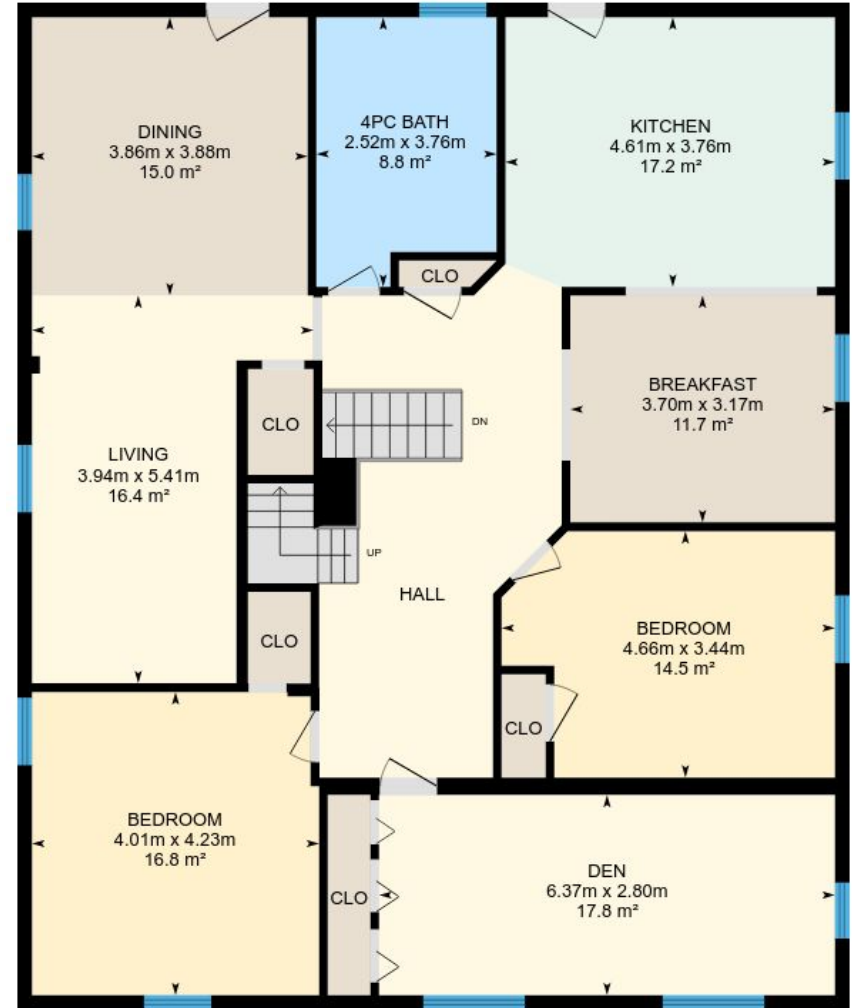


# 421 Eldon Rd, Little Britain, ON

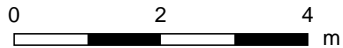
Total Exterior Area Above Grade 323.0 m<sup>2</sup> (Main Building)



**Main floor**  
Exterior Area 159.6 m<sup>2</sup>



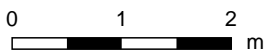
**2nd floor**  
Exterior Area 163.4 m<sup>2</sup>



PREPARED: Apr, 2018

# 421 Eldon Rd, Little Britain, ON

**Main floor** Total Exterior Area 159.6 m<sup>2</sup>  
Total Interior Area 149.1 m<sup>2</sup>

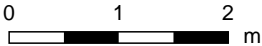
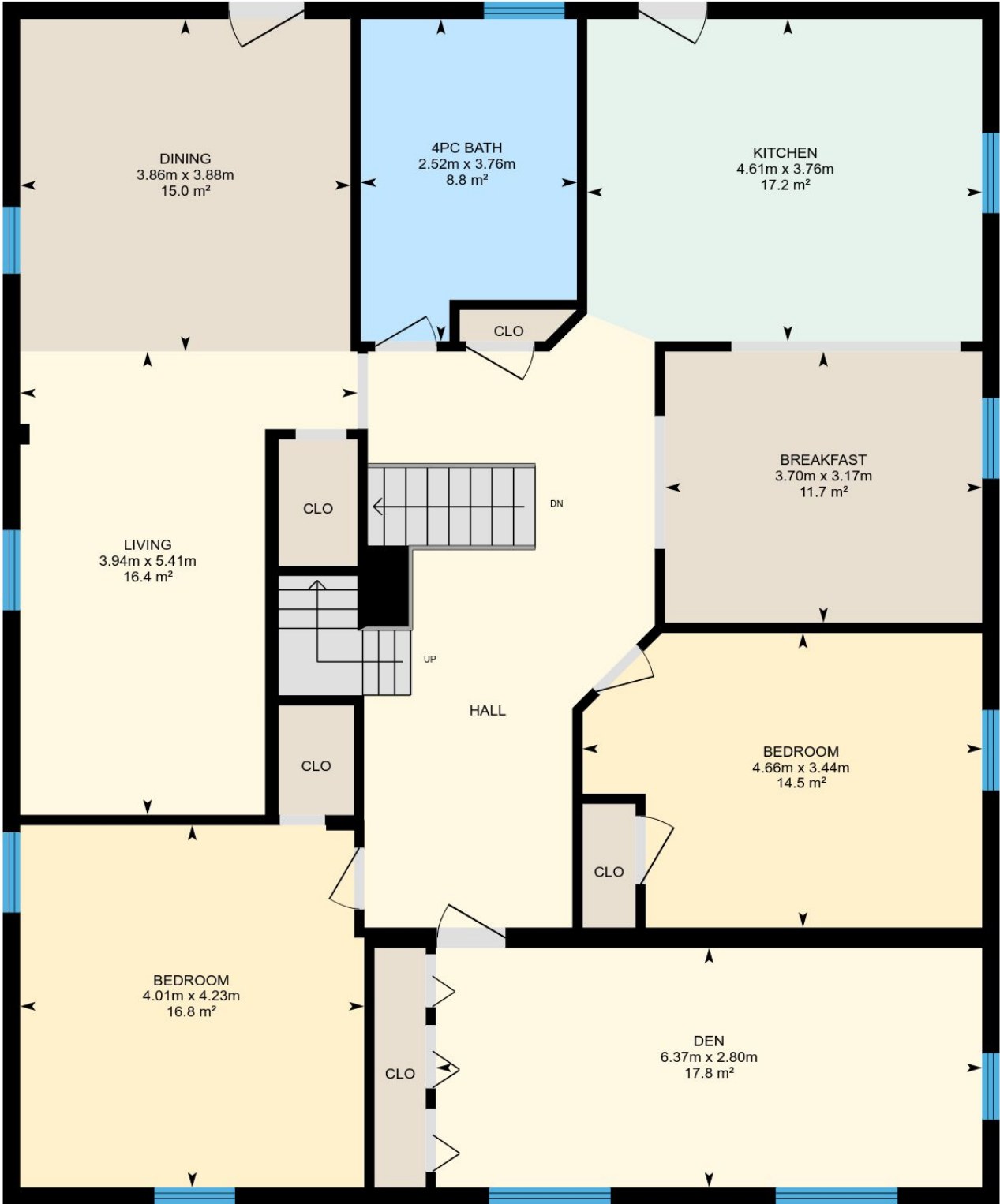


PREPARED: Apr, 2018

Colored regions are included in 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/>.

# 421 Eldon Rd, Little Britain, ON

2nd floor Total Exterior Area 163.4 m<sup>2</sup>  
Total Interior Area 153.2 m<sup>2</sup>



PREPARED: Apr, 2018

Colored regions are included in 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/>.

## 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

Office: 3.86m x 2.64m | 9.3 m<sup>2</sup>

Storage: 3.86m x 1.99m | 7.7 m<sup>2</sup>

2pc Bath: 1.93m x 2.51m | 4.8 m<sup>2</sup>

Kitchen: 2.29m x 4.28m | 9.6 m<sup>2</sup>

Bedroom: 4.22m x 4.96m | 19.2 m<sup>2</sup>

Bath: 2.21m x 1.52m | 3.3 m<sup>2</sup>

Storage: 4.60m x 2.28m | 10.5 m<sup>2</sup>

Mudroom: 3.03m x 6.02m | 13.6 m<sup>2</sup>

Dining: 4.60m x 4.01m | 18.5 m<sup>2</sup>

Living: 4.60m x 4.16m | 19.1 m<sup>2</sup>

#### 2ND FLOOR

Dining: 3.86m x 3.88m | 15.0 m<sup>2</sup>

Kitchen: 4.61m x 3.76m | 17.2 m<sup>2</sup>

Breakfast: 3.70m x 3.17m | 11.7 m<sup>2</sup>

Bedroom: 4.66m x 3.44m | 14.5 m<sup>2</sup>

Bedroom: 4.01m x 4.23m | 16.8 m<sup>2</sup>

Den: 6.37m x 2.80m | 17.8 m<sup>2</sup>

4pc Bath: 2.52m x 3.76m | 8.8 m<sup>2</sup>

Living: 3.94m x 5.41m | 16.4 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

Building Perimeter Wall Thickness: 20 cm

#### MAIN FLOOR

Interior Area: 149.1 m<sup>2</sup>

Perimeter Wall Length: 51.5 m

Exterior Area: 159.6 m<sup>2</sup>

#### 2ND FLOOR

Interior Area: 153.2 m<sup>2</sup>

Perimeter Wall Length: 50.6 m

Exterior Area: 163.4 m<sup>2</sup>

### Total Above Grade Floor Area

Main Building Interior: 302.3 m<sup>2</sup>

**Main Building Exterior: 323.0 m<sup>2</sup>**