

# 5085 1 Ave

## Delta, BC V4M 1B4

Main Level Area: 2,252 SQ.FT.  
 Upper Level Area: 1,795 SQ.FT.  
**Total Area 4,047 SQ.FT.**

Garage Area: 511 SQ.FT.  
 Patio Area: 1,778 SQ.FT.  
 Porch Area: 285 SQ.FT.

6



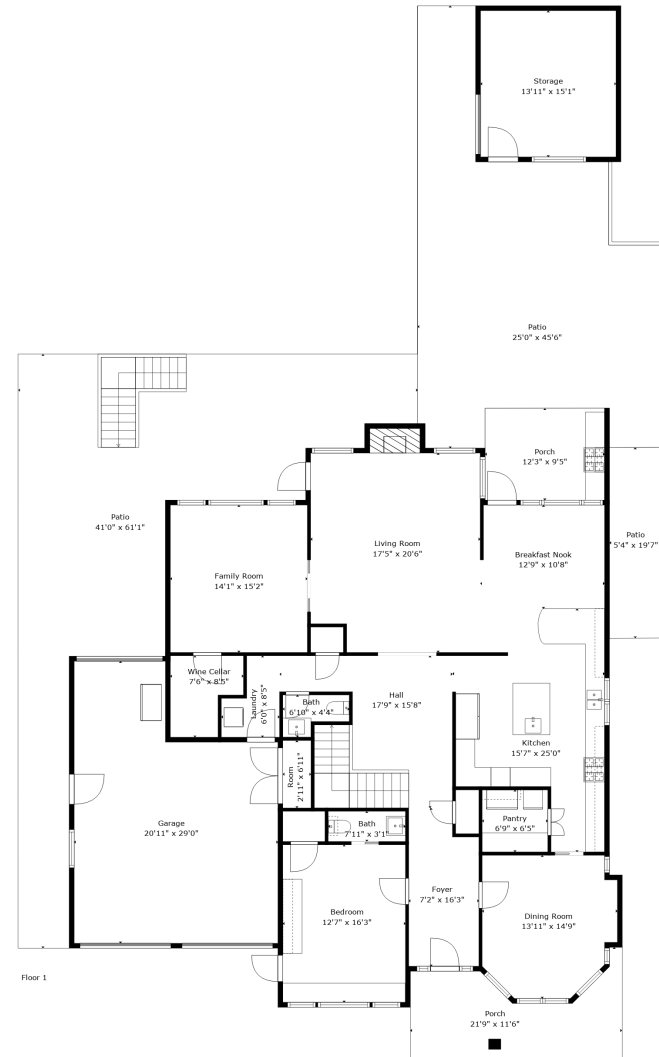
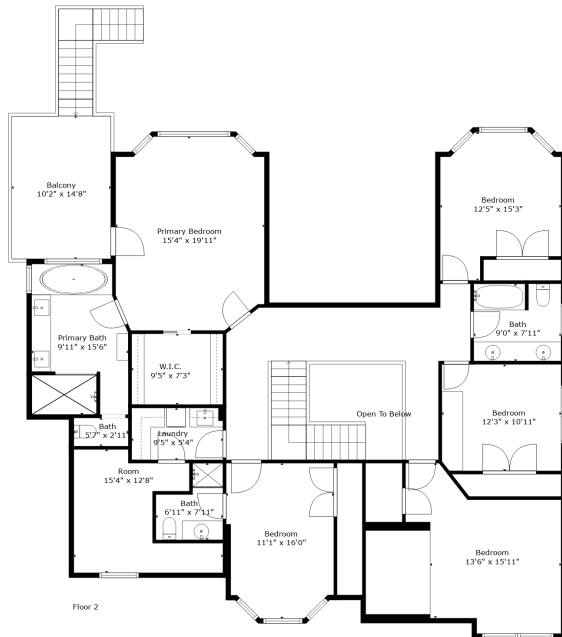
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4,047



TOTAL SQ.FT.



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Measurements are approximate and may not be to scale. Gross measurements provided by agent.  
 The floor plan illustration is not suitable for construction/architectural purposes.  
 This communication is not intended to cause or induce breach of an existing agency agreement



visually measured by 3D Immersive Marketing Ltd.

Floor Planner: *Sara Alexander*  
 by Assurance: *Dianne Graham*