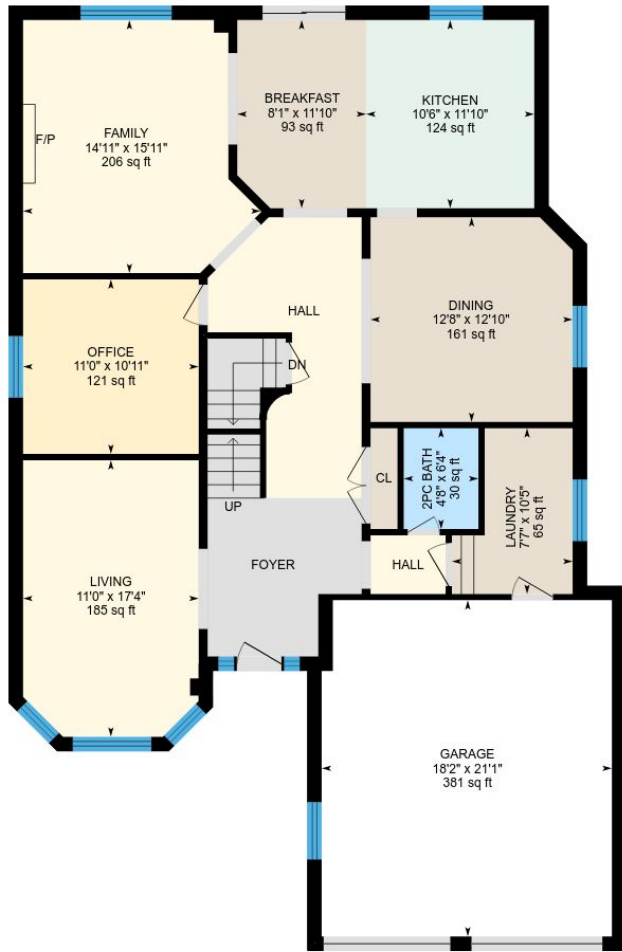
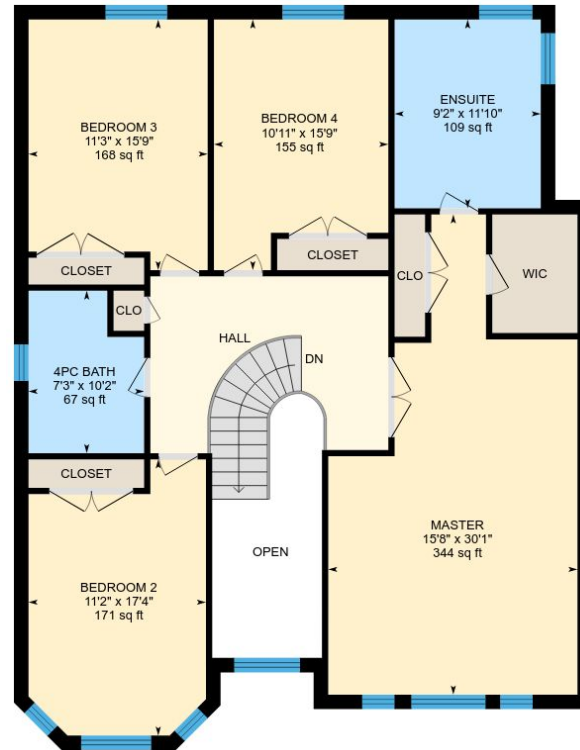


317 Morrish Rd, Toronto, ON

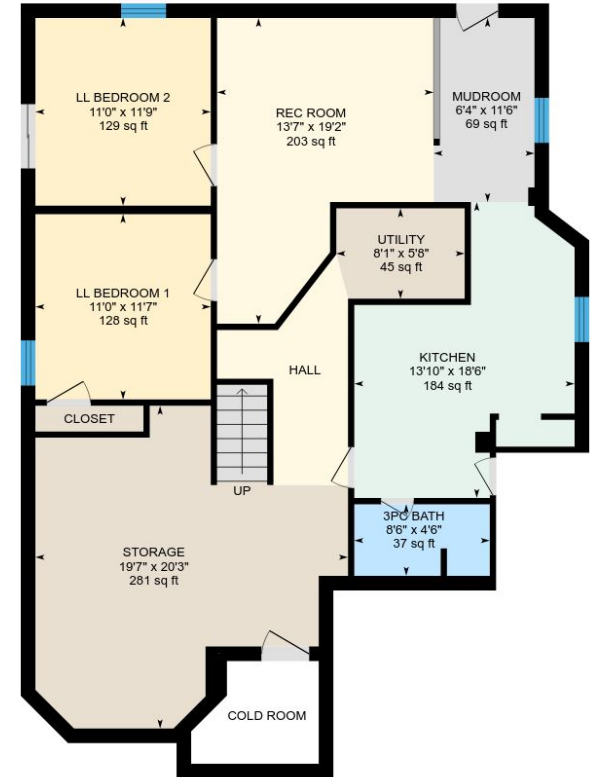
Main Building: Total Exterior Area Above Grade 2991 sq ft



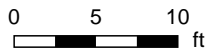
Main Floor
Exterior Area 1475 sq ft



2nd Floor
Exterior Area 1516 sq ft



LOWER LEVEL (Below Grade)
Exterior Area 1376 sq ft

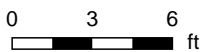
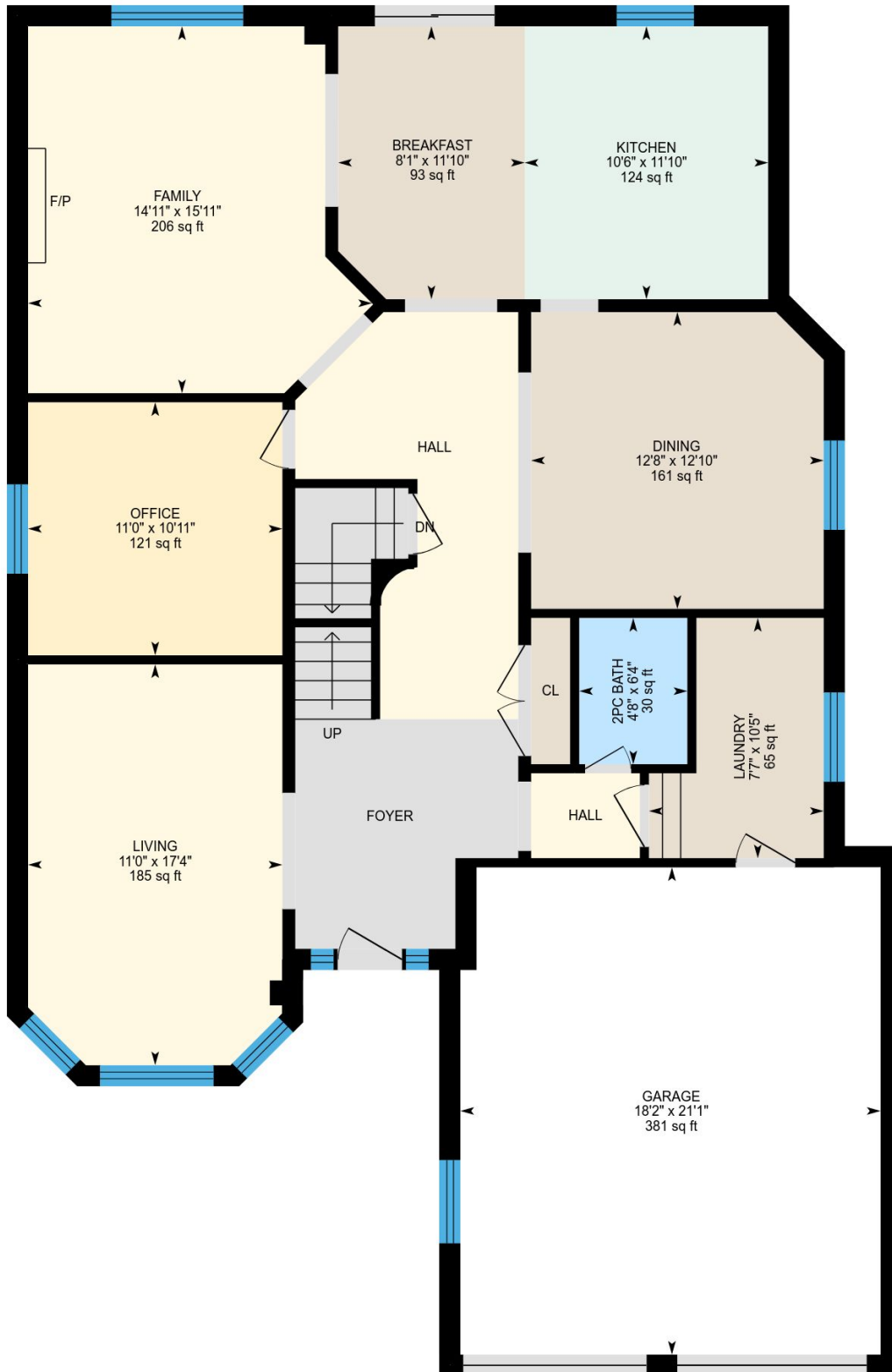


PREPARED: Feb, 2019

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/>.

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Main Floor Total Exterior Area 1475 sq ft
Total Interior Area 1330 sq ft

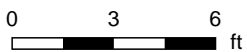
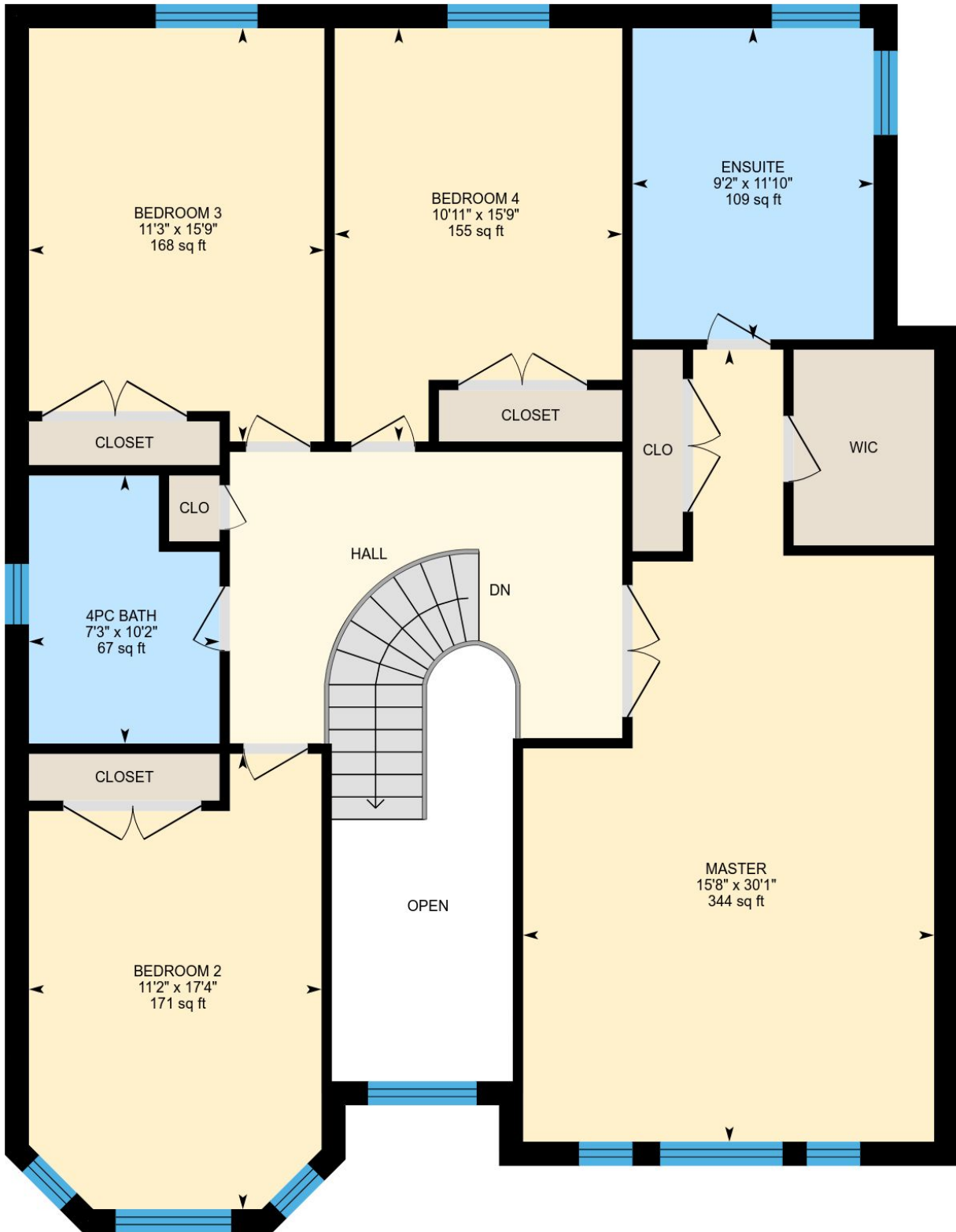


PREPARED: Feb, 2019



317 Morrish Rd, Toronto, ON

2nd Floor Total Exterior Area 1516 sq ft
Total Interior Area 1336 sq ft

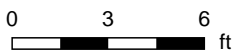
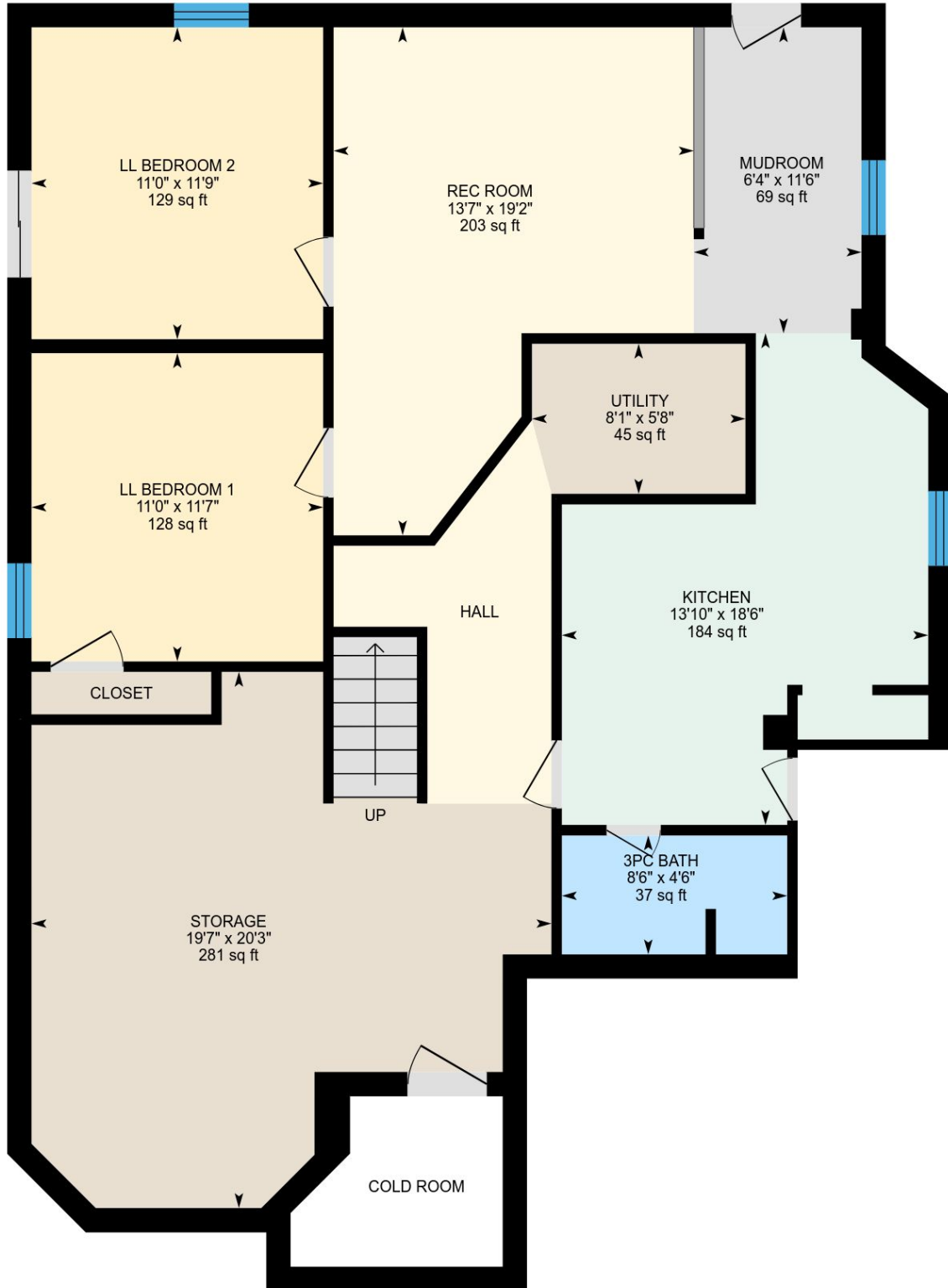


PREPARED: Feb, 2019



317 Morrish Rd, Toronto, ON

LOWER LEVEL Total Exterior Area 1376 sq ft
Total Interior Area 1233 sq ft



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: 11'0" x 17'4" | 185 sq ft
Office: 11'0" x 10'11" | 121 sq ft
2pc Bath: 4'8" x 6'4" | 30 sq ft
Dining: 12'8" x 12'10" | 161 sq ft
Garage: 18'2" x 21'1" | 381 sq ft
Laundry: 7'7" x 10'5" | 65 sq ft
Family: 14'11" x 15'11" | 206 sq ft
Breakfast: 8'1" x 11'10" | 93 sq ft
Kitchen: 10'6" x 11'10" | 124 sq ft

2ND FLOOR

Bedroom 2: 11'2" x 17'4" | 171 sq ft
Master: 15'8" x 30'1" | 344 sq ft
Ensuite: 9'2" x 11'10" | 109 sq ft
Bedroom 4: 10'11" x 15'9" | 155 sq ft
Bedroom 3: 11'3" x 15'9" | 168 sq ft
4pc Bath: 7'3" x 10'2" | 67 sq ft

LOWER LEVEL

3pc Bath: 8'6" x 4'6" | 37 sq ft
Utility: 8'1" x 5'8" | 45 sq ft
Rec Room: 13'7" x 19'2" | 203 sq ft
LI Bedroom 1: 11'0" x 11'7" | 128 sq ft
LI Bedroom 2: 11'0" x 11'9" | 129 sq ft
Kitchen: 13'10" x 18'6" | 184 sq ft
Mudroom: 6'4" x 11'6" | 69 sq ft
Storage: 19'7" x 20'3" | 281 sq ft

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: 11 in

MAIN FLOOR

Interior Area: 1330 sq ft
Perimeter Wall Length: 158 ft
Exterior Area: 1475 sq ft

2ND FLOOR

Interior Area: 1336 sq ft
Perimeter Wall Length: 197 ft
Exterior Area: 1516 sq ft

LOWER LEVEL (Below Grade)

Interior Area: 1233 sq ft
Perimeter Wall Length: 156 ft
Exterior Area: 1376 sq ft

Total Above Grade Floor Area

Main Building Interior: 2666 sq ft
Main Building Exterior: 2991 sq ft