

12856 20A Avenue  
Surrey, BC



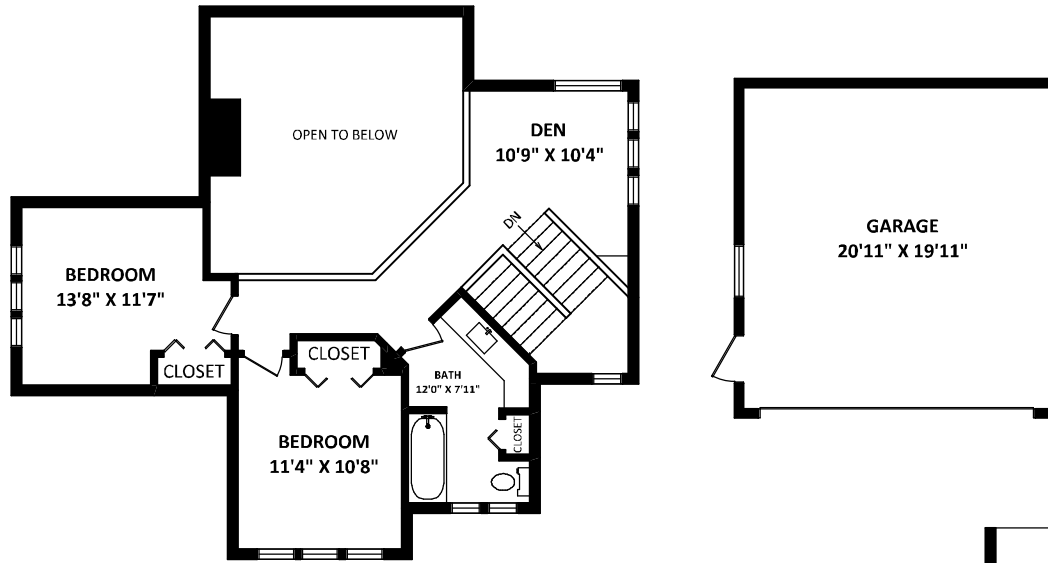
**GREG FRASER**

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gregfraser@shaw.ca  
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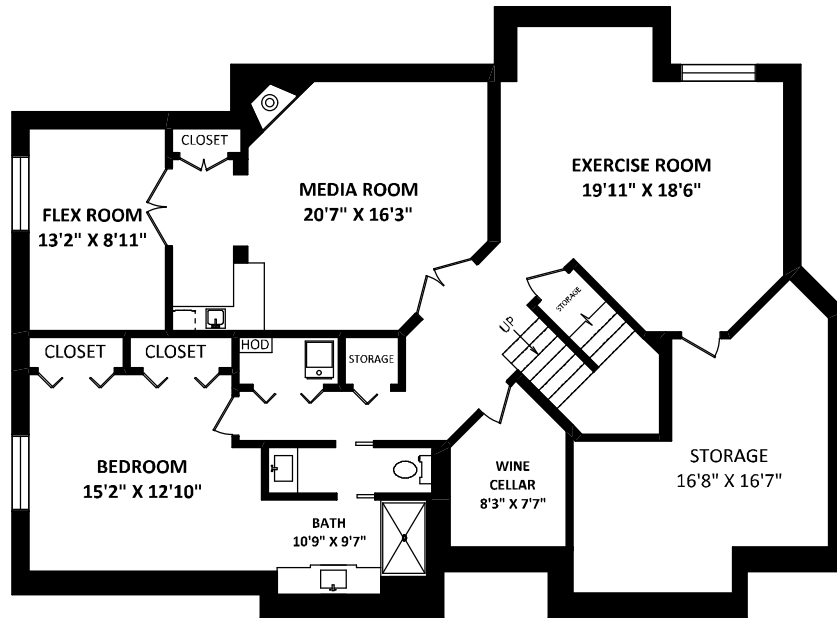
**TOTAL FINISHED AREA: 4426 SQ.FT.**

*OTHER AREA(S)*

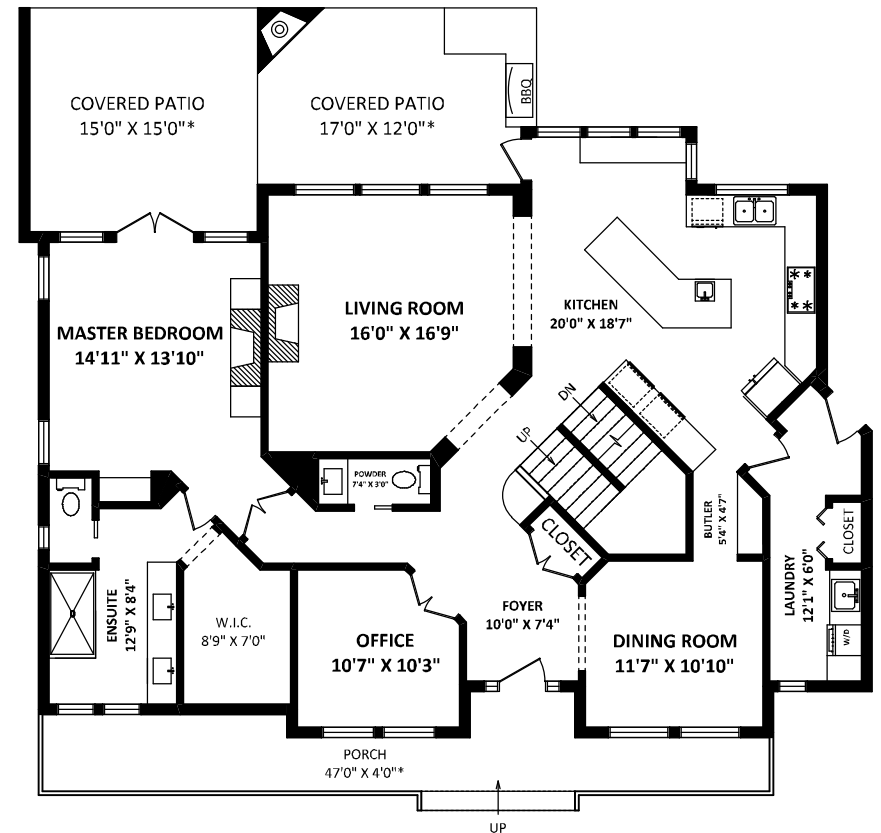
GARAGE:	466 SQ.FT.
PORCH:	224 SQ.FT.*
PATIOS:	430 SQ.FT.*



UPPER FLOOR: 736 SQ.FT.



LOWER FLOOR: 1845 SQ.FT.



MAIN FLOOR: 1845 SQ.FT.

[MAY 11, 2022]



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DISCLAIMERS:  
1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE.  
2. ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE FOR INSURANCE.  
3. FINISHED AREAS ARE ENCLOSURE AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE, INCLUDING WALLS, FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE. (ANSI Z765-2013)  
4. FOR DETACHED SINGLE-FAMILY HOUSES, THE FINISHED SQUARE FOOTAGE OF EACH FLOOR IS CALCULATED TO THE EXTERIOR FINISHED SURFACE OF THE OUTSIDE WALLS. (ANSI Z765-2013)  
5. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH THE PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN.  
\* ANY REQUIREMENTS WITH AN ASTERISK (\*) OR (APPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT FOR INSURANCE.



SCALE 0 2 5 10FT