


PREPARED: Jun, 2020



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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／．

## 496 Britannia Ave, Bradford West Gwillimbury, 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 <br> MAIN FLOOR

Dining: $3.50 \mathrm{~m} \times 3.42 \mathrm{~m} \mid 12.0 \mathrm{~m}^{2}$
Garage: $4.99 \mathrm{~m} \times 3.23 \mathrm{~m} \mid 16.1 \mathrm{~m}^{2}$
Kitchen: $2.80 \mathrm{~m} \times 5.18 \mathrm{~m} \mid 14.5 \mathrm{~m}^{2}$
Living: $3.50 \mathrm{~m} \times 5.18 \mathrm{~m} \mid 18.1 \mathrm{~m}^{2}$
Workshop: $4.99 \mathrm{~m} \times 2.81 \mathrm{~m} \mid 13.9 \mathrm{~m}^{2}$

2ND FLOOR
4pc Bath: $2.50 \mathrm{~m} \times 1.55 \mathrm{~m} \mid 3.9 \mathrm{~m}^{2}$
4pc Ensuite: $1.55 \mathrm{~m} \times 2.16 \mathrm{~m} \mid 3.3 \mathrm{~m}^{2}$
Bedroom: $2.92 \mathrm{~m} \times 2.97 \mathrm{~m} \mid 8.7 \mathrm{~m}^{2}$
Bedroom: $2.92 \mathrm{~m} \times 4.31 \mathrm{~m} \mid 12.6 \mathrm{~m}^{2}$
Bedroom: $2.95 \mathrm{~m} \times 3.31 \mathrm{~m} \mid 9.7 \mathrm{~m}^{2}$
Master: $5.03 \mathrm{~m} \times 3.62 \mathrm{~m}$ | 18.2 m²

BASEMENT
2pc Bath: $1.53 \mathrm{~m} \times 1.05 \mathrm{~m} \mid 1.6 \mathrm{~m}^{2}$
Bedroom: 3.33m x $2.81 \mathrm{~m} \mid 9.3 \mathrm{~m}^{2}$
Rec Room: $3.40 \mathrm{~m} \times 5.38 \mathrm{~m} \mid 16.3 \mathrm{~m}^{2}$
Utility: $2.70 \mathrm{~m} \times 8.42 \mathrm{~m} \mid 19.1 \mathrm{~m}^{2}$

## 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 <br> MAIN FLOOR

Interior Area: 63.1 m²
Excluded Area: $30.0 \mathrm{~m}^{2}$
Perimeter Wall Length: 37.9 m
Perimeter Wall Thickness: 25 cm
Exterior Area: 72.7 m²

## 2ND FLOOR

Interior Area: 78.2 m $^{2}$
Excluded Area: $1.0 \mathrm{~m}^{2}$
Perimeter Wall Length: 38.1 m
Perimeter Wall Thickness: 25 cm
Exterior Area: $87.9 \mathrm{~m}^{2}$

BASEMENT (Below Grade)
Interior Area: $59.1 \mathrm{~m}^{2}$
Excluded Area: 4.1 m²
Perimeter Wall Length: 42.6 m
Perimeter Wall Thickness: 25 cm
Exterior Area: 69.9 m$^{2}$

Total Above Grade Floor Area
Main Building Interior: $141.3 \mathrm{~m}^{2}$
Main Building Excluded: $31.0 \mathrm{~m}^{2}$
Main Building Exterior: 160.6 m²$^{2}$

