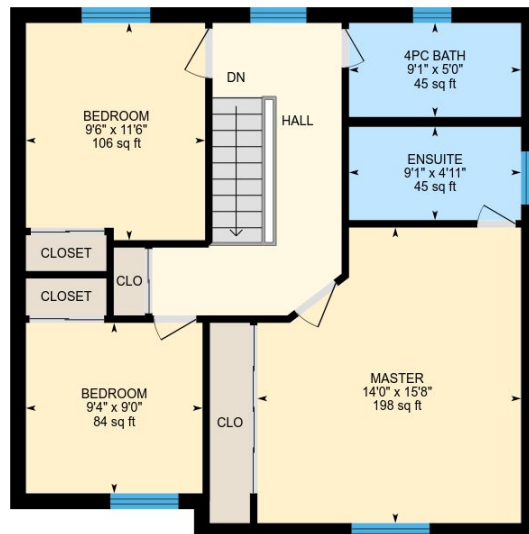


24 Port Royal Trail, Toronto, ON

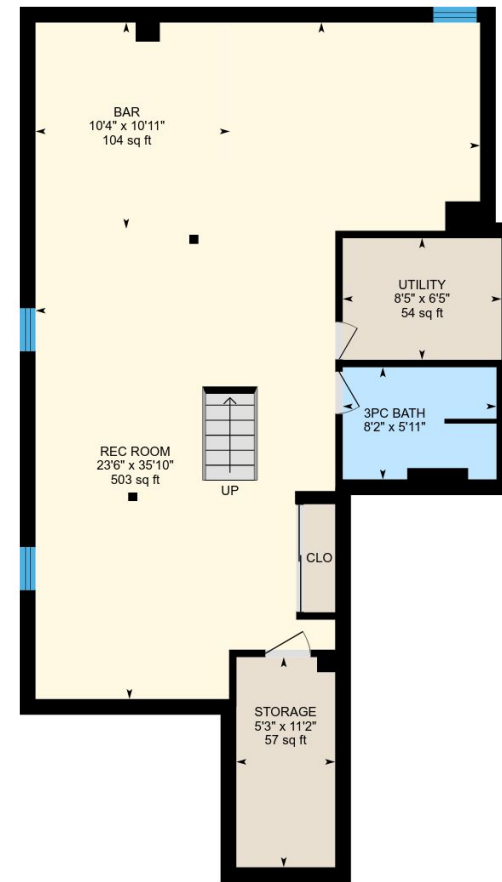
Main Building: Total Exterior Area Above Grade 1676 sq ft



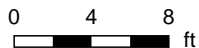
Main Floor
Exterior Area 909 sq ft



2nd Floor
Exterior Area 767 sq ft



Basement (Below Grade)
Exterior Area 933 sq ft



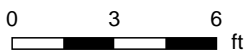
White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

PREPARED: Feb, 2019



24 Port Royal Trail, Toronto, ON

Main Floor Total Exterior Area 909 sq ft
Total Interior Area 804 sq ft



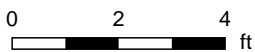
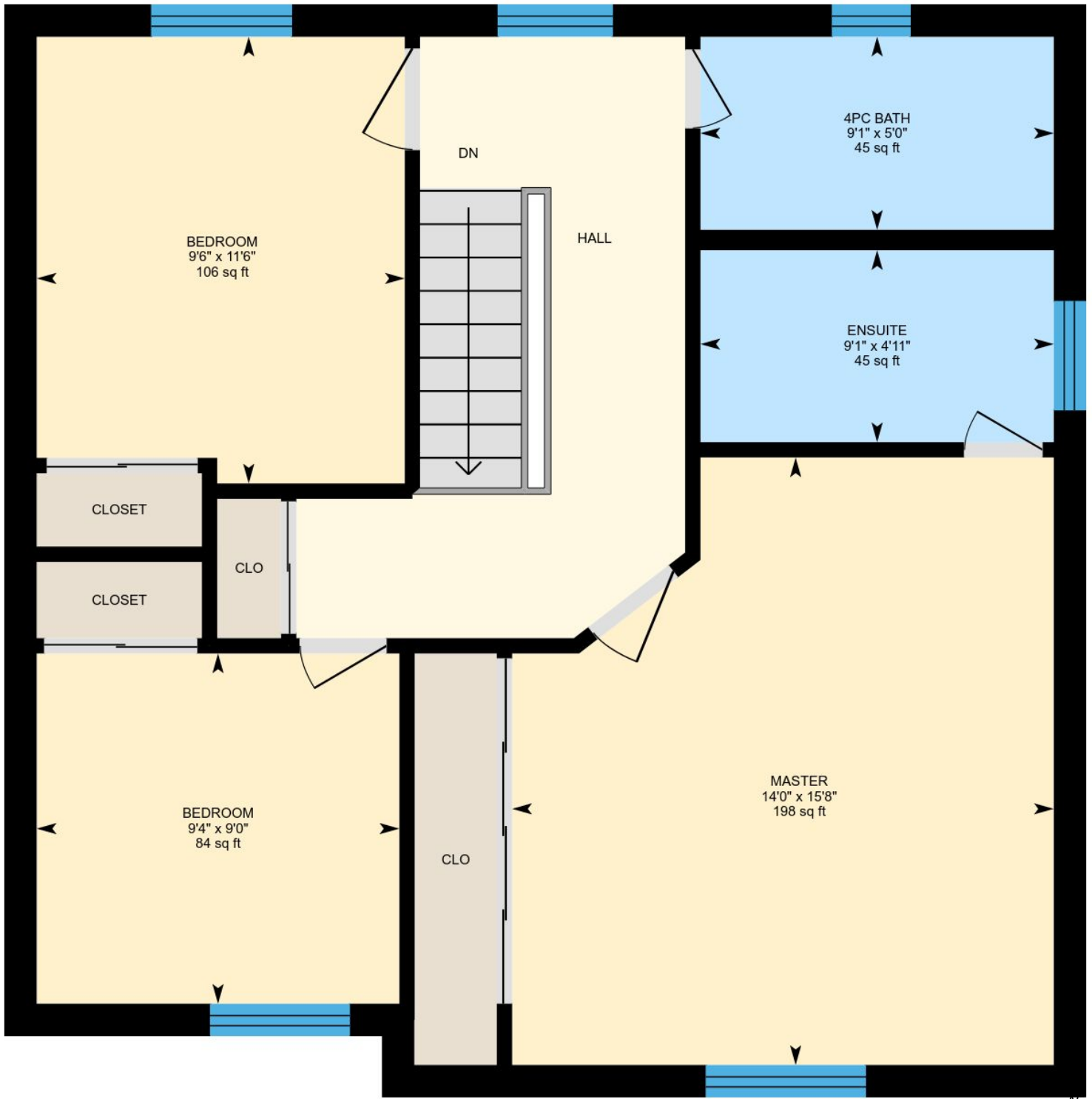
PREPARED: Feb, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

24 Port Royal Trail, Toronto, ON

2nd Floor Total Exterior Area 767 sq ft
Total Interior Area 676 sq ft

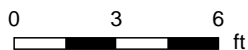
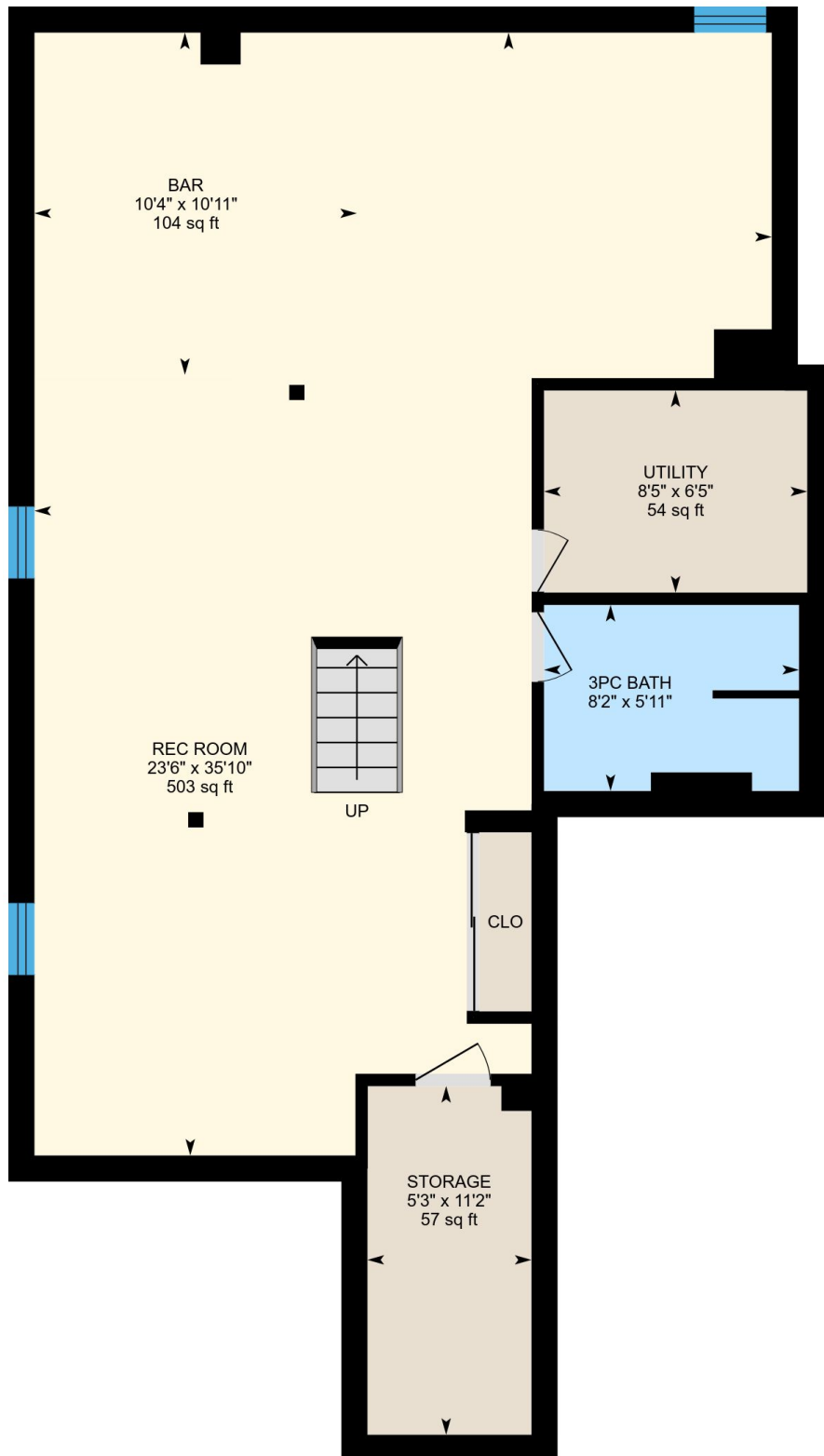


PREPARED: Feb, 2019

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

24 Port Royal Trail, Toronto, ON

Basement Total Exterior Area 933 sq ft
Total Interior Area 814 sq ft



PREPARED: Feb, 2019



24 Port Royal Trail, Toronto, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

Garage: 20'3" x 19'11" | 400 sq ft

Family: 15'10" x 11'2" | 177 sq ft

Laundry: 7'11" x 7'4" | 57 sq ft

2pc Bath: 5'8" x 5'3" | 30 sq ft

Living: 11'3" x 10'9" | 113 sq ft

Kitchen: 9'1" x 14'6" | 132 sq ft

Dining: 9'1" x 10'2" | 92 sq ft

2ND FLOOR

Bedroom: 9'4" x 9'0" | 84 sq ft

Bedroom: 9'6" x 11'6" | 106 sq ft

Ensuite: 9'1" x 4'11" | 45 sq ft

4pc Bath: 9'1" x 5'0" | 45 sq ft

Master: 14'0" x 15'8" | 198 sq ft

BASEMENT

Bar: 10'4" x 10'11" | 104 sq ft

Rec Room: 23'6" x 35'10" | 503 sq ft

Storage: 5'3" x 11'2" | 57 sq ft

3pc Bath: 8'2" x 5'11" | 46 sq ft

Utility: 8'5" x 6'5" | 54 sq ft

Floor Area Information

For explanation of floor area calculations and method of measurement please see <http://youriguide.com/measure/>

Main Building

Building Perimeter Wall Thickness: 10 in

MAIN FLOOR

Interior Area: 804 sq ft

Perimeter Wall Length: 126 ft

Exterior Area: 909 sq ft

2ND FLOOR

Interior Area: 676 sq ft

Perimeter Wall Length: 109 ft

Exterior Area: 767 sq ft

BASEMENT (Below Grade)

Interior Area: 814 sq ft

Perimeter Wall Length: 142 ft

Exterior Area: 933 sq ft

Total Above Grade Floor Area

Main Building Interior: 1480 sq ft

Main Building Exterior: 1676 sq ft