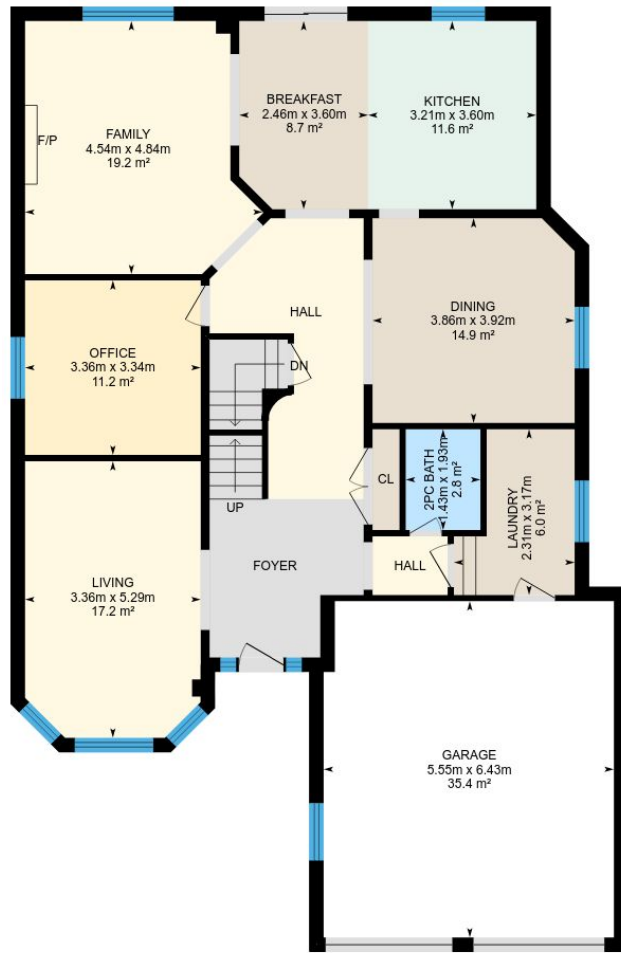
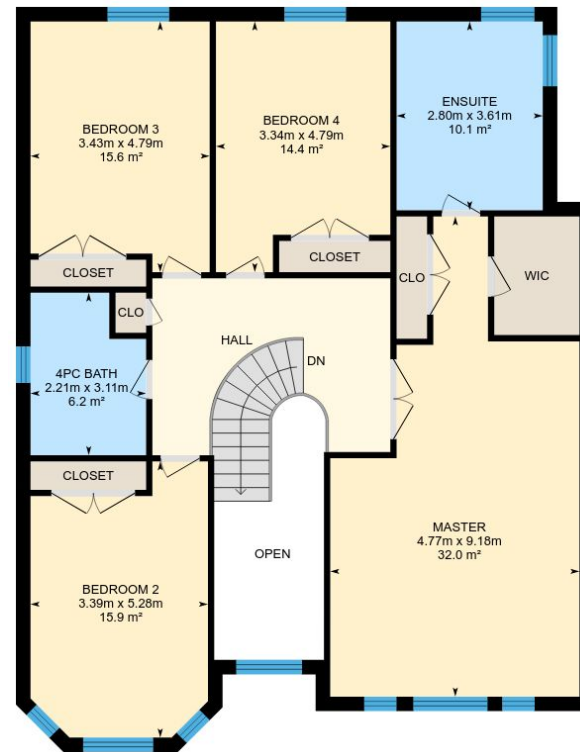


317 Morrish Rd, Toronto, ON

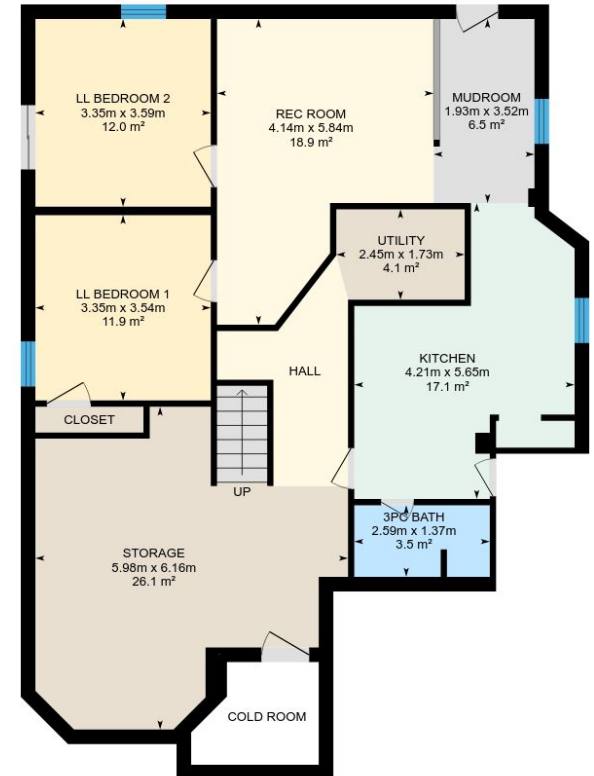
Main Building: Total Exterior Area Above Grade 277.8 m²



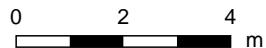
Main Floor
Exterior Area 137.0 m²



2nd Floor
Exterior Area 140.8 m²



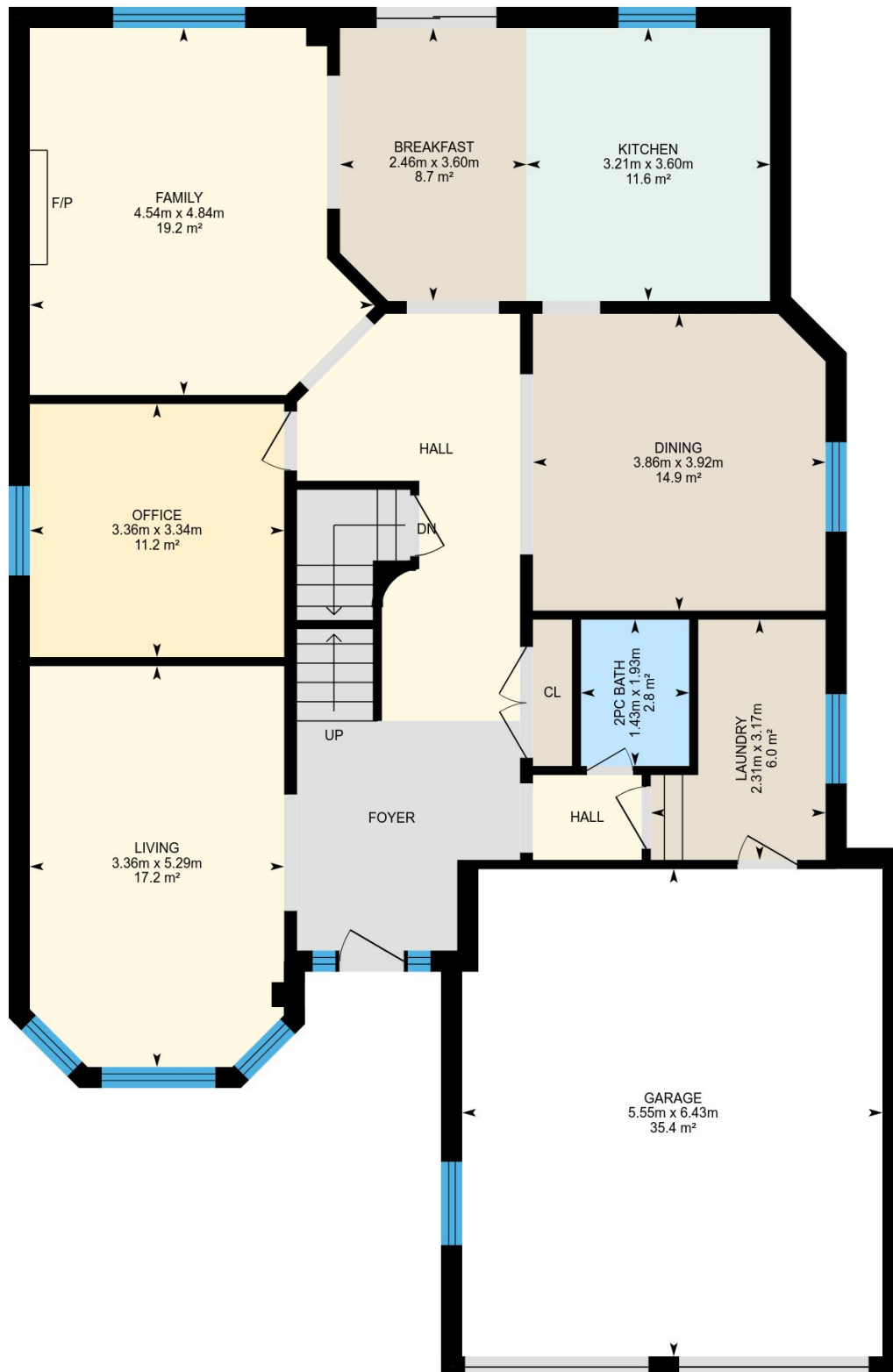
LOWER LEVEL (Below Grade)
Exterior Area 127.8 m²



PREPARED: Feb, 2019

317 Morrish Rd, Toronto, ON

Main Floor Total Exterior Area 137.0 m²
Total Interior Area 123.6 m²



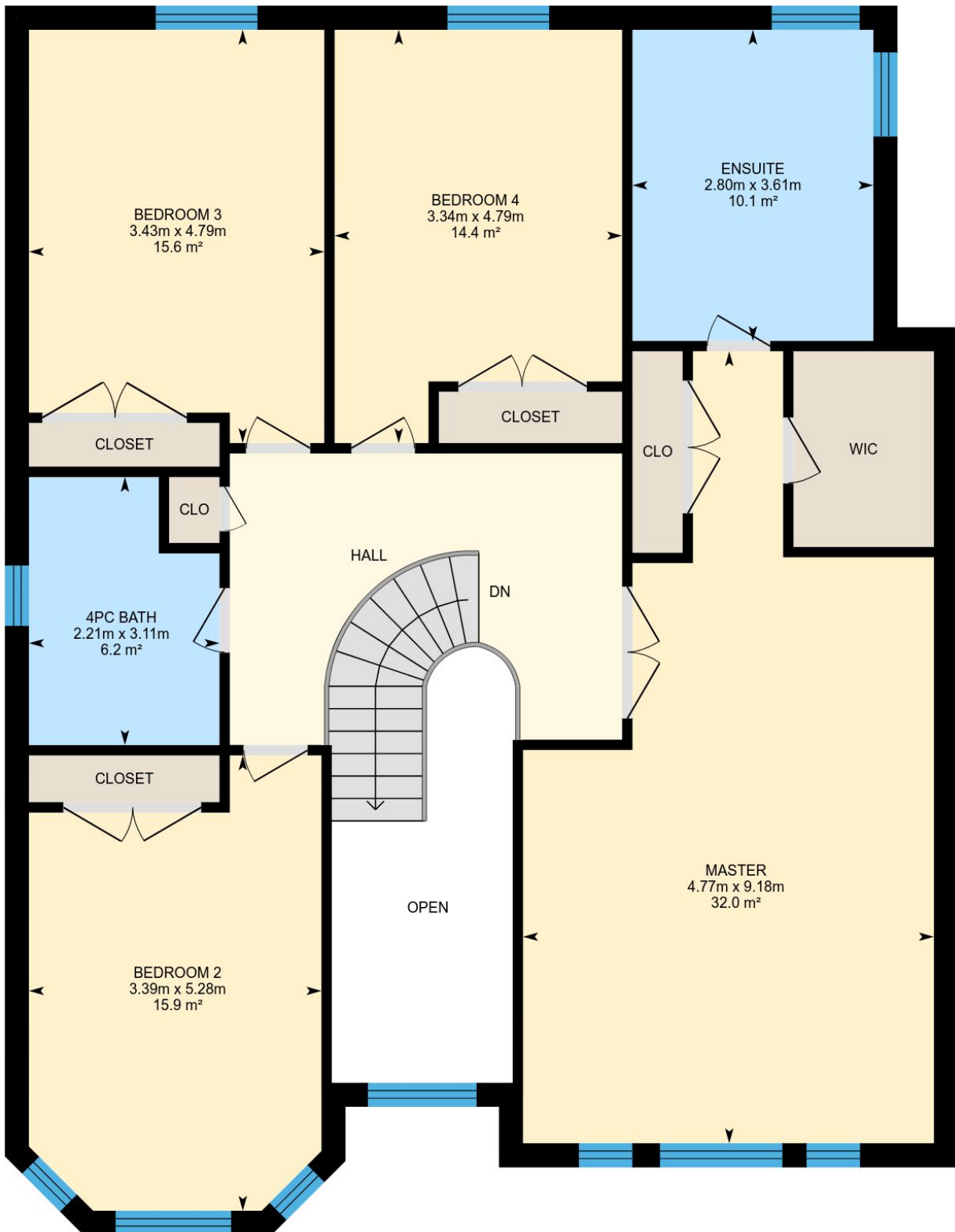
0 1 2 m

PREPARED: Feb, 2019



317 Morrish Rd, Toronto, ON

2nd Floor Total Exterior Area 140.8 m²
Total Interior Area 124.1 m²



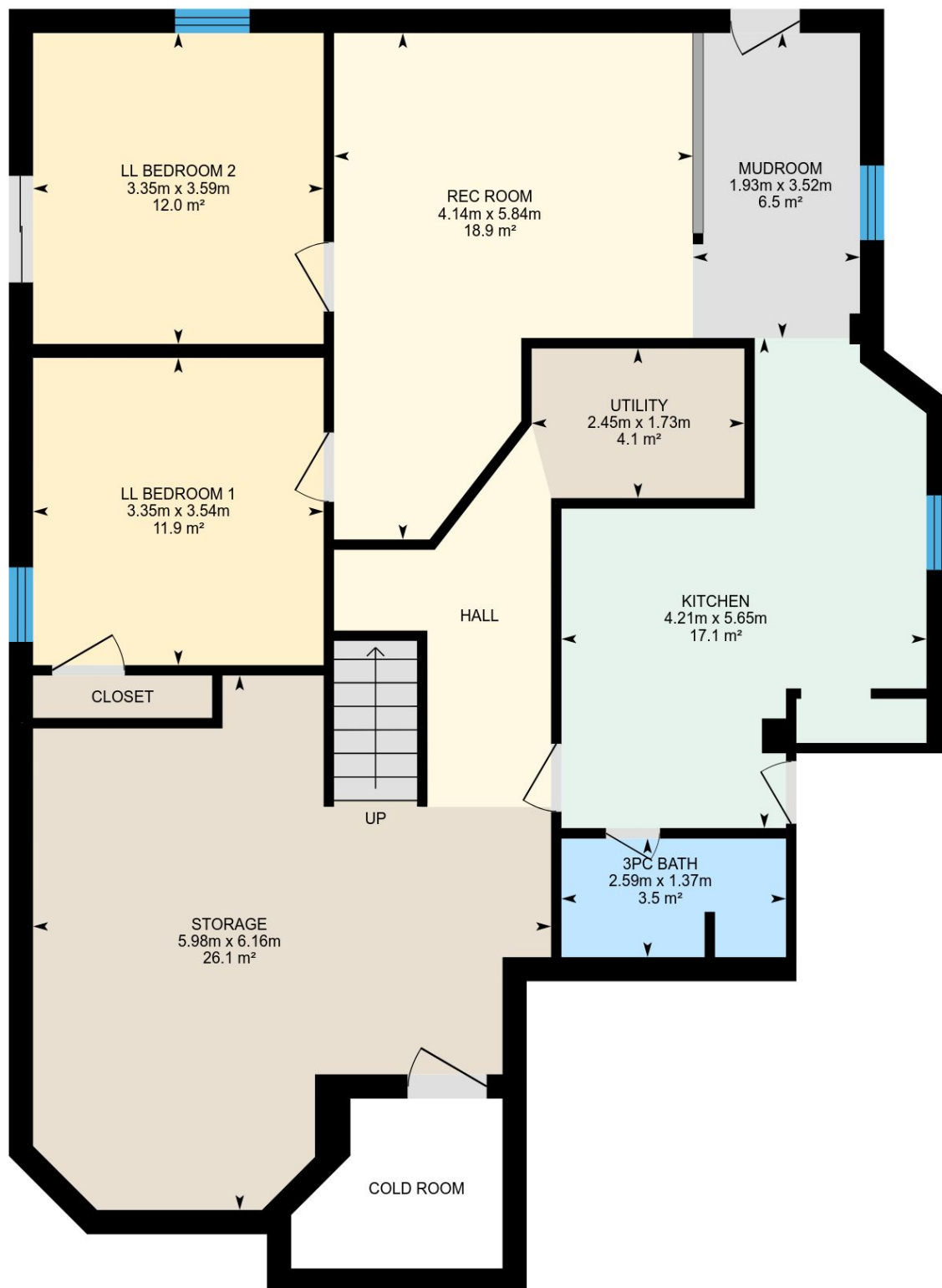
0 1 2
m

PREPARED: Feb, 2019



317 Morrish Rd, Toronto, ON

LOWER LEVEL Total Exterior Area 127.8 m²
Total Interior Area 114.6 m²



0 1 2 m

PREPARED: Feb, 2019



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

Living: 3.36m x 5.29m | 17.2 m²
Office: 3.36m x 3.34m | 11.2 m²
2pc Bath: 1.43m x 1.93m | 2.8 m²
Dining: 3.86m x 3.92m | 14.9 m²
Garage: 5.55m x 6.43m | 35.4 m²
Laundry: 2.31m x 3.17m | 6.0 m²
Family: 4.54m x 4.84m | 19.2 m²
Breakfast: 2.46m x 3.60m | 8.7 m²
Kitchen: 3.21m x 3.60m | 11.6 m²

2ND FLOOR

Bedroom 2: 3.39m x 5.28m | 15.9 m²
Master: 4.77m x 9.18m | 32.0 m²
Ensuite: 2.80m x 3.61m | 10.1 m²
Bedroom 4: 3.34m x 4.79m | 14.4 m²
Bedroom 3: 3.43m x 4.79m | 15.6 m²
4pc Bath: 2.21m x 3.11m | 6.2 m²

LOWER LEVEL

3pc Bath: 2.59m x 1.37m | 3.5 m²
Utility: 2.45m x 1.73m | 4.1 m²
Rec Room: 4.14m x 5.84m | 18.9 m²
LI Bedroom 1: 3.35m x 3.54m | 11.9 m²
LI Bedroom 2: 3.35m x 3.59m | 12.0 m²
Kitchen: 4.21m x 5.65m | 17.1 m²
Mudroom: 1.93m x 3.52m | 6.5 m²
Storage: 5.98m x 6.16m | 26.1 m²

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: 28 cm

MAIN FLOOR

Interior Area: 123.6 m²
Perimeter Wall Length: 48.2 m
Exterior Area: 137.0 m²

2ND FLOOR

Interior Area: 124.1 m²
Perimeter Wall Length: 60.0 m
Exterior Area: 140.8 m²

LOWER LEVEL (Below Grade)

Interior Area: 114.6 m²
Perimeter Wall Length: 47.4 m
Exterior Area: 127.8 m²

Total Above Grade Floor Area

Main Building Interior: 247.7 m²

Main Building Exterior: 277.8 m²