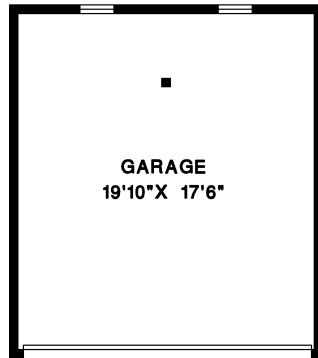
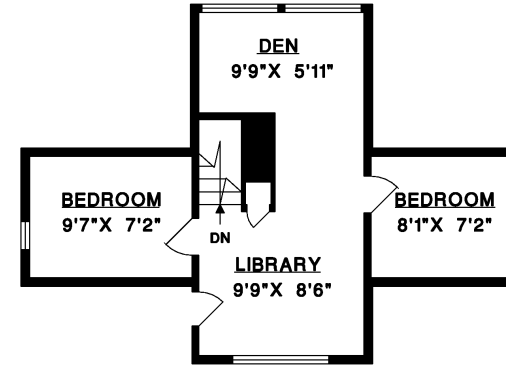
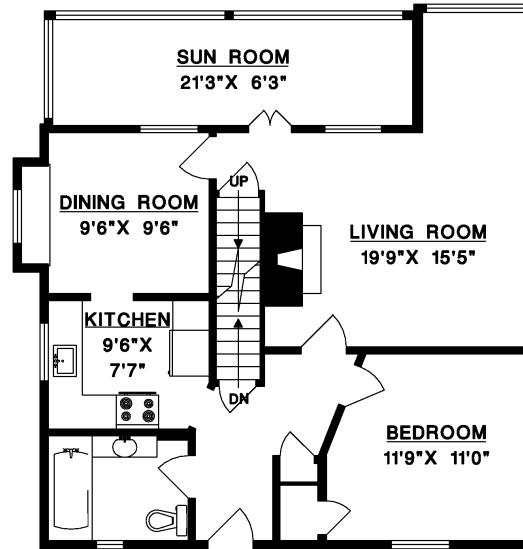




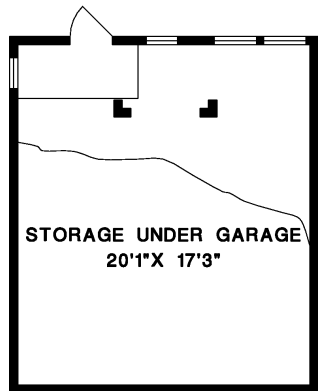
164 SOUTH OXLEY STREET, WEST VANCOUVER



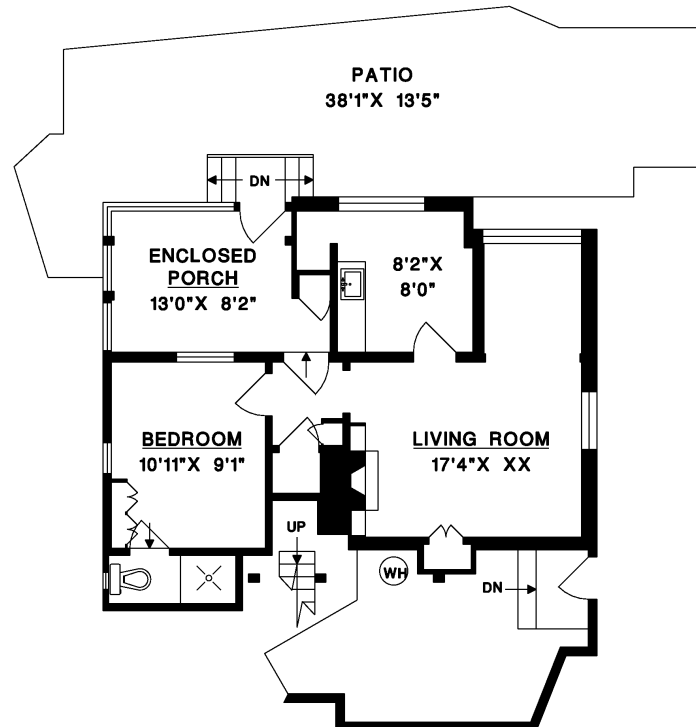
**MAIN FLOOR**



**UPPER FLOOR**



**LOWER FLOOR**



|                |                     |
|----------------|---------------------|
| MAIN FLOOR     | 938 SQ.FT.          |
| UPPER FLOOR    | 380 SQ.FT.          |
| LOWER FLOOR    | 815 SQ.FT.          |
| <b>LIVABLE</b> | <b>2,133 SQ.FT.</b> |
| UPPER GARAGE   | 386 SQ.FT.          |
| LOWER GARAGE   | 386 SQ.FT.          |
| PATIO          | 406 SQ.FT.          |