Main Building: Total Exterior Area Above Grade 274.1 m<sup>2</sup>



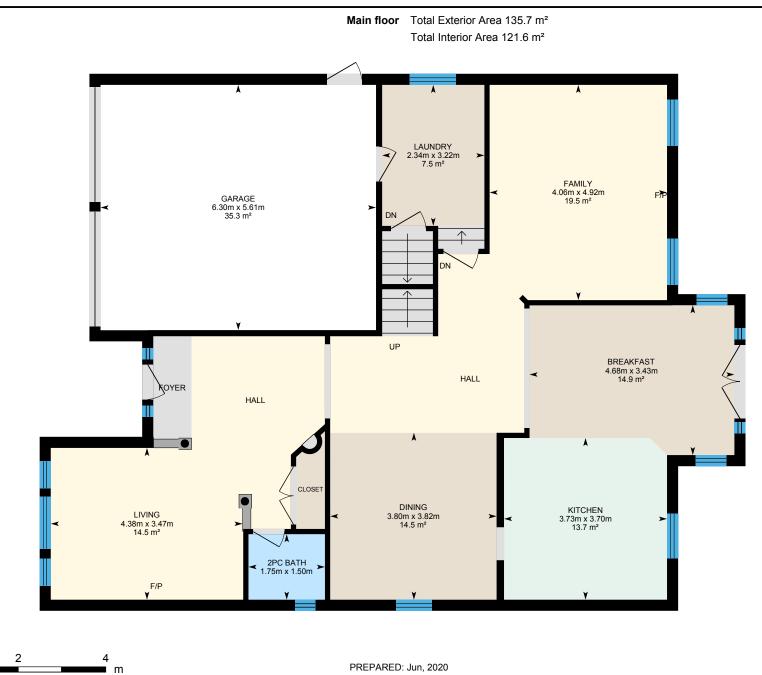






White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see https://youriguide.com/measure/.







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2nd floor Total Exterior Area 138.3 m<sup>2</sup> Total Interior Area 126.1 m<sup>2</sup>





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/.

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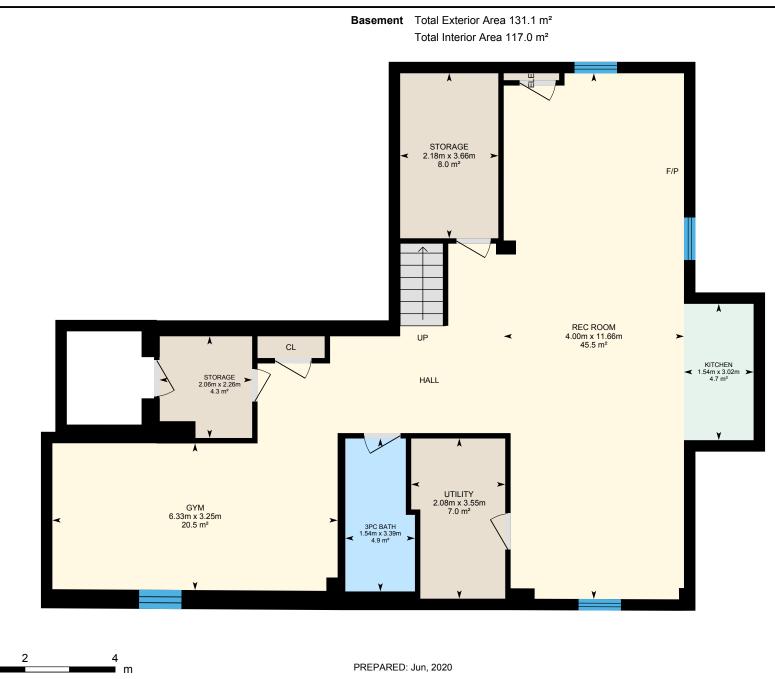
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White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see https://youriguide.com/measure/.

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# **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

2pc Bath: 1.50m x 1.75m | 2.6 m<sup>2</sup> Breakfast: 3.43m x 4.68m | 14.9 m<sup>2</sup> Dining: 3.82m x 3.80m | 14.5 m<sup>2</sup> Family: 4.92m x 4.06m | 19.5 m<sup>2</sup> Garage: 5.61m x 6.30m | 35.3 m<sup>2</sup> Kitchen: 3.70m x 3.73m | 13.7 m<sup>2</sup> Laundry: 3.22m x 2.34m | 7.5 m<sup>2</sup> Living: 3.47m x 4.38m | 14.5 m<sup>2</sup>

# 2ND FLOOR

4pc Bath: 1.82m x 3.39m | 6.0 m<sup>2</sup> 5pc Ensuite: 3.15m x 4.43m | 12.5 m<sup>2</sup> Bedroom: 4.50m x 3.36m | 15.1 m<sup>2</sup> Bedroom: 3.63m x 3.71m | 12.2 m<sup>2</sup> Bedroom: 3.47m x 3.76m | 11.8 m<sup>2</sup> Hall: 16.0 m<sup>2</sup> Master: 6.99m x 4.07m | 28.4 m<sup>2</sup>

# BASEMENT

3pc Bath: 3.39m x 1.54m | 4.9 m<sup>2</sup> Gym: 3.25m x 6.33m | 20.5 m<sup>2</sup> Kitchen: 3.02m x 1.54m | 4.7 m<sup>2</sup> Rec Room: 11.66m x 4.00m | 45.5 m<sup>2</sup> Storage: 2.26m x 2.06m | 4.3 m<sup>2</sup> Storage: 3.66m x 2.18m | 8.0 m<sup>2</sup> Utility: 3.55m x 2.08m | 7.0 m<sup>2</sup>

#### Floor Area Information

For explanation of floor area calculations and method of measurement please see https://youriguide.com/measure/. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

### **Main Building**

MAIN FLOOR Interior Area: 121.6 m<sup>2</sup> Excluded Area: 35.3 m<sup>2</sup> Perimeter Wall Length: 55.8 m Perimeter Wall Thickness: 25 cm Exterior Area: 135.7 m<sup>2</sup>

# 2ND FLOOR

Interior Area: 126.1 m<sup>2</sup> Excluded Area: 8.3 m<sup>2</sup> Perimeter Wall Length: 48.1 m Perimeter Wall Thickness: 25 cm Exterior Area: 138.3 m<sup>2</sup>

BASEMENT (Below Grade)

Interior Area: 117.0 m<sup>2</sup> Perimeter Wall Length: 55.4 m Perimeter Wall Thickness: 25 cm Exterior Area: 131.1 m<sup>2</sup>

Total Above Grade Floor Area

Main Building Interior: 247.7 m<sup>2</sup> Main Building Excluded: 43.6 m<sup>2</sup> Main Building Exterior: 274.1 m<sup>2</sup>

