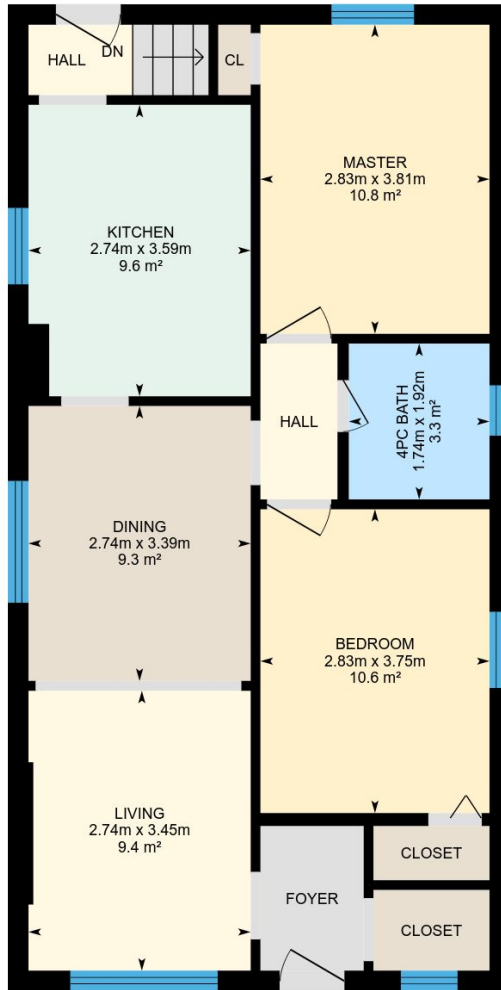
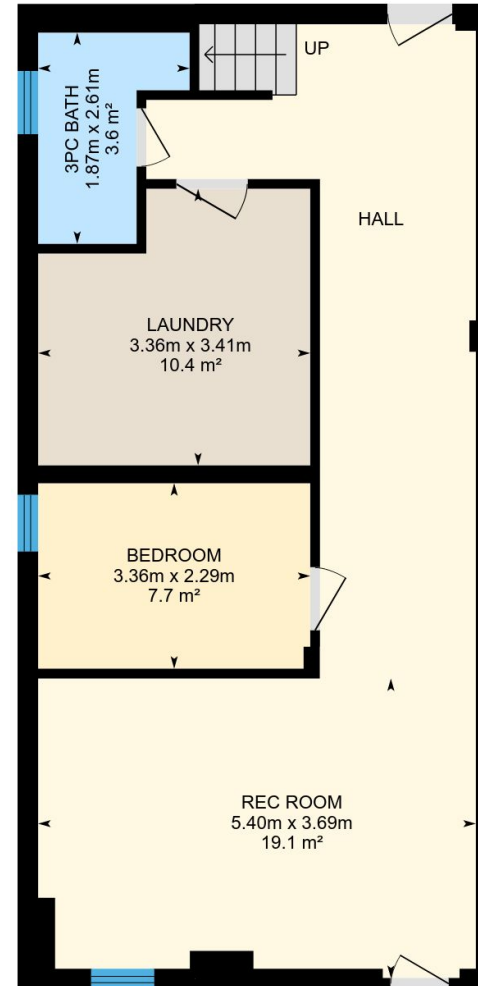


# 35 Livingstone Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 75.3 m<sup>2</sup>



**Main floor**  
Exterior Area 75.3 m<sup>2</sup>



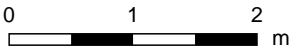
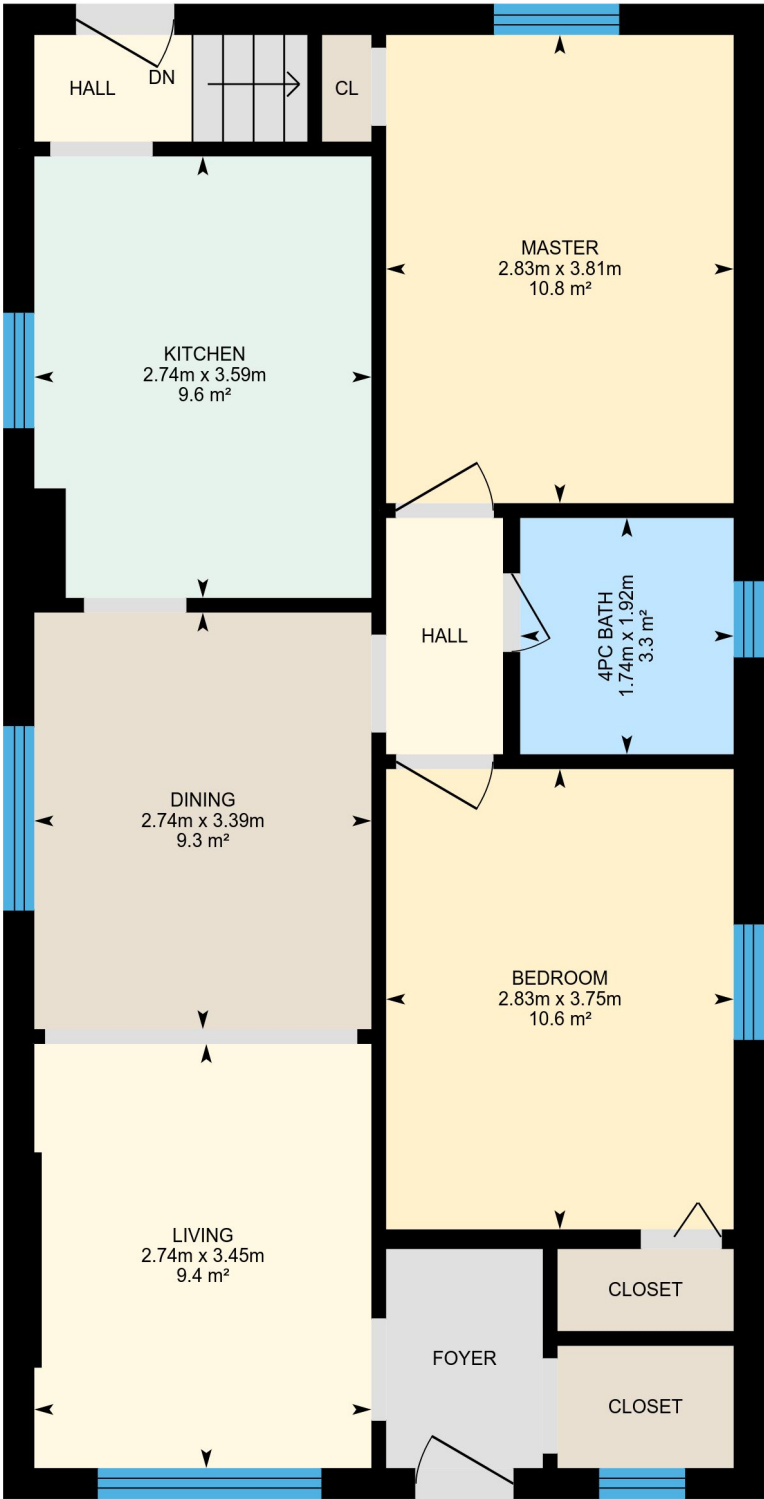
**Basement (Below Grade)**  
Exterior Area 71.6 m<sup>2</sup>



PREPARED: Feb, 2019

35 Livingstone Ave, Toronto, ON

Main floor    Total Exterior Area 75.3 m<sup>2</sup>  
Total Interior Area 66.3 m<sup>2</sup>

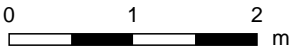
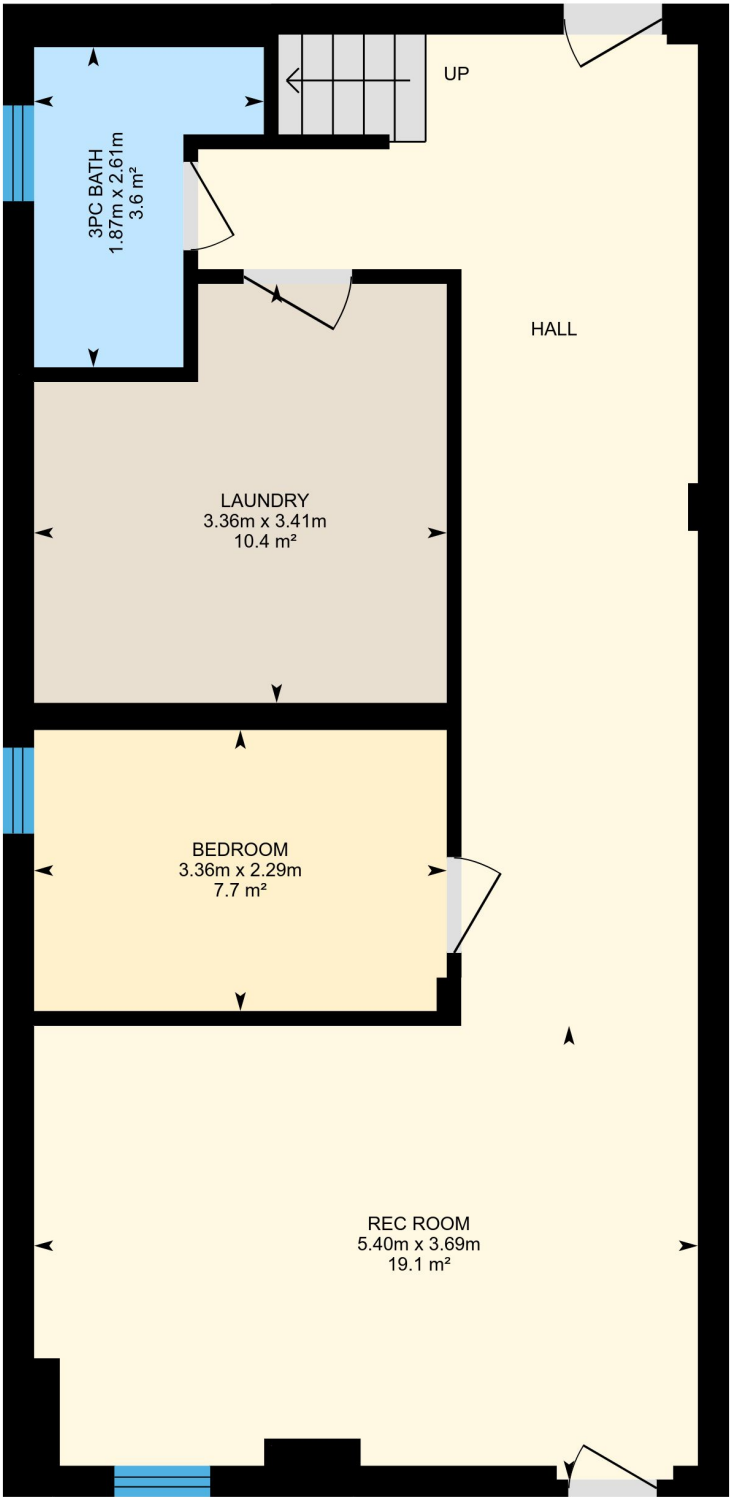


PREPARED: Feb, 2019

White regions are excluded from 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/>.

35 Livingstone Ave, Toronto, ON

Basement    Total Exterior Area 71.6 m<sup>2</sup>  
Total Interior Area 62.8 m<sup>2</sup>



PREPARED: Feb, 2019

White regions are excluded from 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. 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: 2.74m x 3.45m | 9.4 m<sup>2</sup>

Kitchen: 2.74m x 3.59m | 9.6 m<sup>2</sup>

Master: 2.83m x 3.81m | 10.8 m<sup>2</sup>

4pc Bath: 1.74m x 1.92m | 3.3 m<sup>2</sup>

Dining: 2.74m x 3.39m | 9.3 m<sup>2</sup>

Bedroom: 2.83m x 3.75m | 10.6 m<sup>2</sup>

#### BASEMENT

3pc Bath: 1.87m x 2.61m | 3.6 m<sup>2</sup>

Laundry: 3.36m x 3.41m | 10.4 m<sup>2</sup>

Bedroom: 3.36m x 2.29m | 7.7 m<sup>2</sup>

Rec Room: 5.40m x 3.69m | 19.1 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: 66.3 m<sup>2</sup>

Perimeter Wall Length: 35.7 m

Perimeter Wall Thickness: 25 cm

Exterior Area: 75.3 m<sup>2</sup>

#### BASEMENT (Below Grade)

Interior Area: 62.8 m<sup>2</sup>

Perimeter Wall Length: 35.1 m

Perimeter Wall Thickness: 25 cm

Exterior Area: 71.6 m<sup>2</sup>

### Total Above Grade Floor Area

Main Building Interior: 66.3 m<sup>2</sup>

**Main Building Exterior: 75.3 m<sup>2</sup>**