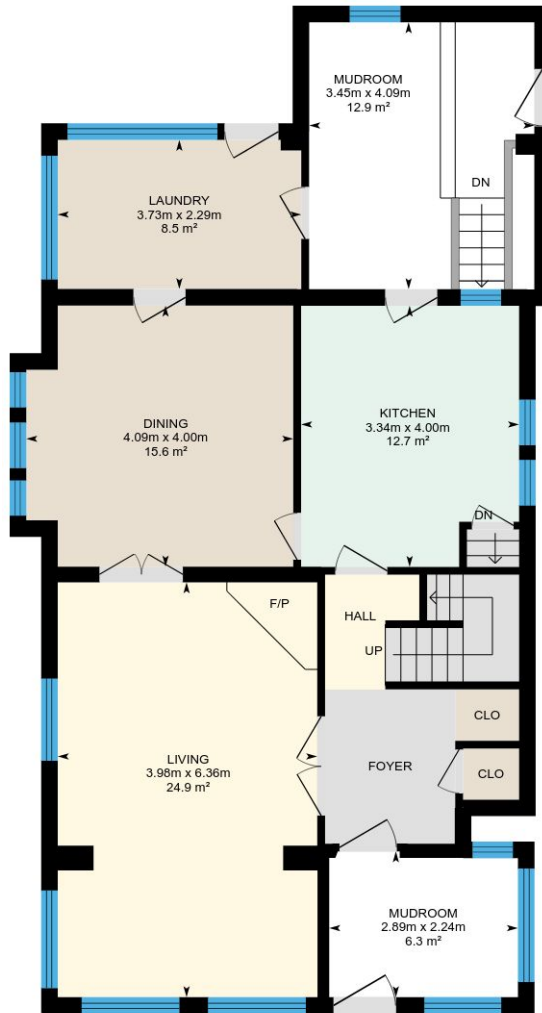
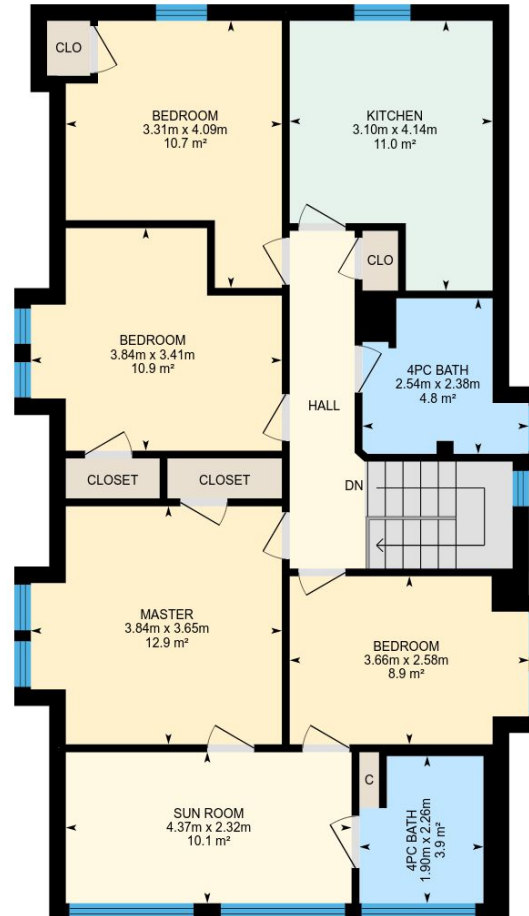


# 222 Pearson Ave, Toronto, ON

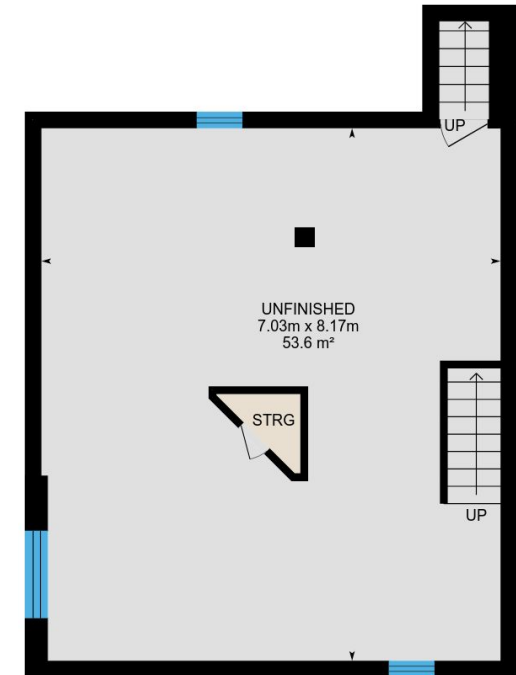
Main Building: Total Exterior Area Above Grade 252.0 m<sup>2</sup>



**Main Floor**  
Exterior Area 88.5 m<sup>2</sup>



**2nd Floor**  
Exterior Area 103.3 m<sup>2</sup>



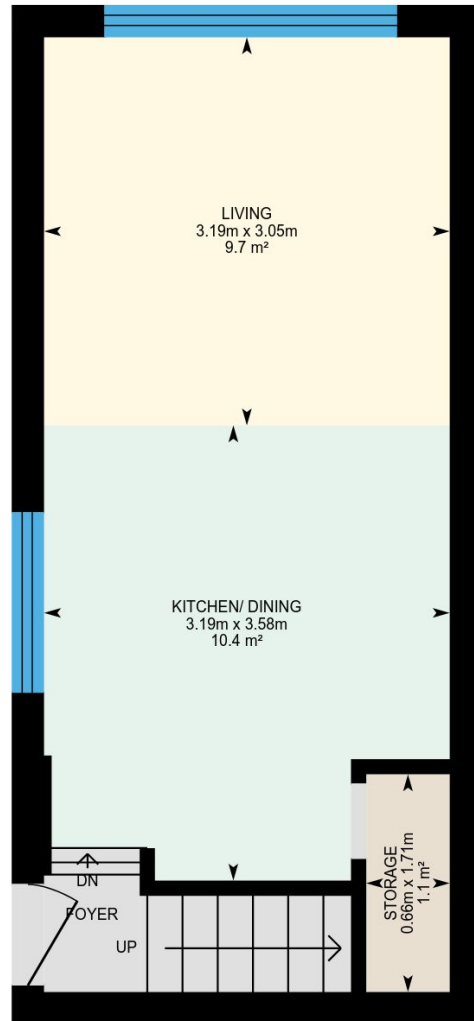
**Basement (Below Grade)**  
Exterior Area 67.0 m<sup>2</sup>



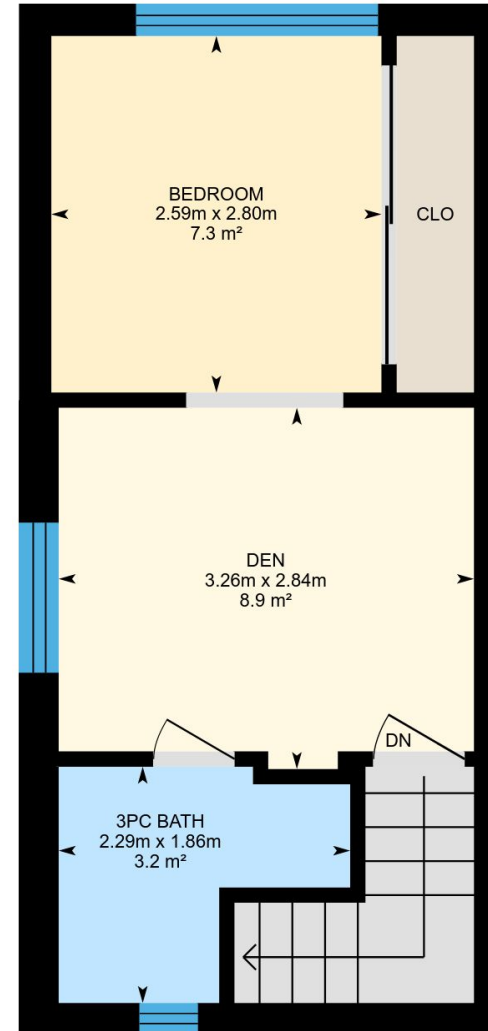
PREPARED: May, 2018

# 222 Pearson Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 252.0 m<sup>2</sup>



**Coach House Ground Floor**  
Exterior Area 29.5 m<sup>2</sup>



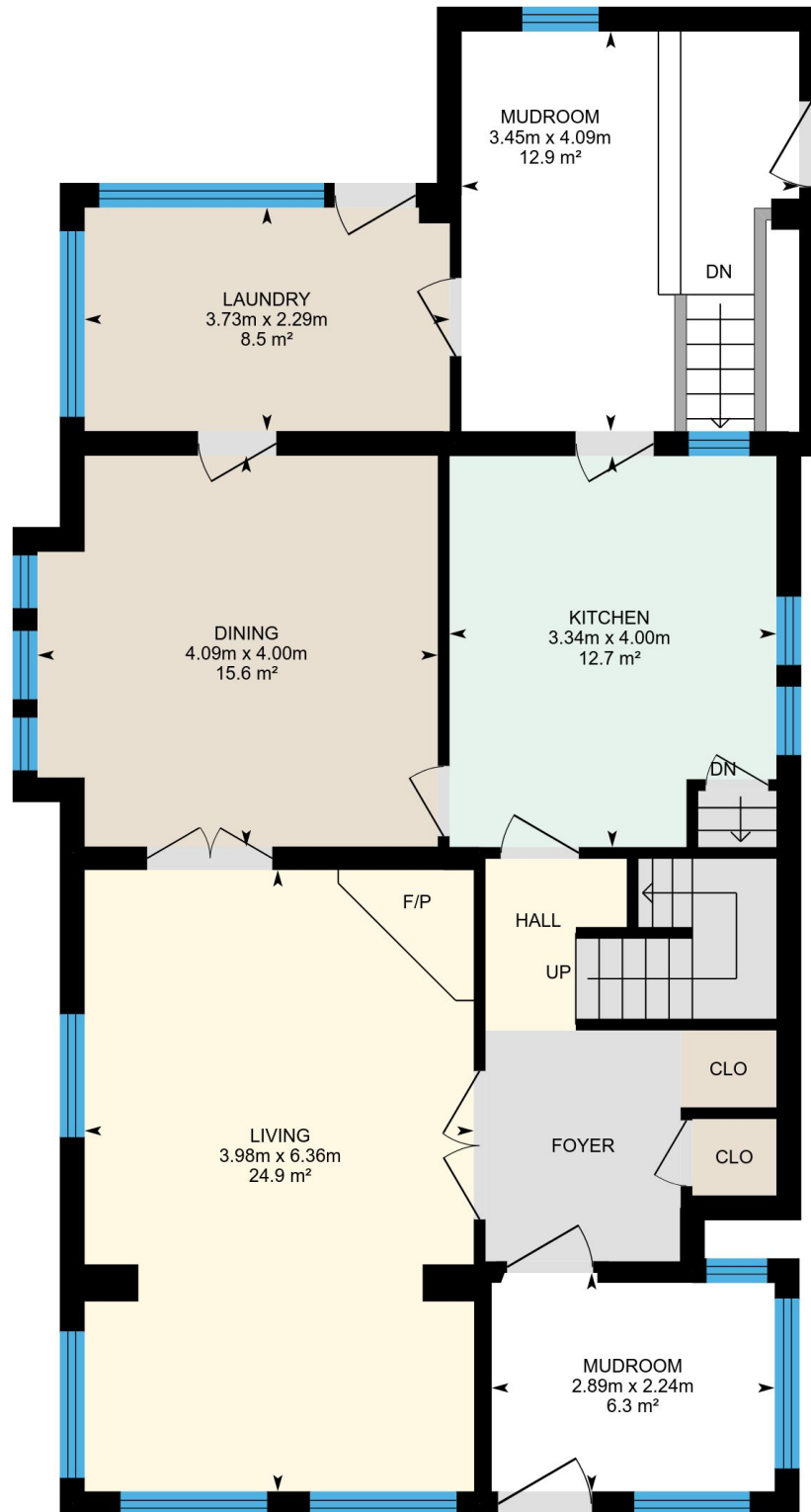
**Coach House 2nd Floor**  
Exterior Area 30.7 m<sup>2</sup>



PREPARED: May, 2018

# 222 Pearson Ave, Toronto, ON

**Main Floor** Total Exterior Area 88.5 m<sup>2</sup>  
Total Interior Area 77.7 m<sup>2</sup>



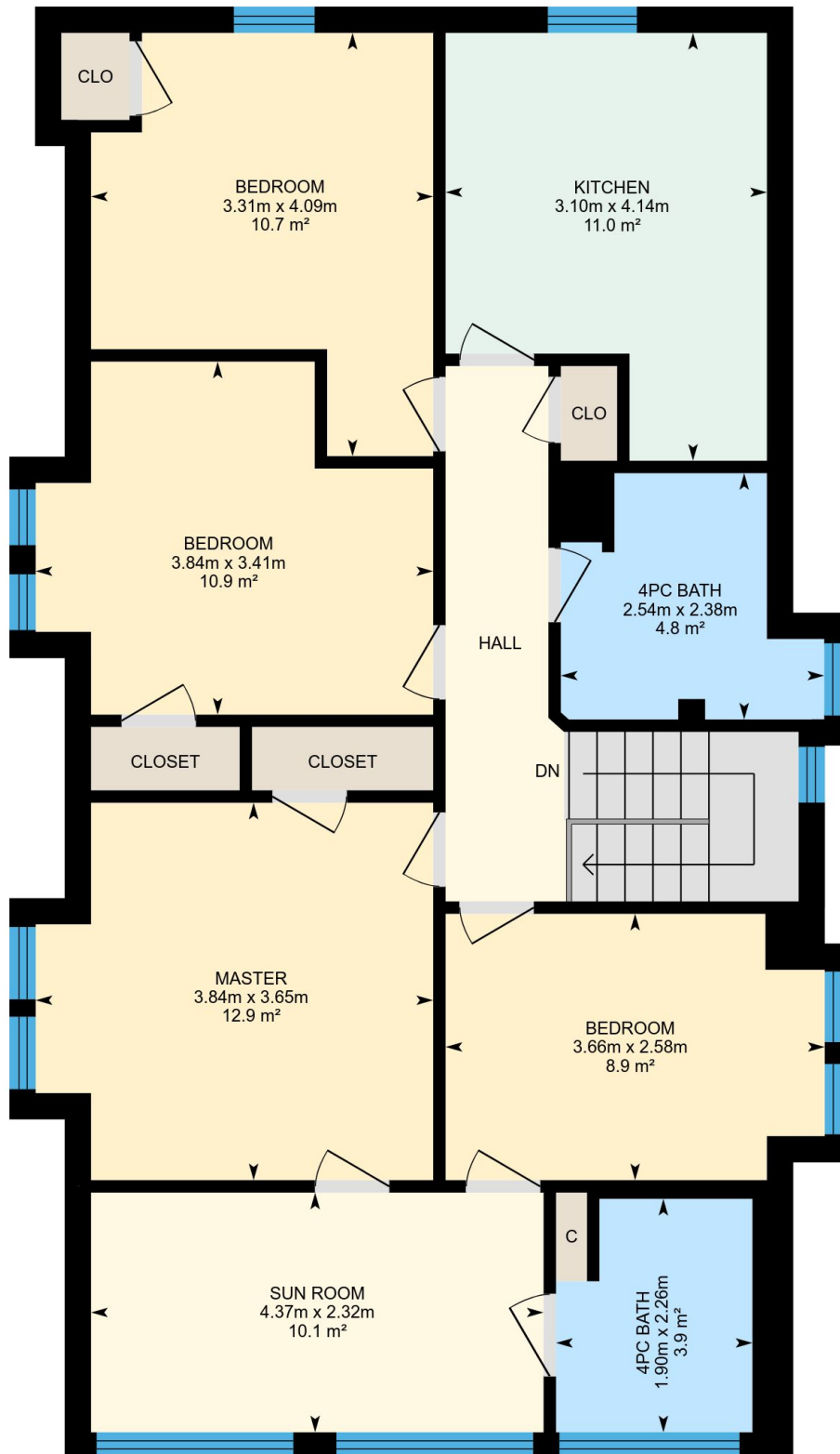
0 1 2  
m

PREPARED: May, 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/>.

# 222 Pearson Ave, Toronto, ON

**2nd Floor** Total Exterior Area 103.3 m<sup>2</sup>  
Total Interior Area 91.8 m<sup>2</sup>

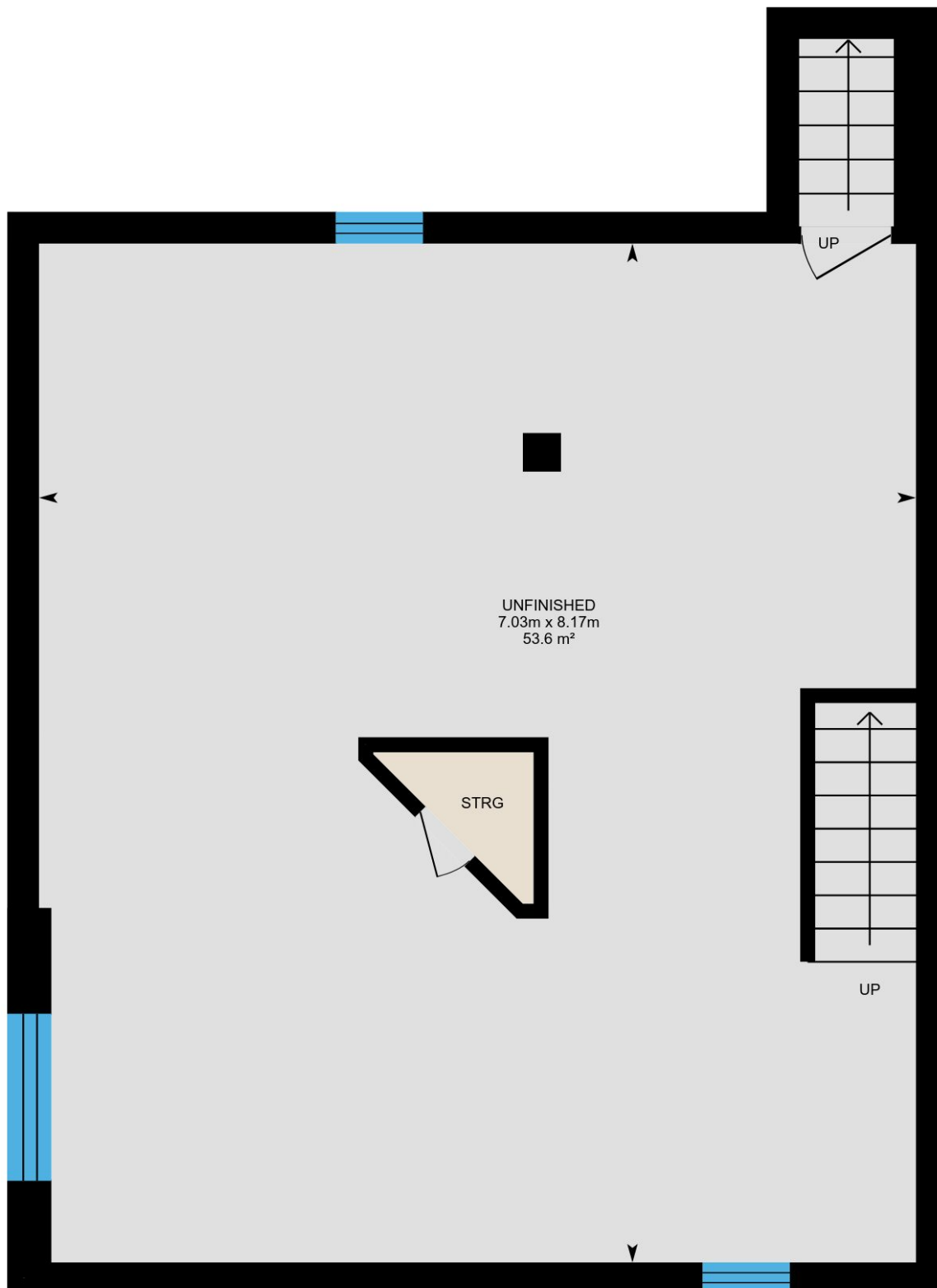


0 1 2 m

PREPARED: May, 2018

# 222 Pearson Ave, Toronto, ON

**Basement** Total Exterior Area 67.0 m<sup>2</sup>  
Total Interior Area 58.4 m<sup>2</sup>

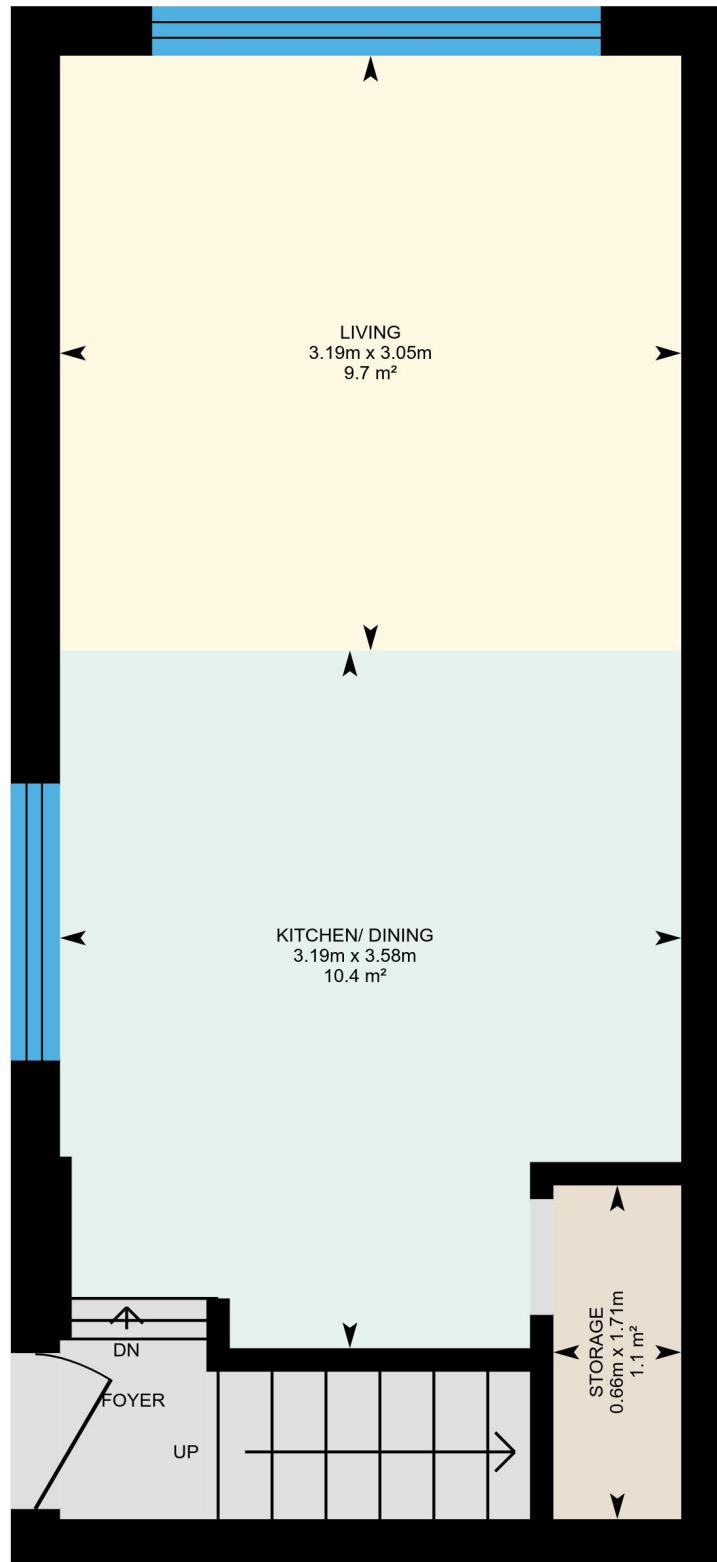


0 1 2 m

PREPARED: May, 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/>.

**Coach House Ground Floor**    Total Exterior Area 29.5 m<sup>2</sup>  
Total Interior Area 23.8 m<sup>2</sup>

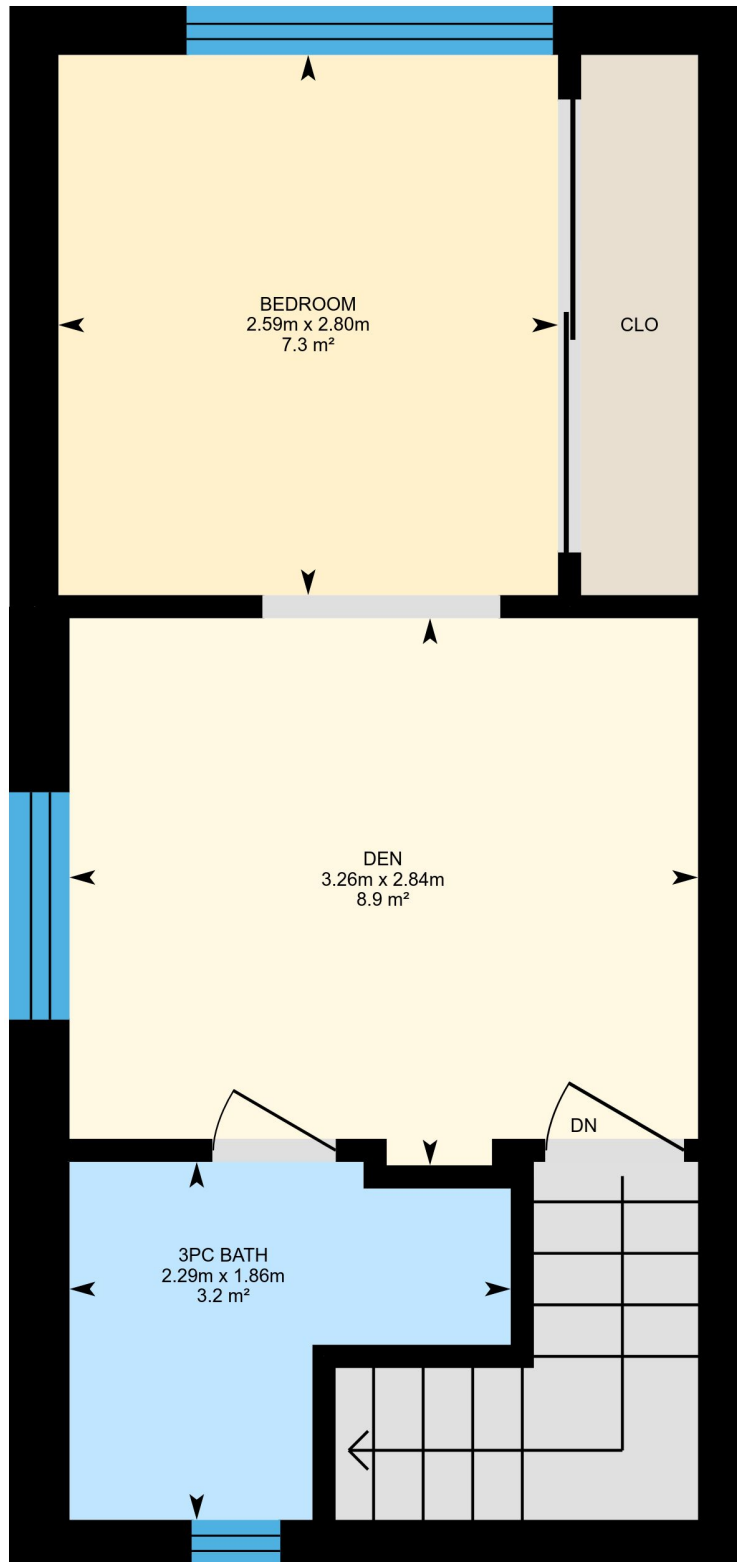


0 1 2 m

PREPARED: May, 2018

# 222 Pearson Ave, Toronto, ON

**Coach House 2nd Floor**    Total Exterior Area 30.7 m<sup>2</sup>  
Total Interior Area 24.9 m<sup>2</sup>



PREPARED: May, 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

Mudroom: 3.45m x 4.09m | 12.9 m<sup>2</sup>  
Kitchen: 3.34m x 4.00m | 12.7 m<sup>2</sup>  
Mudroom: 2.89m x 2.24m | 6.3 m<sup>2</sup>  
Living: 3.98m x 6.36m | 24.9 m<sup>2</sup>  
Dining: 4.09m x 4.00m | 15.6 m<sup>2</sup>  
Laundry: 3.73m x 2.29m | 8.5 m<sup>2</sup>

##### 2ND FLOOR

4pc Bath: 1.90m x 2.26m | 3.9 m<sup>2</sup>  
Sun Room: 4.37m x 2.32m | 10.1 m<sup>2</sup>  
Bedroom: 3.66m x 2.58m | 8.9 m<sup>2</sup>  
Master: 3.84m x 3.65m | 12.9 m<sup>2</sup>  
4pc Bath: 2.54m x 2.38m | 4.8 m<sup>2</sup>  
Kitchen: 3.10m x 4.14m | 11.0 m<sup>2</sup>  
Bedroom: 3.31m x 4.09m | 10.7 m<sup>2</sup>  
Bedroom: 3.84m x 3.41m | 10.9 m<sup>2</sup>

##### BASEMENT

Unfinished: 7.03m x 8.17m | 53.6 m<sup>2</sup>

##### COACH HOUSE GROUND FLOOR

Storage: 0.66m x 1.71m | 1.1 m<sup>2</sup>  
Kitchen/ Dining: 3.19m x 3.58m | 10.4 m<sup>2</sup>  
Living: 3.19m x 3.05m | 9.7 m<sup>2</sup>

##### COACH HOUSE 2ND FLOOR

3pc Bath: 2.29m x 1.86m | 3.2 m<sup>2</sup>  
Den: 3.26m x 2.84m | 8.9 m<sup>2</sup>  
Bedroom: 2.59m x 2.80m | 7.3 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: 77.7 m<sup>2</sup>  
Perimeter Wall Length: 42.5 m  
Perimeter Wall Thickness: 25 cm  
Exterior Area: 88.5 m<sup>2</sup>

##### 2ND FLOOR

Interior Area: 91.8 m<sup>2</sup>  
Perimeter Wall Length: 45.4 m  
Perimeter Wall Thickness: 25 cm  
Exterior Area: 103.3 m<sup>2</sup>

##### BASEMENT (Below Grade)

Interior Area: 58.4 m<sup>2</sup>  
Perimeter Wall Length: 34.7 m  
Perimeter Wall Thickness: 25 cm  
Exterior Area: 67.0 m<sup>2</sup>

##### COACH HOUSE GROUND FLOOR

Interior Area: 23.8 m<sup>2</sup>  
Perimeter Wall Length: 22.4 m  
Perimeter Wall Thickness: 25 cm  
Exterior Area: 29.5 m<sup>2</sup>

##### COACH HOUSE 2ND FLOOR

Interior Area: 24.9 m<sup>2</sup>  
Perimeter Wall Length: 22.8 m  
Perimeter Wall Thickness: 25 cm  
Exterior Area: 30.7 m<sup>2</sup>

### Total Above Grade Floor Area

Main Building Interior: 218.2 m<sup>2</sup>  
**Main Building Exterior: 252.0 m<sup>2</sup>**