

# Vancouver 33

STANDARD FLOORPLAN with SEASIDE FACADE

4  4  2  2 

Lot Width **16.0m+**

Lot Depth **32.0m+**

## AVAILABLE SIZES

VANCOUVER 29

VANCOUVER 33

## DESIGN OPTIONS

ALTERNATIVE KITCHEN OPTION  
BATH & POWDER ROOM OPTION  
BED 5 WITH ENSUITE OPTION  
FENG SHUI ALFRESCO OPTION  
GRAND ALFRESCO OPTION  
POWDER ROOM OPTION  
GRAND BATH WITH SHOWER TO POWDER RM  
GRAND BATH AND POWDER ROOM  
SOAKER TUB OPTION (to master ensuite)  
STUDY OPTION



## ROOM SIZES

Master Bedroom	4.1 x 4.5m
Bedroom 2	3.0 x 3.0m
Bedroom 3	3.1 x 3.2m
Bedroom 4	3.0 x 3.7m
Family	5.0 x 4.2m
Dining	3.9 x 3.9m
Lounge	4.2 x 4.0m
Rumpus	4.0 x 4.4m
Activity	3.3 x 4.1m

## HOUSE AREA

Living Area	251.09m <sup>2</sup>	27.03sq
Garage	36.30m <sup>2</sup>	3.91sq
Portico	4.72m <sup>2</sup>	0.51sq*
Alfresco	11.89m <sup>2</sup>	1.28sq
Total	304.0m <sup>2</sup>	32.72sq



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\*Sizes may vary slightly as per facade range. Floorplan based on the Seaside facade - see facade pricelist for RRP. # Minimum Lot Sizes may vary due to Council requirements & estate guidelines. This work is exclusively owned by 'homes by MICHAEL KREGAR' and cannot be reproduced or copied either wholly or in part, in any form (graphic, electronic or mechanical, including photocopying and uploading to the internet) without the written permission of 'homes by MICHAEL KREGAR'. This document is for illustration purposes and should be used as a guide only. Illustrations are not to scale. Garage dimensions are external measurements only. Refer to actual working drawings.