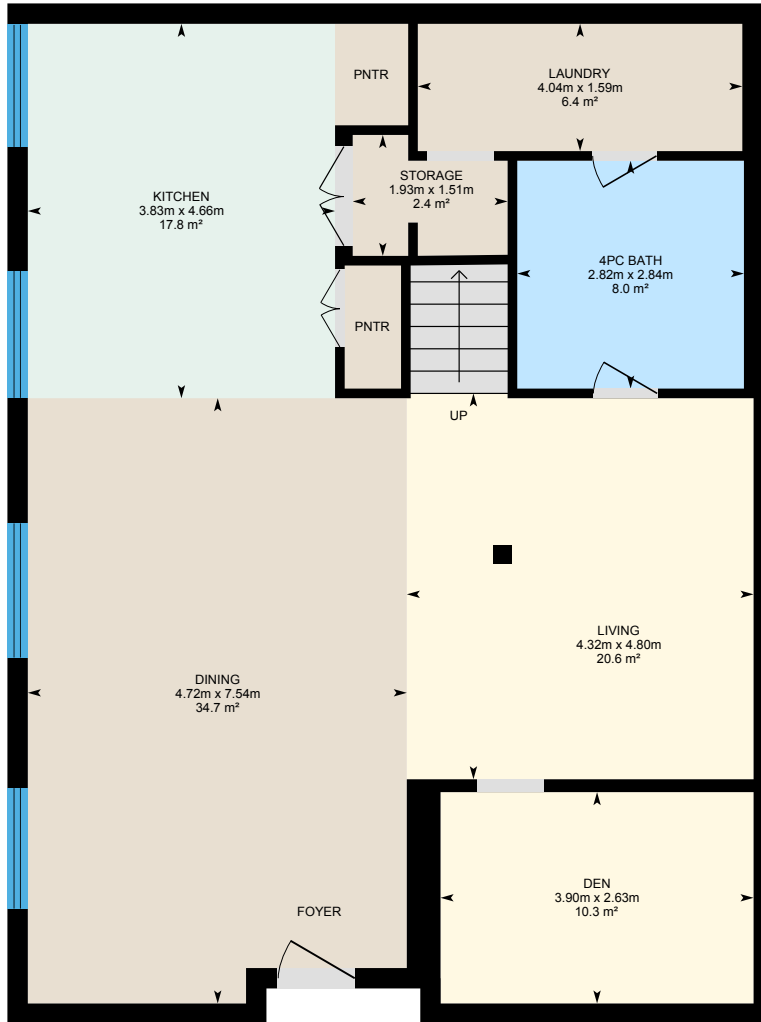
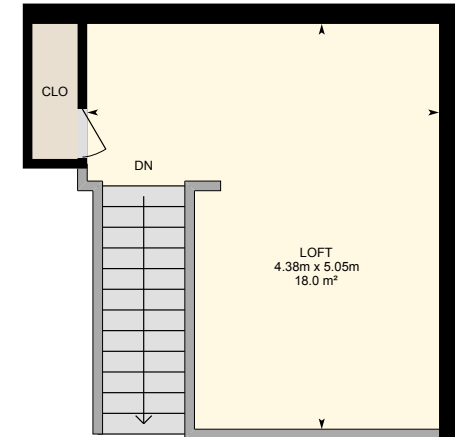


# 102b-245 Carlaw Ave, Toronto, ON

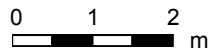
Main Building: Total Exterior Area Above Grade 147.9 m<sup>2</sup>



**Main Floor**  
Exterior Area 119.9 m<sup>2</sup>



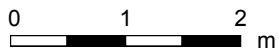
**2nd Floor**  
Exterior Area 28.1 m<sup>2</sup>



PREPARED: Jun, 2020

# 102b-245 Carlaw Ave, Toronto, ON

Main Floor Total Exterior Area 119.9 m<sup>2</sup>  
Total Interior Area 108.6 m<sup>2</sup>



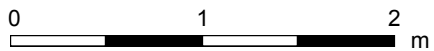
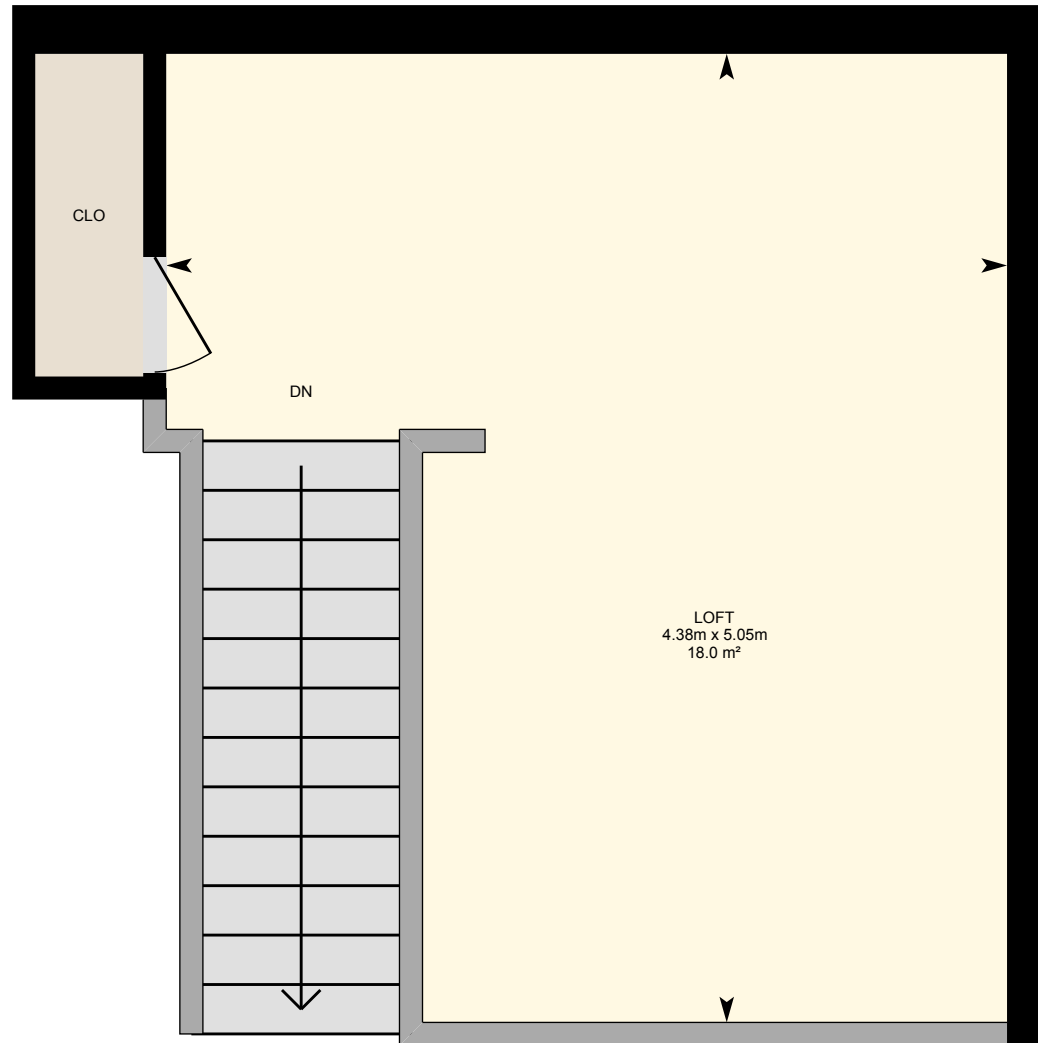
PREPARED: Jun, 2020



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/>.

# 102b-245 Carlaw Ave, Toronto, ON

2nd Floor Total Exterior Area 28.1 m<sup>2</sup>  
Total Interior Area 22.7 m<sup>2</sup>



PREPARED: Jun, 2020



# 102b-245 Carlaw Ave, Toronto, ON

## 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

4pc Bath: 2.82m x 2.84m | 8.0 m<sup>2</sup>  
Den: 3.90m x 2.63m | 10.3 m<sup>2</sup>  
Dining: 4.72m x 7.54m | 34.7 m<sup>2</sup>  
Kitchen: 3.83m x 4.66m | 17.8 m<sup>2</sup>  
Laundry: 4.04m x 1.59m | 6.4 m<sup>2</sup>  
Living: 4.32m x 4.80m | 20.6 m<sup>2</sup>  
Storage: 1.93m x 1.51m | 2.4 m<sup>2</sup>

##### 2ND FLOOR

Loft: 4.38m x 5.05m | 18.0 m<sup>2</sup>

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 108.6 m<sup>2</sup>  
Perimeter Wall Length: 44.4 m  
Perimeter Wall Thickness: 25 cm  
Exterior Area: 119.9 m<sup>2</sup>

##### 2ND FLOOR

Interior Area: 22.7 m<sup>2</sup>  
Perimeter Wall Length: 21.0 m  
Perimeter Wall Thickness: 25 cm  
Exterior Area: 28.1 m<sup>2</sup>

#### Total Above Grade Floor Area

Main Building Interior: 131.3 m<sup>2</sup>

**Main Building Exterior: 147.9 m<sup>2</sup>**