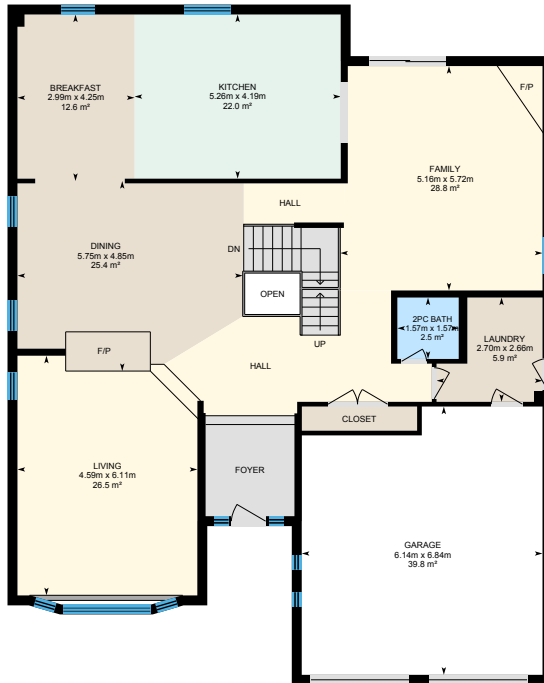


14 Braecrest Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 316.0 m²



Main floor
Exterior Area 170.8 m²



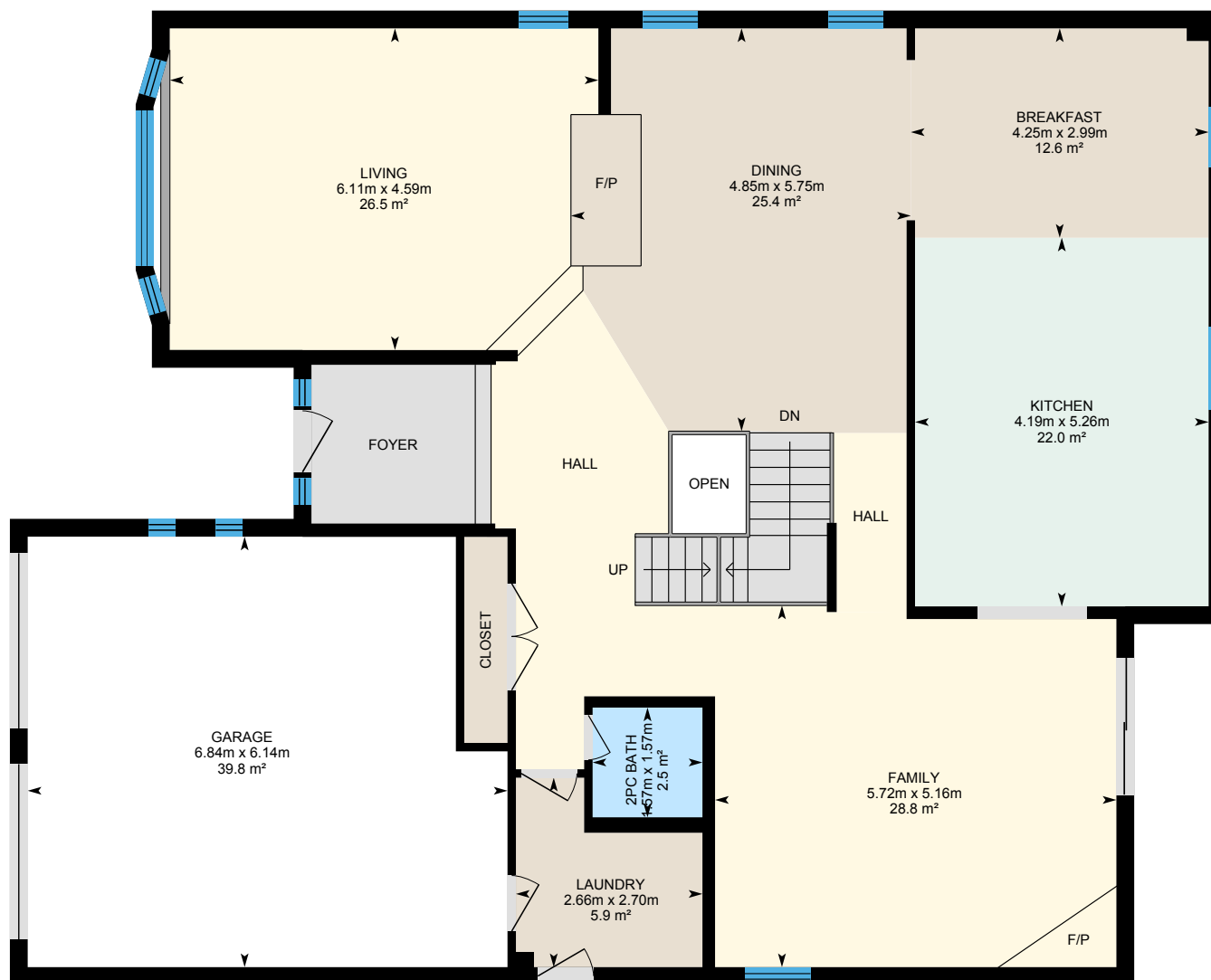
2nd floor
Exterior Area 145.2 m²



Basement (Below Grade)
Exterior Area 123.4 m²

14 Braecrest Ave, Toronto, ON

Main floor Total Exterior Area 170.8 m²
Total Interior Area 156.2 m²



0 2 4 m

PREPARED: Jun, 2020

14 Braecrest Ave, Toronto, ON

2nd floor Total Exterior Area 145.2 m²
Total Interior Area 132.1 m²

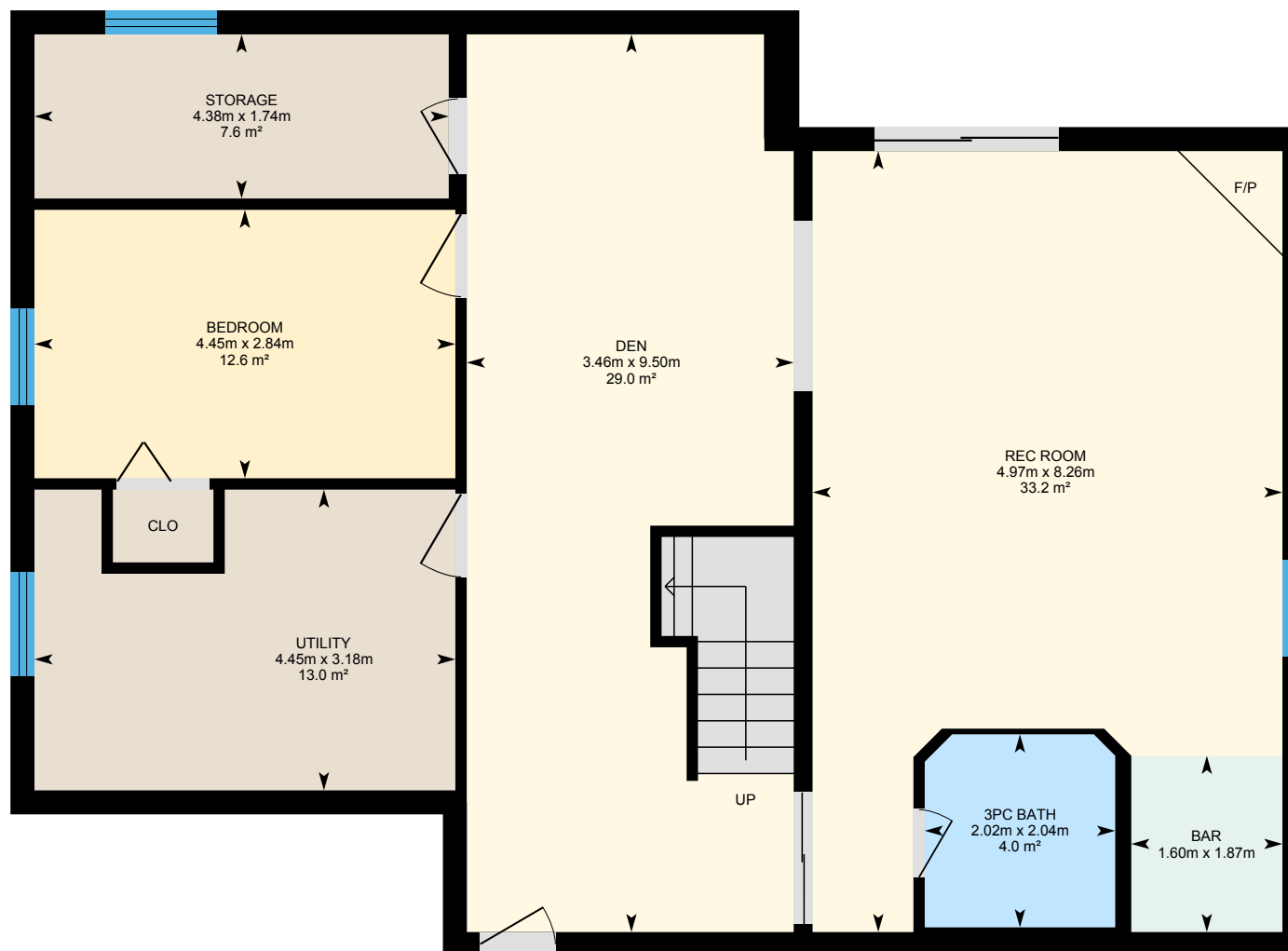


0 1 2 m

PREPARED: Jun, 2020

14 Braecrest Ave, Toronto, ON

Basement Total Exterior Area 123.4 m²
Total Interior Area 111.6 m²



0 1 2 m

PREPARED: Jun, 2020

14 Braecrest Ave, 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

2pc Bath: 1.57m x 1.57m | 2.5 m²
Breakfast: 2.99m x 4.25m | 12.6 m²
Dining: 5.75m x 4.85m | 25.4 m²
Family: 5.16m x 5.72m | 28.8 m²
Garage: 6.14m x 6.84m | 39.8 m²
Kitchen: 5.26m x 4.19m | 22.0 m²
Laundry: 2.70m x 2.66m | 5.9 m²
Living: 4.59m x 6.11m | 26.5 m²

2ND FLOOR

5pc Bath: 3.83m x 1.53m | 5.8 m²
5pc Ensuite: 2.50m x 4.14m | 10.3 m²
Bedroom: 4.95m x 3.41m | 16.9 m²
Bedroom: 3.87m x 3.80m | 14.7 m²
Den: 4.67m x 4.70m | 17.3 m²
Master: 5.71m x 4.14m | 23.6 m²
Storage: 6.04m x 2.00m | 12.1 m²

BASEMENT

3pc Bath: 2.02m x 2.04m | 4.0 m²
Bar: 1.60m x 1.87m
Bedroom: 4.45m x 2.84m | 12.6 m²
Den: 3.46m x 9.50m | 29.0 m²
Rec Room: 4.97m x 8.26m | 33.2 m²
Storage: 4.38m x 1.74m | 7.6 m²
Utility: 4.45m x 3.18m | 13.0 m²

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: 156.2 m²
Excluded Area: 41.3 m²
Perimeter Wall Length: 57.5 m
Perimeter Wall Thickness: 25 cm
Exterior Area: 170.8 m²

2ND FLOOR

Interior Area: 132.1 m²
Excluded Area: 14.4 m²
Perimeter Wall Length: 52.2 m
Perimeter Wall Thickness: 25 cm
Exterior Area: 145.2 m²

BASEMENT (Below Grade)

Interior Area: 111.6 m²
Perimeter Wall Length: 46.4 m
Perimeter Wall Thickness: 25 cm
Exterior Area: 123.4 m²

Total Above Grade Floor Area

Main Building Interior: 288.3 m²
Main Building Excluded: 55.7 m²
Main Building Exterior: 316.0 m²