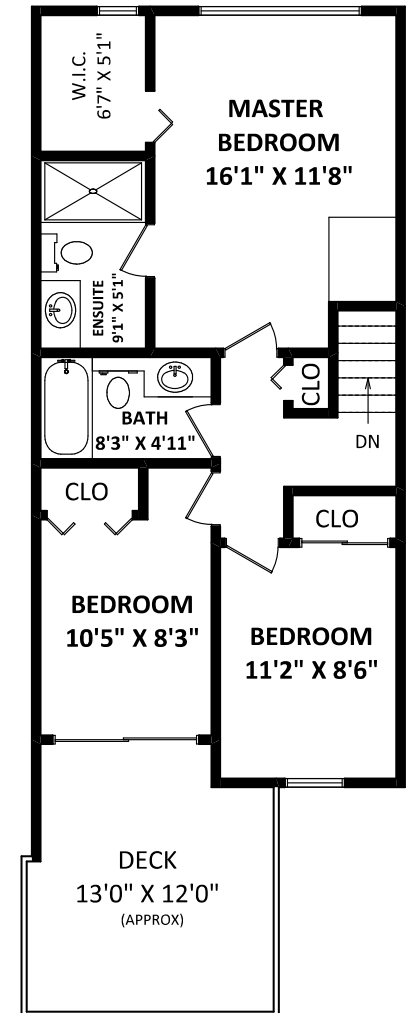
W Taherkhani.ca



LOWER FLOOR: 452 SQ.FT.



MAIN FLOOR: 652 SQ.FT.



UPPER FLOOR: 652 SQ.FT.