

Home data report

2955 15th Avenue, Port Alberni, British Columbia V9Y 2Y9,
Canada



Total Area: 2109 sq. ft

Basement: 714 sq. ft, 1st Floor: 183 sq. ft, 2nd Floor: 763 sq. ft, 3rd Floor: 449 sq. ft

Excluded: Utility 72 sq. ft, Garage 259 sq. ft, Covered patio 290 sq. ft, Covered deck 56 sq. ft

Property summary

**4**
FLOORS

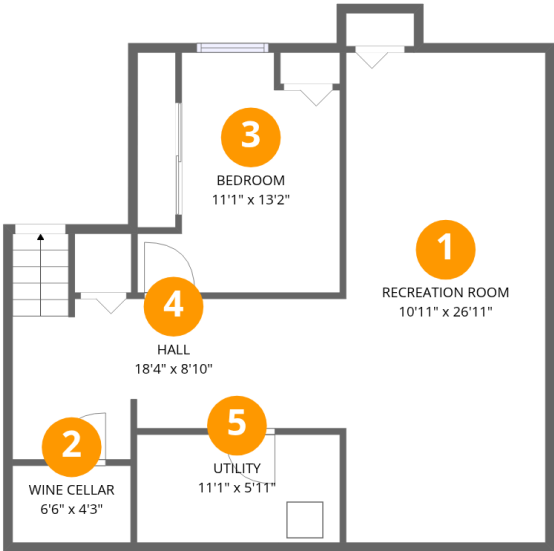
**3**
Bedrooms

**2**
Bathrooms

**1**
Garage

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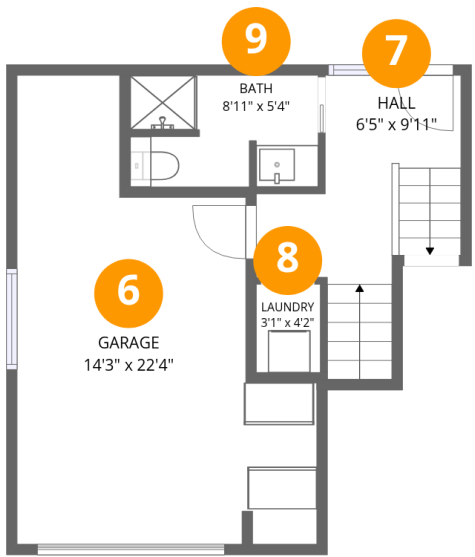
Room dimensions

Floor 1 Below grade Total:714sqft Excluded: 72sqft

#		Dimensions	sqft	Counted as living area
1	Recreation Room	10'11" x 26'11"	294 sq. ft	Yes
2	Wine Cellar	6'6" x 4'3"	27 sq. ft	Yes
3	Bedroom	11'1" x 13'2"	115 sq. ft	Yes
4	Hall	18'4" x 8'10"	151 sq. ft	Yes
5	Utility	11'1" x 5'11"	66 sq. ft	No

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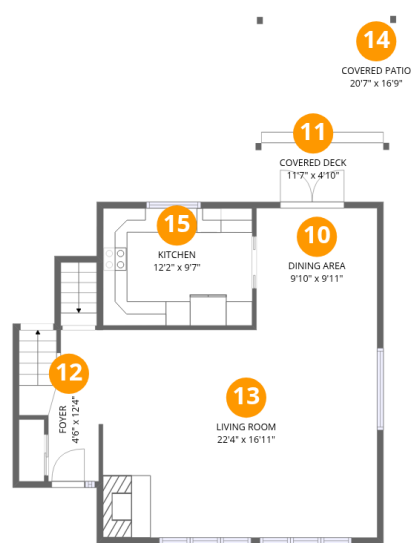
Room dimensions

Floor 2 Total:183sqft Excluded: 259sqft

#		Dimensions	sqft	Counted as living area
6	Garage	14'3" x 22'4"	233 sq. ft	No
7	Hall	6'5" x 9'11"	87 sq. ft	Yes
8	Laundry	3'1" x 4'2"	13 sq. ft	Yes
9	Bath	8'11" x 5'4"	46 sq. ft	Yes

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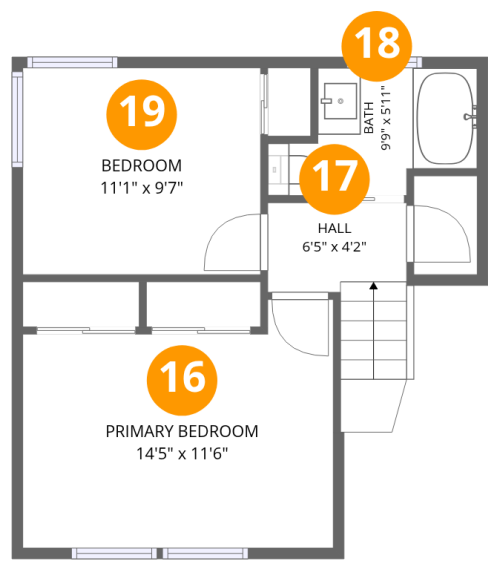
Room dimensions

Floor 3 Total:763sqft Excluded: 346sqft

#		Dimensions	sqft	Counted as living area
10	Dining Area	9'10" x 9'11"	98 sq. ft	Yes
11	Covered Deck	11'7" x 4'10"	56 sq. ft	No
12	Foyer	4'6" x 12'4"	70 sq. ft	Yes
13	Living Room	22'4" x 16'11"	380 sq. ft	Yes
14	Covered Patio	20'7" x 16'9"	290 sq. ft	No
15	Kitchen	12'2" x 9'7"	117 sq. ft	Yes

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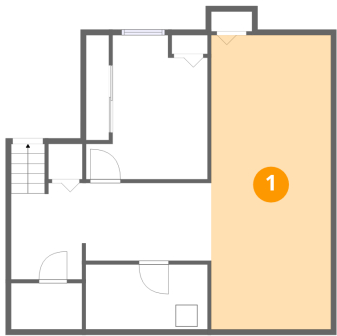


Room dimensions

Floor 4 Total:449sqft Excluded: 0sqft

#		Dimensions	sqft	Counted as living area
16	Primary Bedroom	14'5" x 11'6"	148 sq. ft	Yes
17	Hall	6'5" x 4'2"	46 sq. ft	Yes
18	Bath	9'9" x 5'11"	45 sq. ft	Yes
19	Bedroom	11'1" x 9'7"	106 sq. ft	Yes

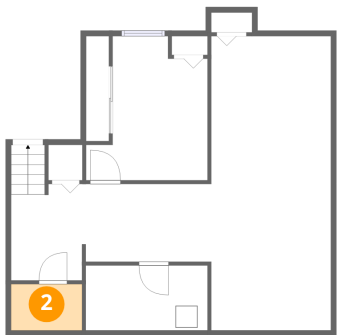
1 Floor 1 - Recreation Room



Dimensions: 10'11" x 26'11"
Area: 294 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

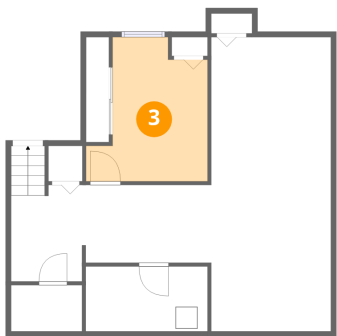
2 Floor 1 - Wine Cellar



Dimensions: 6'6" x 4'3"
Area: 27 sq. ft
Counted as living area: Yes

Heated: No
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

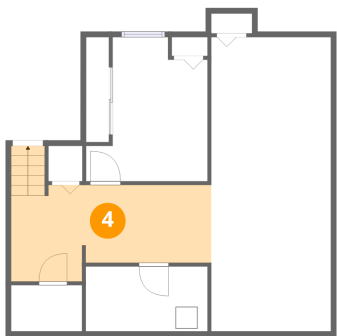
3 Floor 1 - Bedroom



Dimensions: 11'1" x 13'2"
Area: 115 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

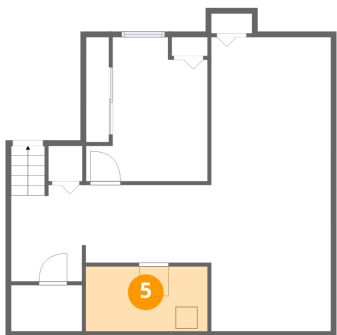
4 Floor 1 - Hall



Dimensions: 18'4" x 8'10"
Area: 151 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Utility



Dimensions: 11'1" x 5'11"
Area: 66 sq. ft
Counted as living area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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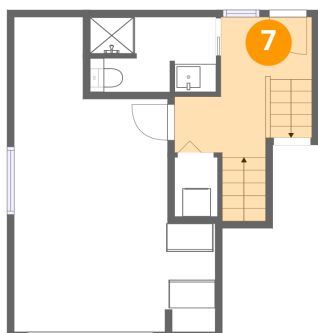
6 Floor 2 - Garage



Dimensions: 14'3" x 22'4"
Area: 233 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

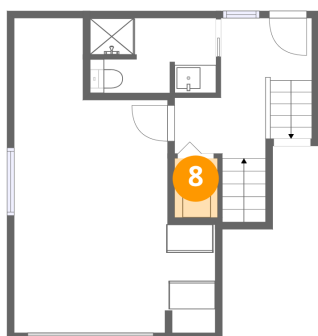
7 Floor 2 - Hall



Dimensions: 6'5" x 9'11"
Area: 87 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

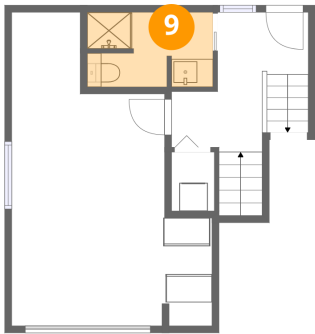
8 Floor 2 - Laundry



Dimensions: 3'1" x 4'2"
Area: 13 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

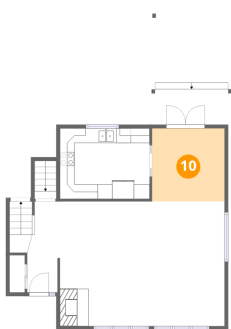
9 Floor 2 - Bath



Dimensions: 8'11" x 5'4"
Area: 46 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

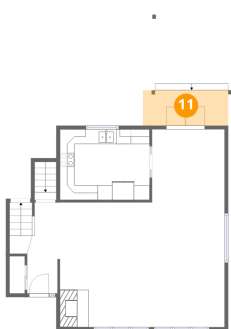
10 Floor 3 - Dining Area



Dimensions: 9'10" x 9'11"
Area: 98 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

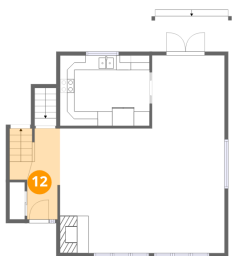
11 Floor 3 - Covered Deck



Dimensions: 11'7" x 4'10"
Area: 56 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

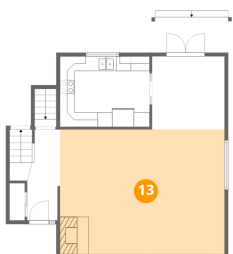
12 Floor 3 - Foyer



Dimensions: 4'6" x 12'4"
Area: 70 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

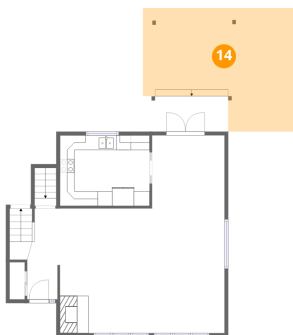
13 Floor 3 - Living Room



Dimensions: 22'4" x 16'11"
Area: 380 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

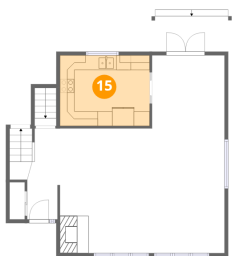
14 Floor 3 - Covered Patio



Dimensions: 20'7" x 16'9"
Area: 290 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

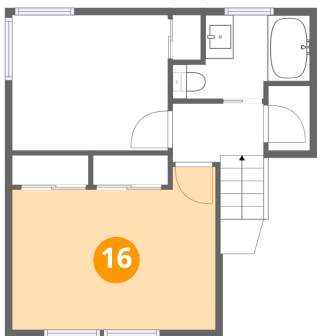
15 Floor 3 - Kitchen



Dimensions: 12'2" x 9'7"
Area: 117 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

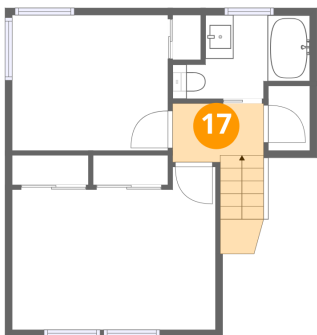
16 Floor 4 - Primary Bedroom



Dimensions: 14'5" x 11'6"
Area: 148 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

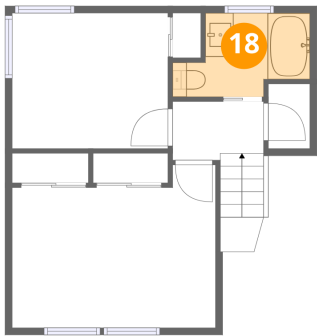
17 Floor 4 - Hall



Dimensions: 6'5" x 4'2"
Area: 46 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

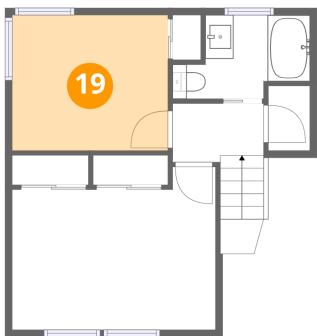
18 Floor 4 - Bath



Dimensions: 9'9" x 5'11"
Area: 45 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

19 Floor 4 - Bedroom



Dimensions: 11'1" x 9'7"
Area: 106 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No