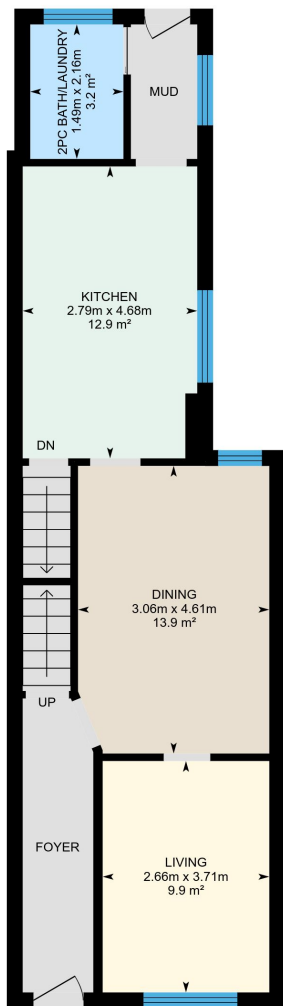
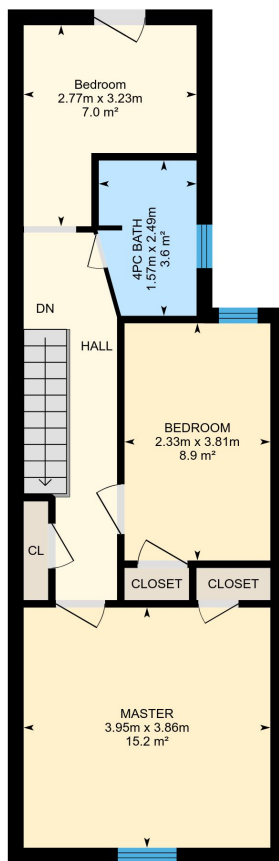


# 61 Muir Ave, Toronto, ON

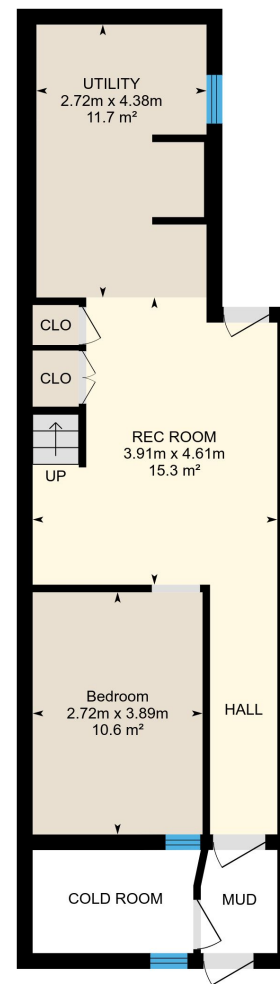
Main Building: Total Exterior Area Above Grade 118.1 m<sup>2</sup>



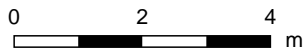
**Main floor**  
Exterior Area 62.7 m<sup>2</sup>



**2nd floor**  
Exterior Area 55.5 m<sup>2</sup>



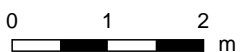
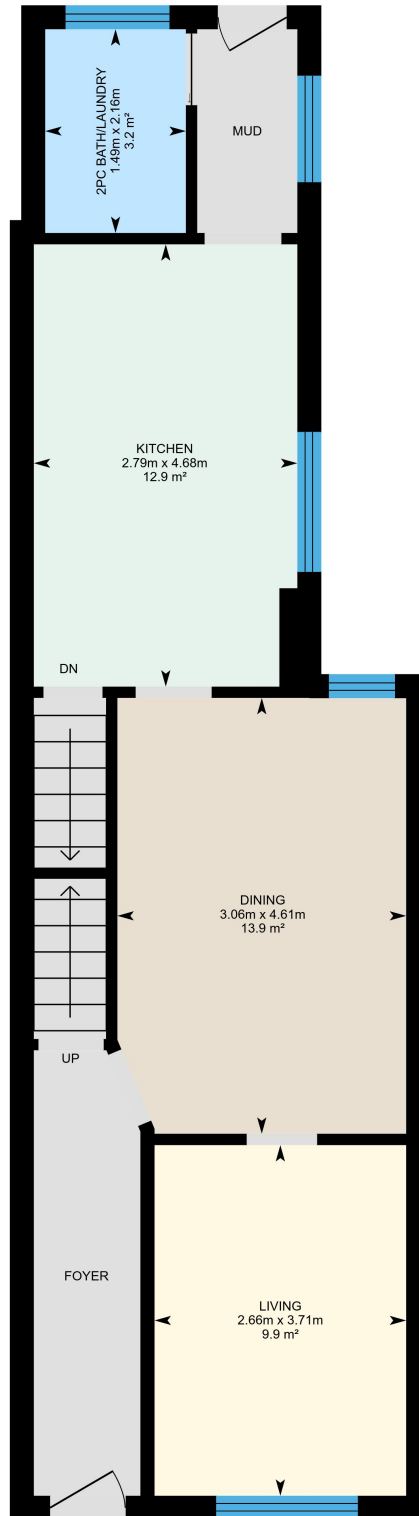
**Basement (Below Grade)**  
Exterior Area 53.9 m<sup>2</sup>



PREPARED: Jun, 2018

# 61 Muir Ave, Toronto, ON

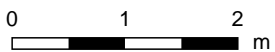
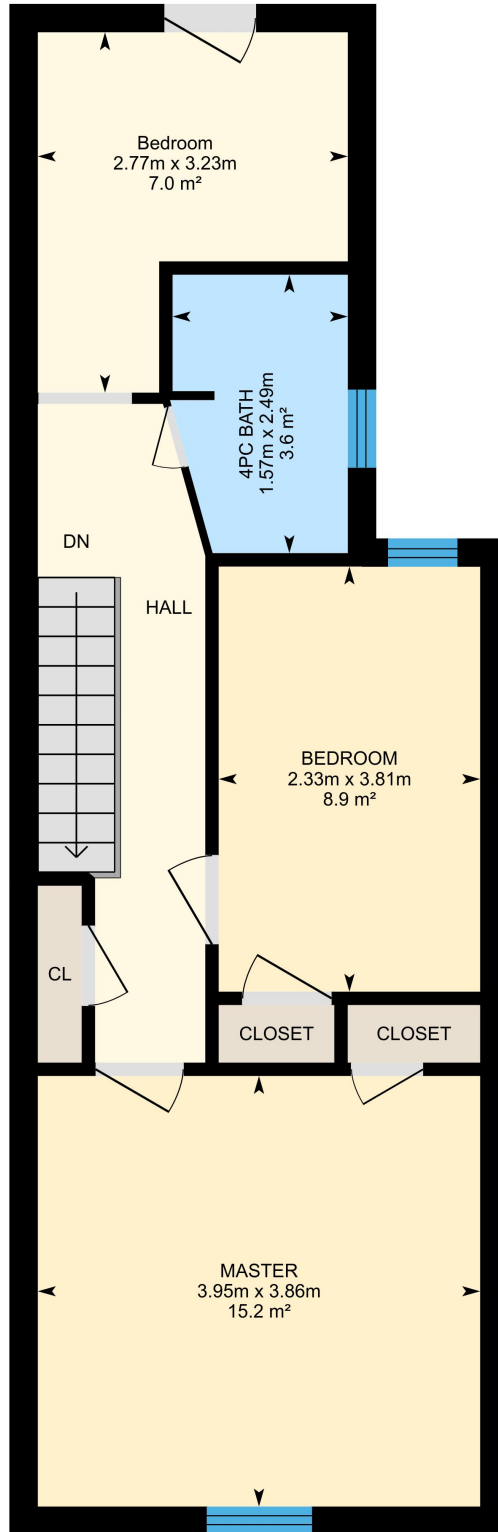
**Main floor** Total Exterior Area 62.7 m<sup>2</sup>  
Total Interior Area 52.5 m<sup>2</sup>



PREPARED: Jun, 2018

# 61 Muir Ave, Toronto, ON

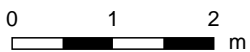
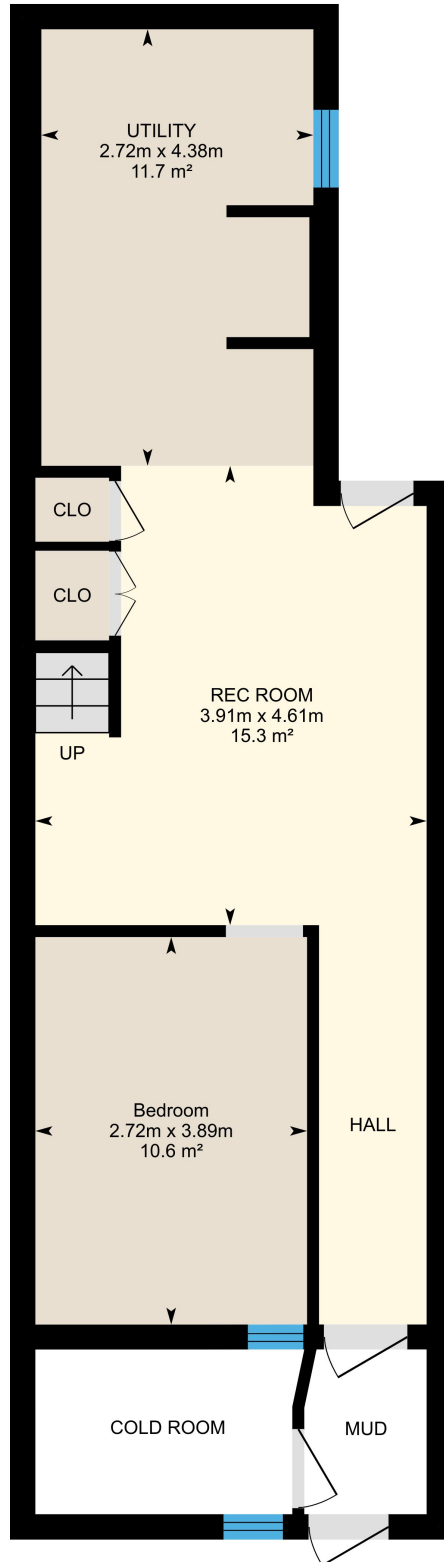
**2nd floor** Total Exterior Area 55.5 m<sup>2</sup>  
Total Interior Area 46.5 m<sup>2</sup>



PREPARED: Jun, 2018

# 61 Muir Ave, Toronto, ON

**Basement** Total Exterior Area 53.9 m<sup>2</sup>  
Total Interior Area 45.1 m<sup>2</sup>



PREPARED: Jun, 2018

## Property Details

### Room Measurements

Only major rooms are listed. Room dimensions are largest width and length, parts of room may be smaller.  
Room area is interior area and excludes footprint of walls.

### Main Building

#### MAIN FLOOR

Dining: 3.06m x 4.61m | 13.9 m<sup>2</sup>

Living: 2.66m x 3.71m | 9.9 m<sup>2</sup>

2pc Bath/laundry: 1.49m x 2.16m | 3.2 m<sup>2</sup>

Kitchen: 2.79m x 4.68m | 12.9 m<sup>2</sup>

#### 2ND FLOOR

Master: 3.95m x 3.86m | 15.2 m<sup>2</sup>

Bedroom: 2.33m x 3.81m | 8.9 m<sup>2</sup>

Bedroom: 2.77m x 3.23m | 7.0 m<sup>2</sup>

4pc Bath: 1.57m x 2.49m | 3.6 m<sup>2</sup>

#### BASEMENT

Rec Room: 3.91m x 4.61m | 15.3 m<sup>2</sup>

Bedroom: 2.72m x 3.89m | 10.6 m<sup>2</sup>

Utility: 2.72m x 4.38m | 11.7 m<sup>2</sup>

### Floor Area Information

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

### Main Building

#### MAIN FLOOR

Interior Area: 52.5 m<sup>2</sup>

Perimeter Wall Length: 39.9 m

Perimeter Wall Thickness: 25 cm

Exterior Area: 62.7 m<sup>2</sup>

#### 2ND FLOOR

Interior Area: 46.5 m<sup>2</sup>

Perimeter Wall Length: 35.3 m

Perimeter Wall Thickness: 25 cm

Exterior Area: 55.5 m<sup>2</sup>

#### BASEMENT (Below Grade)

Interior Area: 45.1 m<sup>2</sup>

Perimeter Wall Length: 34.8 m

Perimeter Wall Thickness: 25 cm

Exterior Area: 53.9 m<sup>2</sup>

### Total Above Grade Floor Area

Main Building Interior: 99.0 m<sup>2</sup>

**Main Building Exterior: 118.1 m<sup>2</sup>**