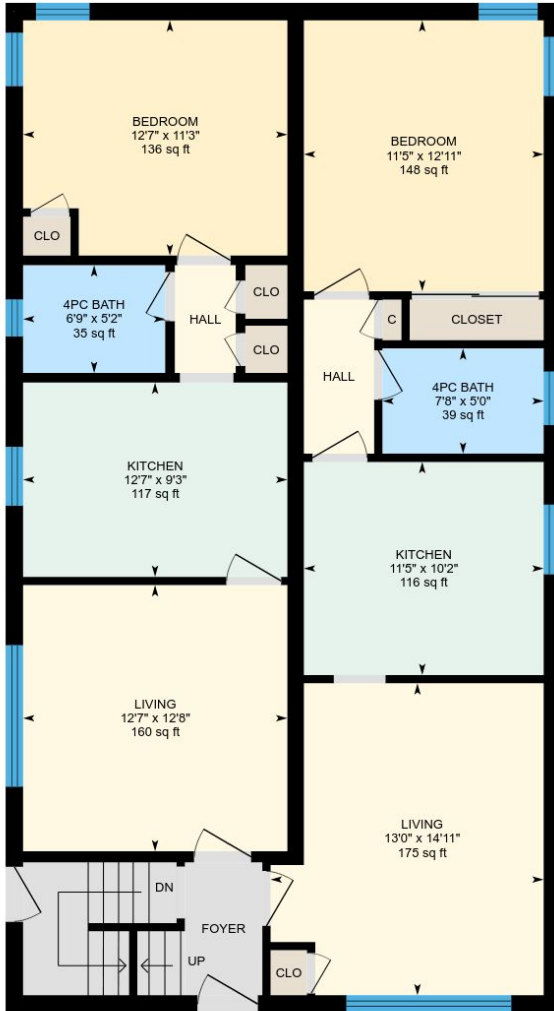
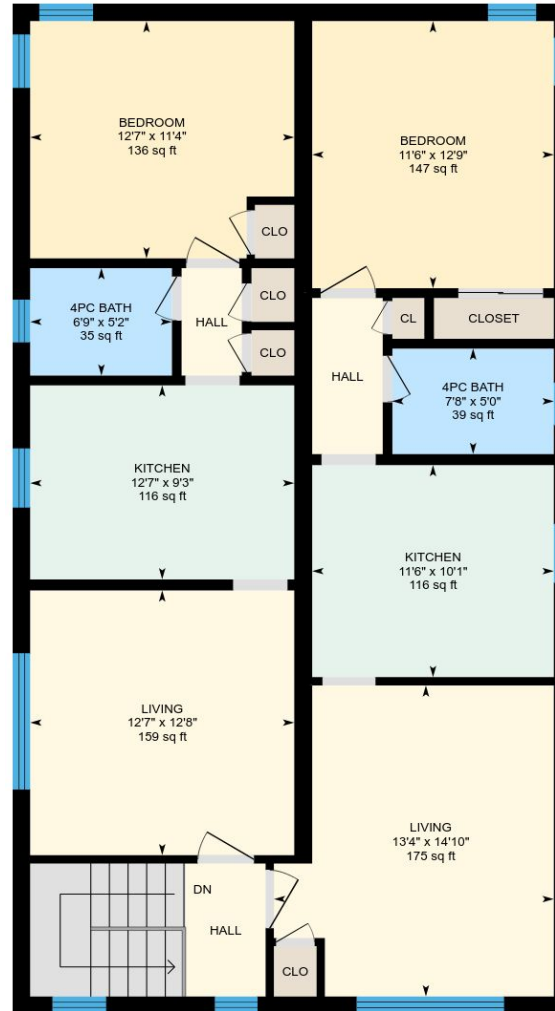


# 46 Cavell Ave, Toronto, ON

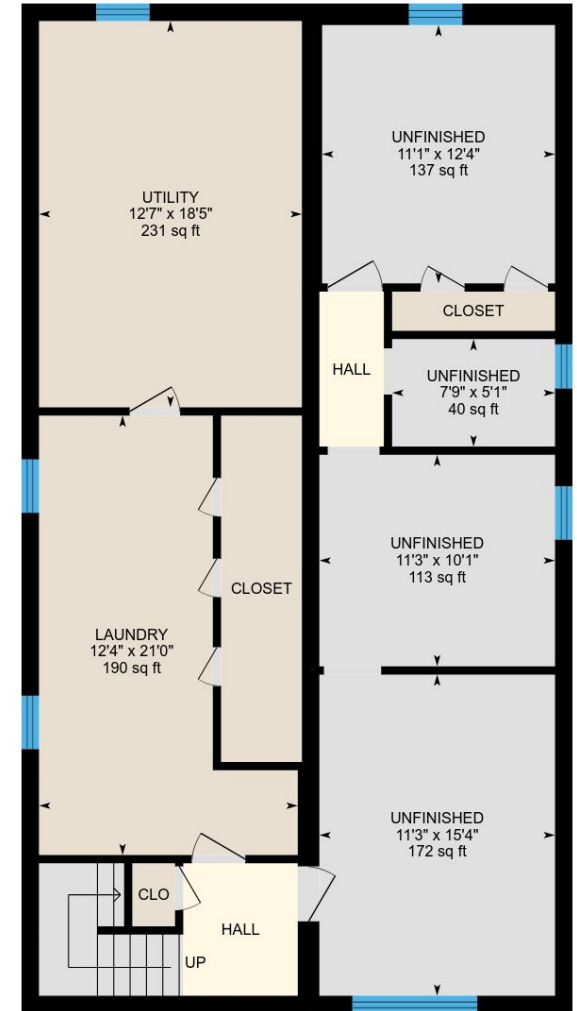
Main Building: Total Exterior Area Above Grade 2559 sq ft



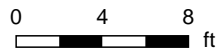
**Main floor**  
Exterior Area 1278 sq ft



**2nd floor**  
Exterior Area 1281 sq ft



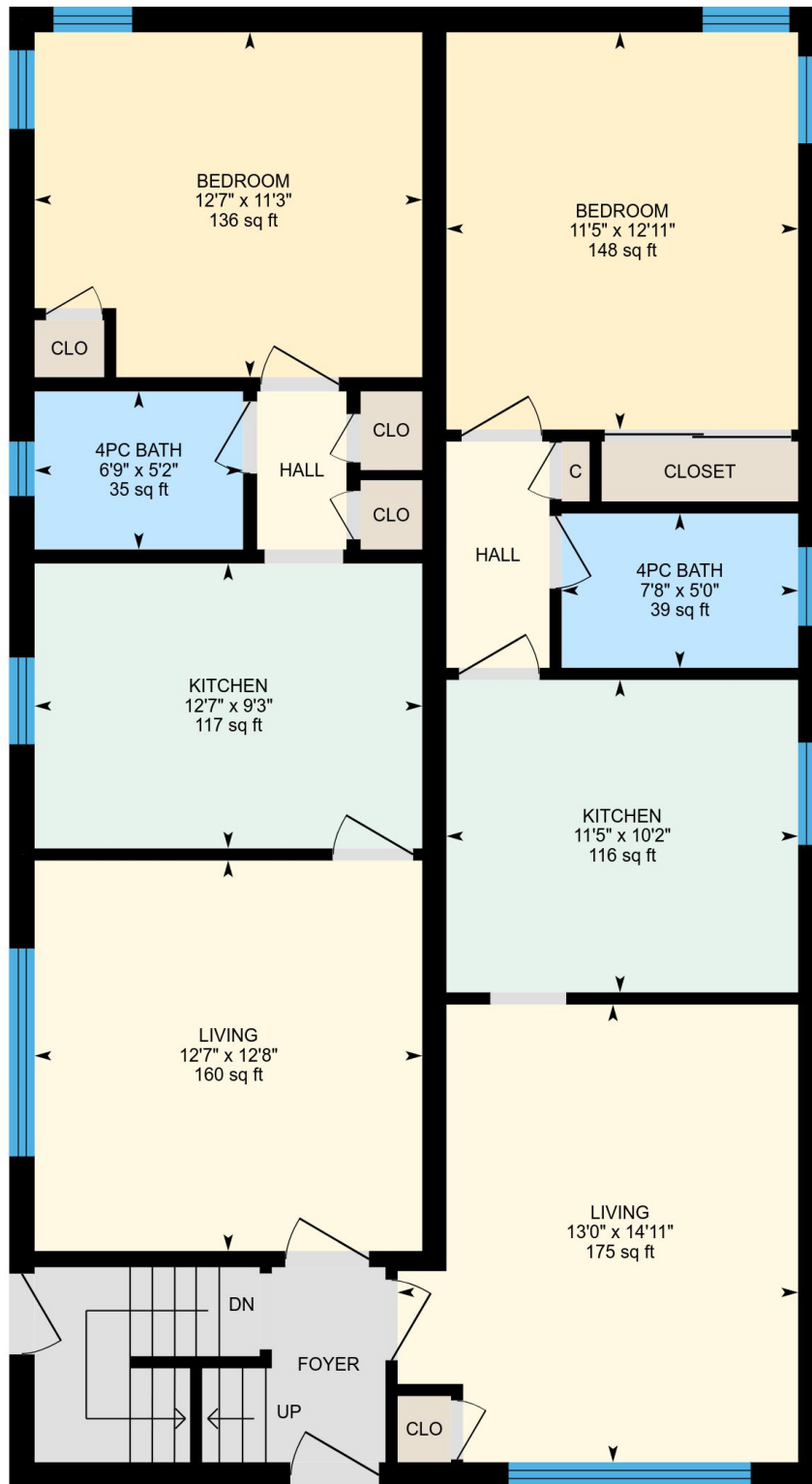
**Basement (Below Grade)**  
Exterior Area 1263 sq ft



PREPARED: Feb, 2019

# 46 Cavell Ave, Toronto, ON

**Main floor** Total Exterior Area 1278 sq ft  
Total Interior Area 1156 sq ft



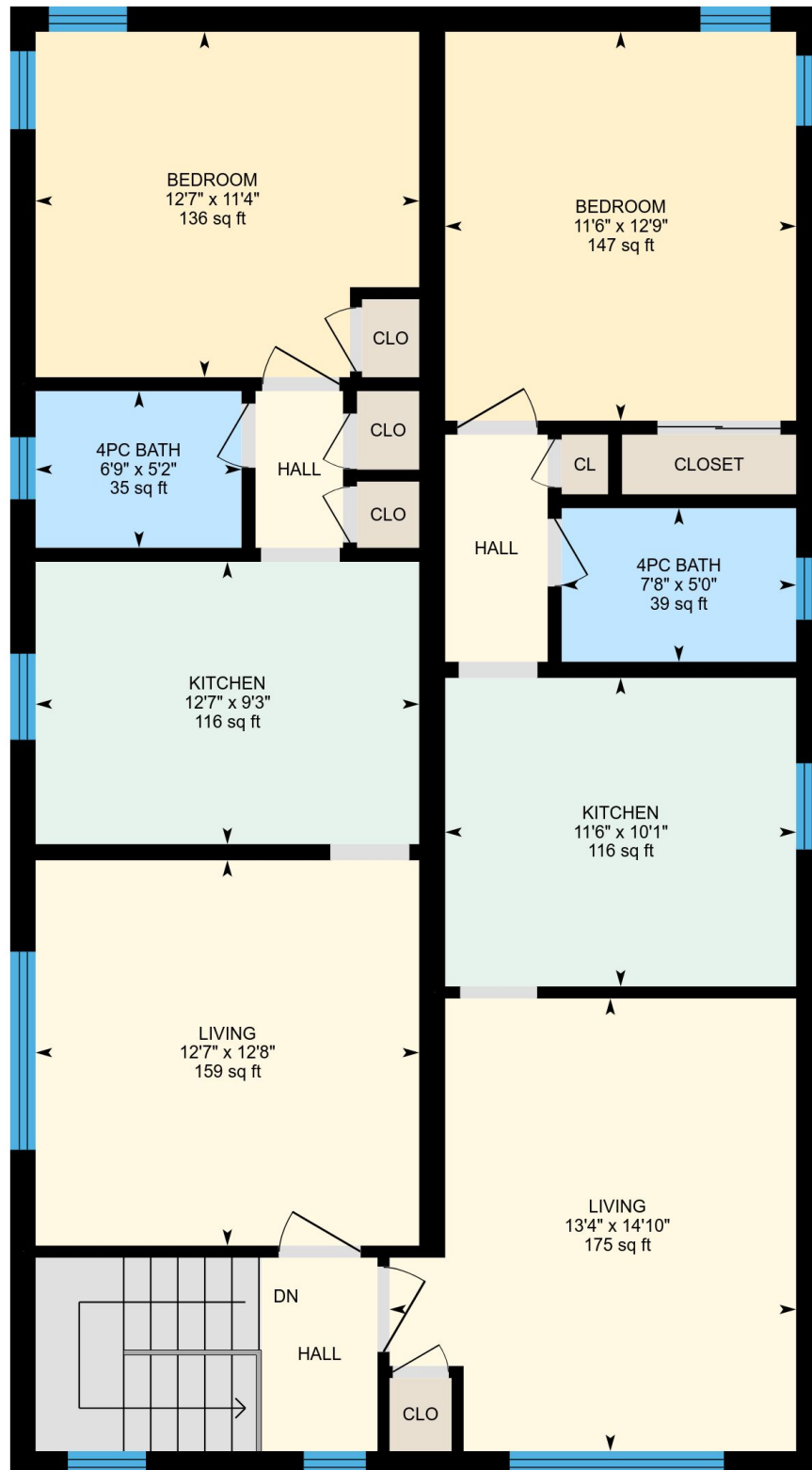
0 3 6  
ft

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/>.

# 46 Cavell Ave, Toronto, ON

**2nd floor** Total Exterior Area 1281 sq ft  
Total Interior Area 1159 sq ft



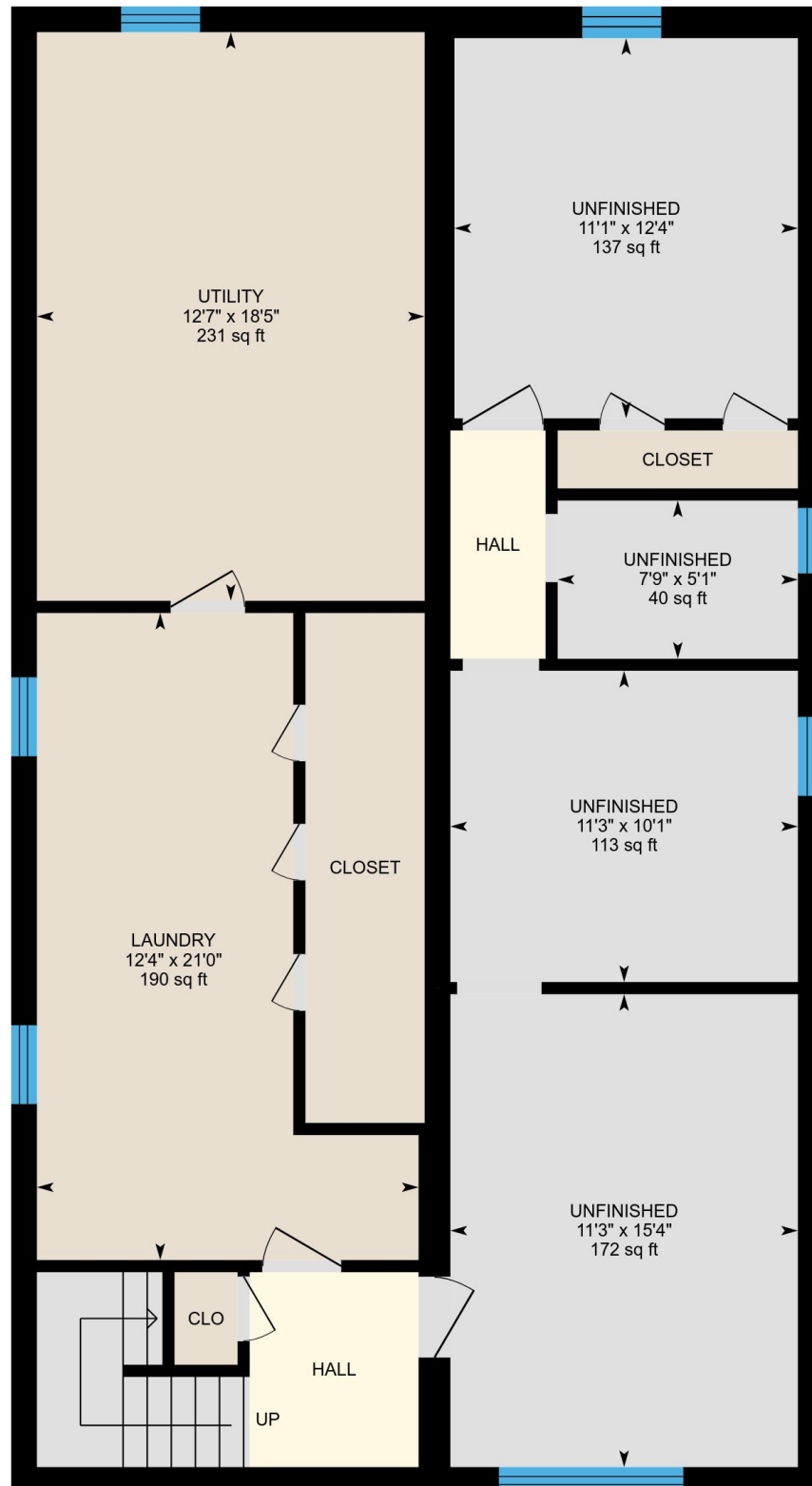
0 3 6  
ft

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/>.

# 46 Cavell Ave, Toronto, ON

**Basement** Total Exterior Area 1263 sq ft  
Total Interior Area 1143 sq ft



0 3 6  
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/>.

## 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

Bedroom: 11'5" x 12'11" | 148 sq ft

4pc Bath: 7'8" x 5'0" | 39 sq ft

Kitchen: 11'5" x 10'2" | 116 sq ft

Living: 13'0" x 14'11" | 175 sq ft

Bedroom: 12'7" x 11'3" | 136 sq ft

Living: 12'7" x 12'8" | 160 sq ft

Kitchen: 12'7" x 9'3" | 117 sq ft

4pc Bath: 6'9" x 5'2" | 35 sq ft

#### 2ND FLOOR

Living: 12'7" x 12'8" | 159 sq ft

Bedroom: 12'7" x 11'4" | 136 sq ft

Kitchen: 12'7" x 9'3" | 116 sq ft

4pc Bath: 6'9" x 5'2" | 35 sq ft

Kitchen: 11'6" x 10'1" | 116 sq ft

Living: 13'4" x 14'10" | 175 sq ft

4pc Bath: 7'8" x 5'0" | 39 sq ft

Bedroom: 11'6" x 12'9" | 147 sq ft

#### BASEMENT

Laundry: 12'4" x 21'0" | 190 sq ft

Unfinished: 7'9" x 5'1" | 40 sq ft

Unfinished: 11'1" x 12'4" | 137 sq ft

Unfinished: 11'3" x 10'1" | 113 sq ft

Unfinished: 11'3" x 15'4" | 172 sq ft

Utility: 12'7" x 18'5" | 231 sq ft

### 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: 1156 sq ft

Perimeter Wall Length: 146 ft

Perimeter Wall Thickness: 10 in

Exterior Area: 1278 sq ft

#### 2ND FLOOR

Interior Area: 1159 sq ft

Perimeter Wall Length: 146 ft

Perimeter Wall Thickness: 10 in

Exterior Area: 1281 sq ft

#### BASEMENT (Below Grade)

Interior Area: 1143 sq ft

Perimeter Wall Length: 146 ft

Perimeter Wall Thickness: 9.8 in

Exterior Area: 1263 sq ft

### Total Above Grade Floor Area

Main Building Interior: 2315 sq ft

**Main Building Exterior: 2559 sq ft**