

# 3178 GARDEN DR VANCOUVER, BC

5 BEDROOMS + DEN + 3 BATHROOMS

## MAIN FLOOR 1,331 SQ.FT.



LOWER FLOOR: 1,330 SQ.FT.  
MAIN FLOOR: 1,331 SQ.FT.  
**TOTAL INTERIOR: 2,661 SQ.FT.**

EXTERIOR LIVING: 809 SQ.FT.  
EXTERIOR STORAGE: 26 SQ.FT.  
COVERED CARPORT: 424 SQ.FT.  
PARKING AREA: 237 SQ.FT.  
DRIVEWAY: 628 SQ.FT.

## LOWER FLOOR 1,330 SQ.FT.



**ENTRANCE**



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