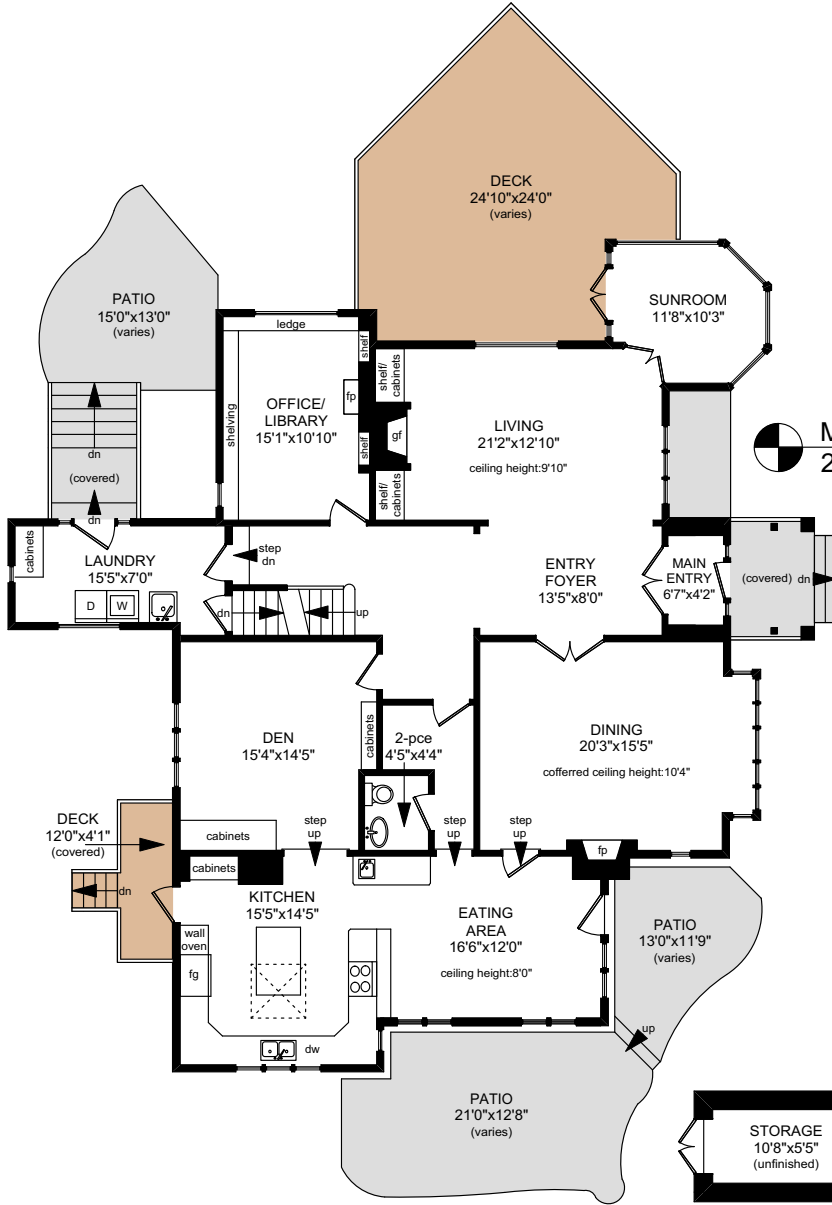
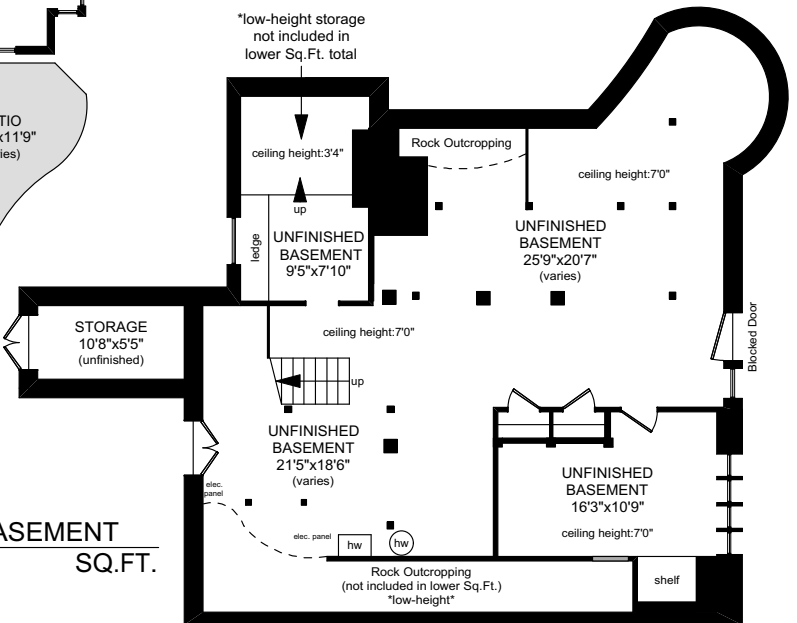


454 NEWPORT AVENUE



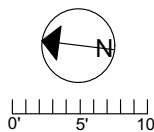
MAIN FLOOR
2183 SQ.FT.



BASEMENT
1334 SQ.FT.

NOTE: The room name labels/sizes are for viewing reference only. They are not to be used for calculating total square footage.

	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	2183	0	2183
UPPER	1682	0	1682
TOP LEVEL	702	0	702
BASEMENT	0	1334	1334
TOTAL	4567	1334	5901
STORAGE AREAS	0	214	214
DECKS	0	827	827
PATIOS	0	491	491



PREPARED FOR THE EXCLUSIVE USE OF
MARC OWEN-FLOOD,
PERSONAL REAL ESTATE CORPORATION
ASSOCIATE BROKER, NEWPORT REALTY Ltd.
& SYLVIA THERRIEN,
PERSONAL REAL ESTATE CORPORATION,
OF NEWPORT REALTY,

MEASURED ON: 06/01/23
DRAWING FILE: 18604

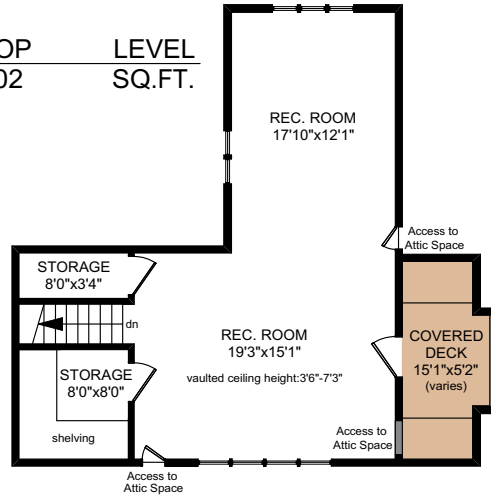
Tafemeasure VICTORIA, B.C.
Ph.2508838894
www.tafemeasure.com

NOTE: This floor plan is provided by Newport Realty Ltd. as a convenient reference only, and is not to be relied upon as accurate. Prospective Buyers must satisfy themselves not only of the actual measurements, but also to the status of any finished space shown on this floor plan, specifically in relation to minimum ceiling height for habitable rooms required by the BC Building Code, allowable finished floor area in relation to current zoning, and determination if space was developed with necessary municipal permits.

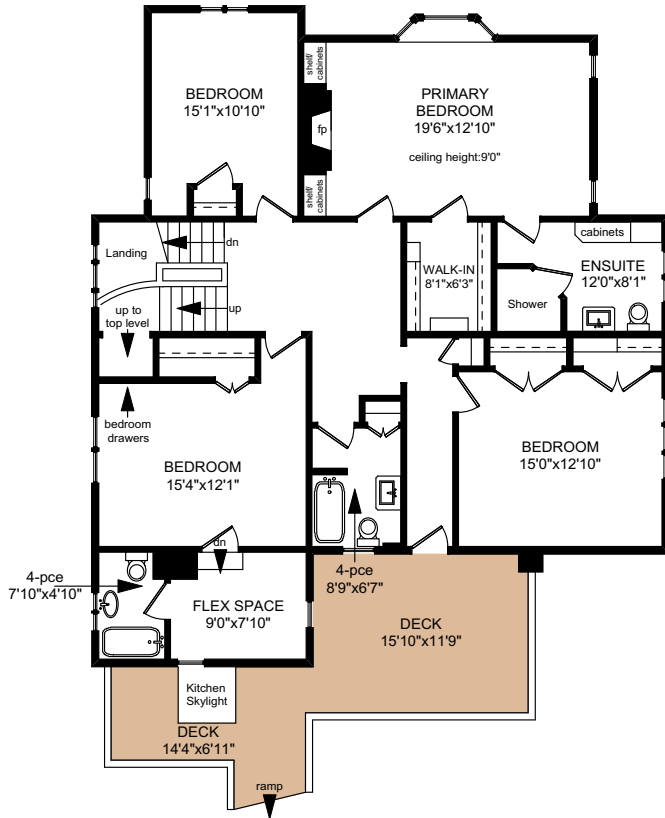
454 NEWPORT AVENUE



TOP LEVEL
702 SQ.FT.



UPPER FLOOR
1682 SQ.FT.



NOTE: The room name labels/sizes are for viewing reference only. They are not to be used for calculating total square footage.

	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	2183	0	2183
UPPER	1682	0	1682
TOP LEVEL	702	0	702
BASEMENT	0	1334	1334
TOTAL	4567	1334	5901
STORAGE AREAS	0	214	214
DECKS	0	827	827
PATIOS	0	491	491



0' 5' 10'

PREPARED FOR THE EXCLUSIVE USE OF
MARC OWEN-FLOOD,
PERSONAL REAL ESTATE CORPORATION
ASSOCIATE BROKER, NEWPORT REALTY Ltd.
& SYLVIA THERRIEN,
PERSONAL REAL ESTATE CORPORATION,
OF NEWPORT REALTY,

MEASURED ON: 06/01/23
DRAWING FILE: 18604

Taf Measure VICTORIA, B.C.
Ph.2508838894
www.tafmeasure.com

NOTE: This floor plan is provided by Newport Realty Ltd. as a convenient reference only, and is not to be relied upon as accurate. Prospective Buyers must satisfy themselves not only of the actual measurements, but also to the status of any finished space shown on this floor plan, specifically in relation to minimum ceiling height for habitable rooms required by the BC Building Code, allowable finished floor area in relation to current zoning, and determination if space was developed with necessary municipal permits.