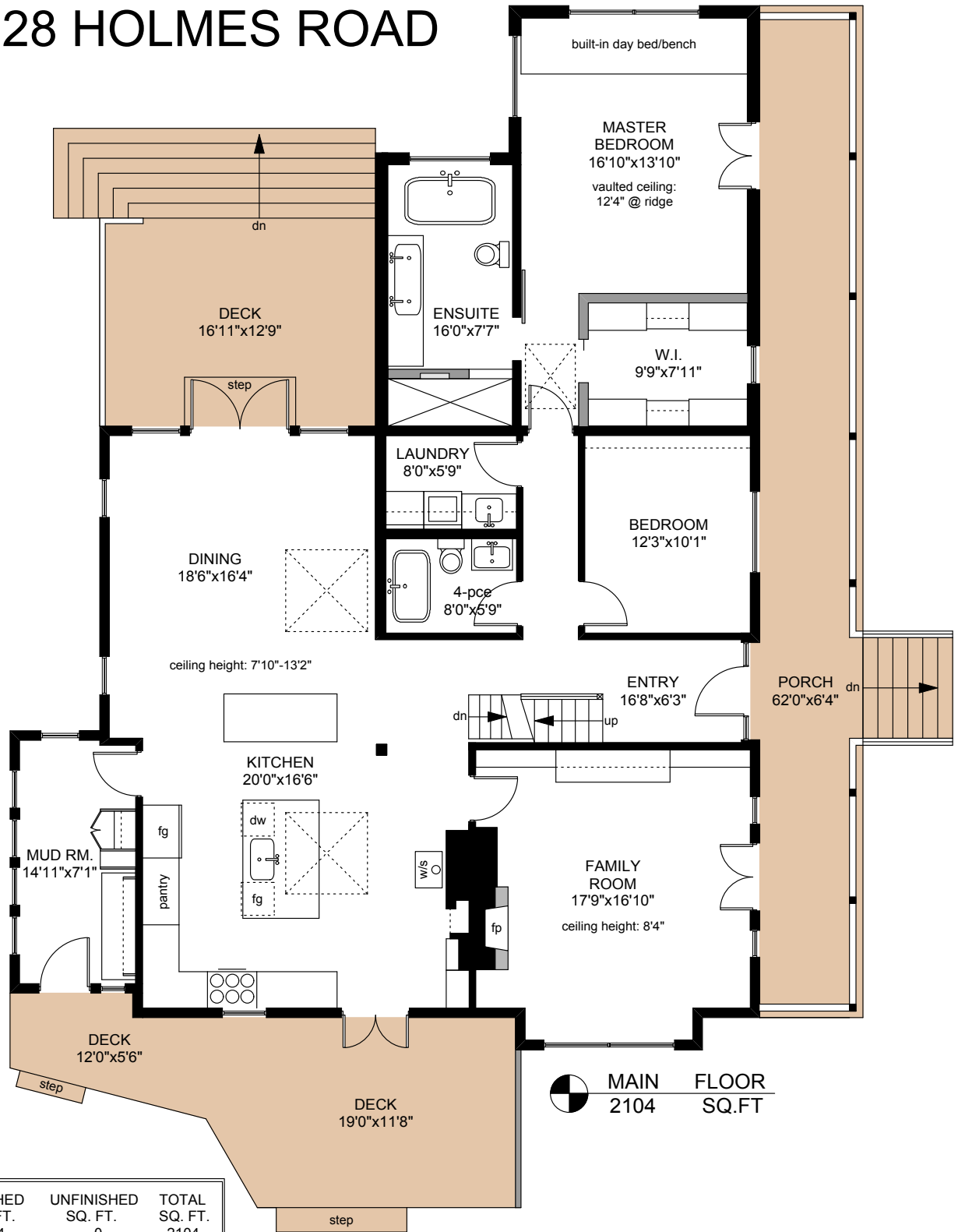
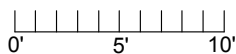
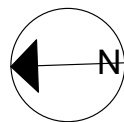


# 128 HOLMES ROAD



MAIN FLOOR  
2104 SQ.FT

	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	2104	0	2104
UPPER	414	0	414
LOWER	547	1538	2085
TOTAL	3065	1538	4603
PORCH	0	396	396
DECKS	0	637	637
BALCONY	0	51	51
PATIO	0	314	314
MAIN	638	0	638
UPPER	505	0	505
TOTAL	1143	0	1143



PREPARED FOR THE EXCLUSIVE USE OF  
CHRIS & DARLENE HOBBS OF  
SOTHEBY'S INTERNATIONAL REALTY CANADA

MEASURED ON: 06/08/15  
DRAWING FILE: 12843

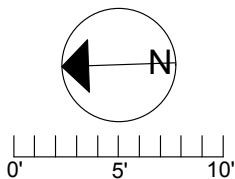
**Taf**measure VICTORIA, B.C.  
Ph. 883.8894  
www.tafmeasure.com

NOTE: This floor plan is provided by Chris & Darlene Hobbs of Sotheby's International Realty Canada 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.

# 128 HOLMES ROAD



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	2104	0	2104
UPPER	414	0	414
LOWER	547	1538	2085
<b>TOTAL</b>	<b>3065</b>	<b>1538</b>	<b>4603</b>
PORCH	0	396	396
DECKS	0	637	637
BALCONY	0	51	51
PATIO	0	314	314
MAIN	638	0	638
UPPER	505	0	505
<b>TOTAL</b>	<b>1143</b>	<b>0</b>	<b>1143</b>



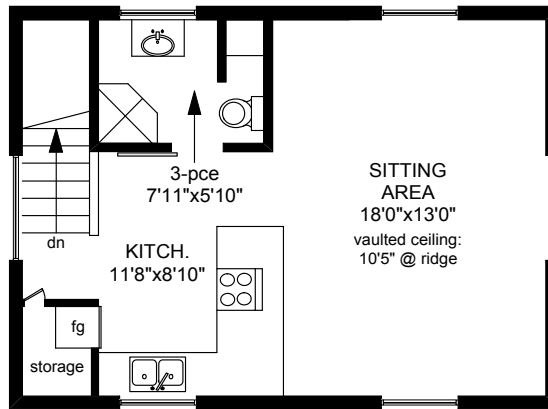
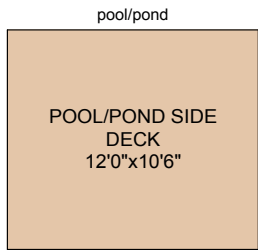
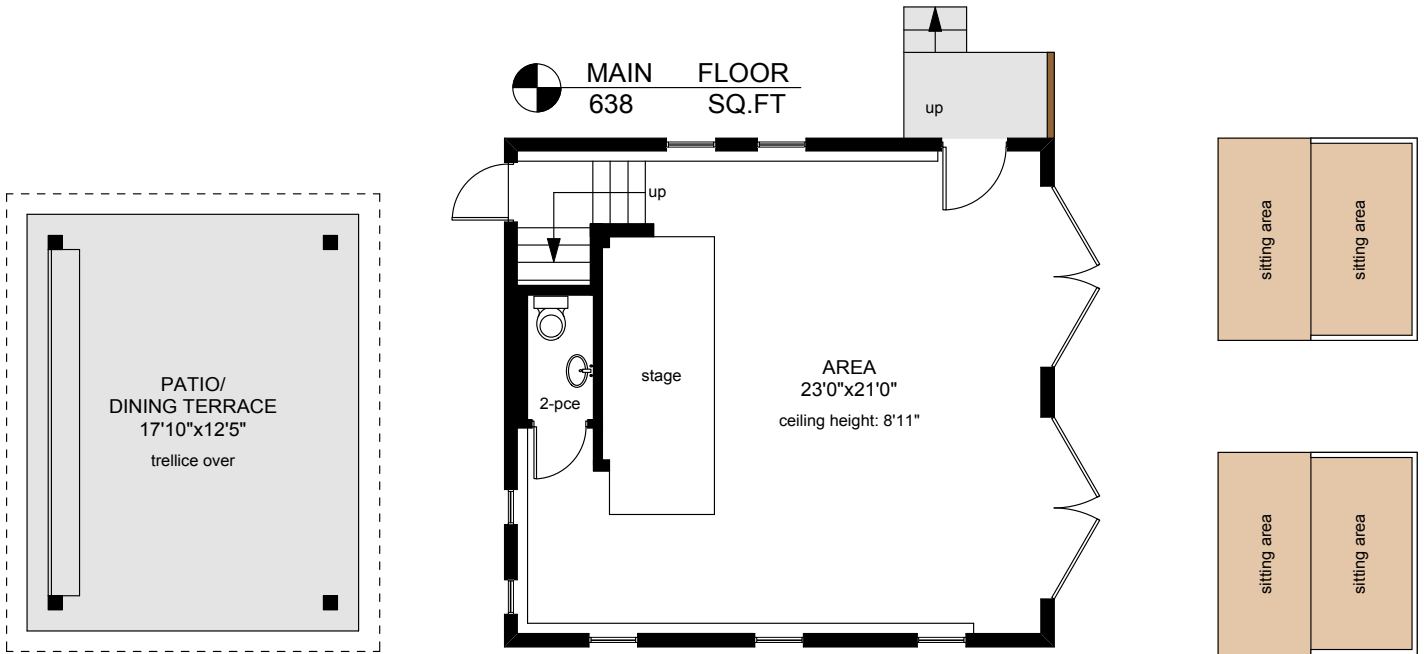
PREPARED FOR THE EXCLUSIVE USE OF  
CHRIS & DARLENE HOBBS OF  
SOTHEBY'S INTERNATIONAL REALTY CANADA

MEASURED ON: 06/08/15  
DRAWING FILE: 12843

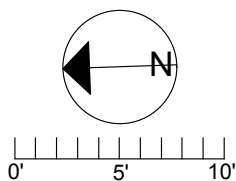
**tafeasure** VICTORIA, B.C.  
Ph. 883.8894  
www.tafemeasure.com

NOTE: This floor plan is provided by Chris & Darlene Hobbs of Sotheby's International Realty Canada 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.

# 128 HOLMES ROAD



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	2104	0	2104
UPPER	414	0	414
LOWER	547	1538	2085
TOTAL	3065	1538	4603
PORCH	0	396	396
DECKS	0	637	637
BALCONY	0	51	51
PATIO	0	314	314
MAIN	638	0	638
UPPER	505	0	505
TOTAL	1143	0	1143



PREPARED FOR THE EXCLUSIVE USE OF  
CHRIS & DARLENE HOBBS OF  
SOTHEBY'S INTERNATIONAL REALTY CANADA

MEASURED ON: 06/08/15  
DRAWING FILE: 12843

**Tafe Measure** VICTORIA, B.C.  
Ph. 883.8894  
www.tafemeasure.com

NOTE: This floor plan is provided by Chris & Darlene Hobbs of Sotheby's International Realty Canada 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.