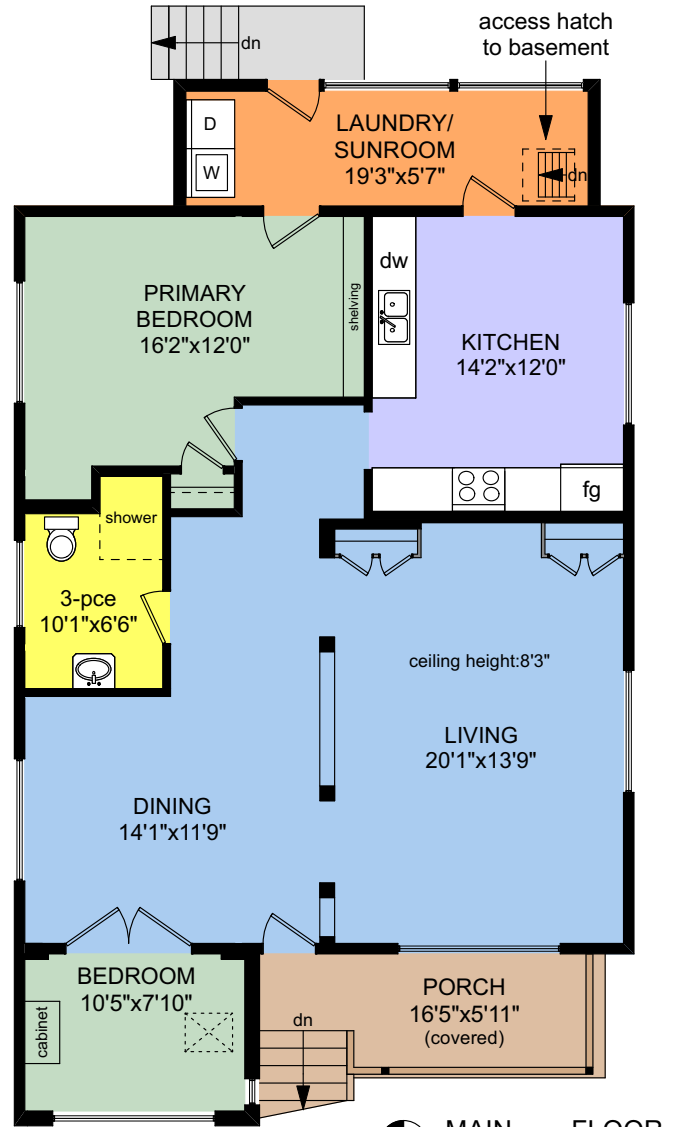


# 1495 DERBY ROAD



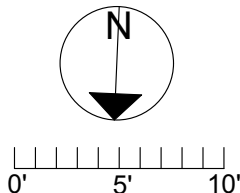
**BASEMENT**  
957 SQ.FT.



**MAIN FLOOR**  
1276 SQ.FT.

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

	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	1276	0	1276
TOTAL	1276	0	1276
BASEMENT	0	957	957
GARAGE	0	225	225
PORCH	0	89	89



PREPARED FOR THE EXCLUSIVE USE OF  
NIELS MADSEN & DAVID LANGLOIS,  
PERSONAL REAL ESTATE CORPORATION,  
MACDONALD REALTY Ltd.

MEASURED ON: 05/27/26  
DRAWING FILE: 19419

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