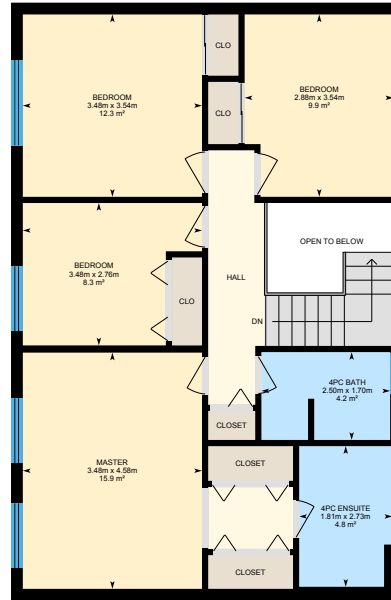


# 613 Cowan Cir, Pickering, ON

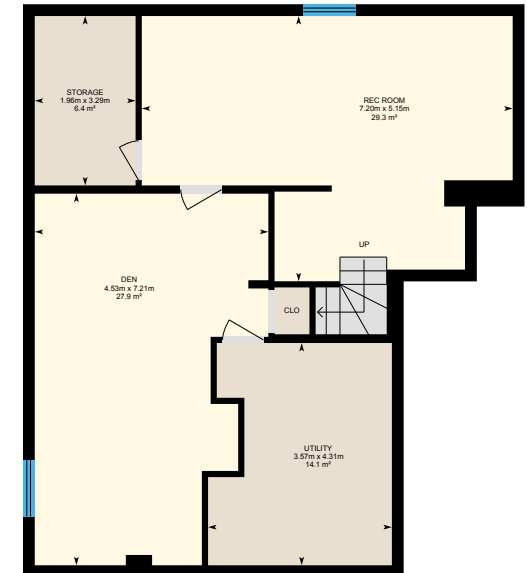
Main Building: Total Exterior Area Above Grade 184.7 m<sup>2</sup>



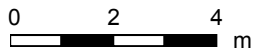
**Main Floor**  
Exterior Area 99.9 m<sup>2</sup>



**2nd Floor**  
Exterior Area 84.8 m<sup>2</sup>

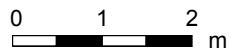


**Basement (Below Grade)**  
Exterior Area 93.0 m<sup>2</sup>

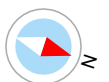


# 613 Cowan Cir, Pickering, ON

Main Floor Total Exterior Area 99.9 m<sup>2</sup>  
Total Interior Area 90.2 m<sup>2</sup>

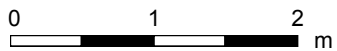


PREPARED: Feb, 2020



# 613 Cowan Cir, Pickering, ON

2nd Floor Total Exterior Area 84.8 m<sup>2</sup>  
Total Interior Area 76.2 m<sup>2</sup>

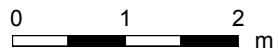
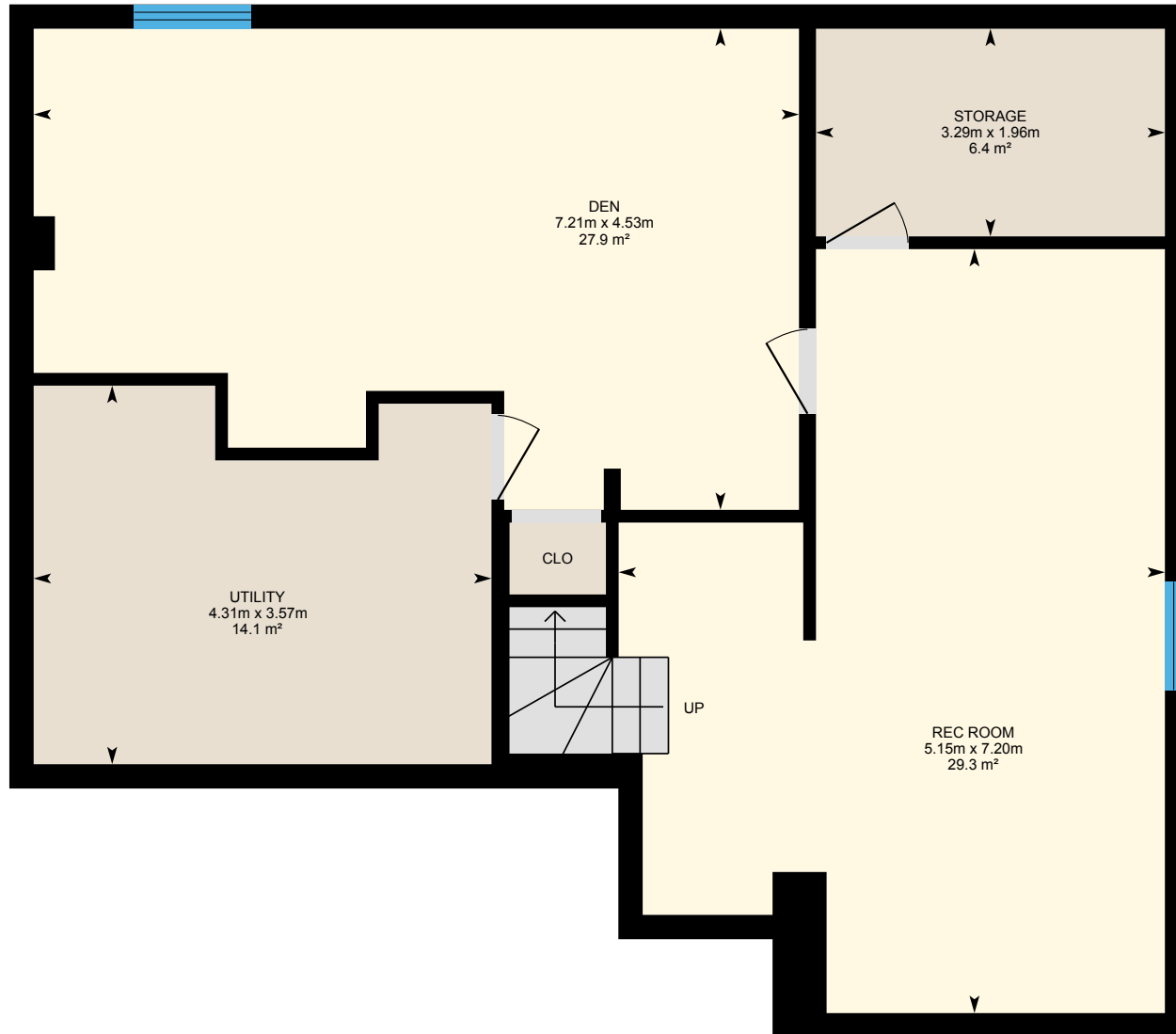


PREPARED: Feb, 2020



# 613 Cowan Cir, Pickering, ON

**Basement** Total Exterior Area 93.0 m<sup>2</sup>  
Total Interior Area 83.6 m<sup>2</sup>



PREPARED: Feb, 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/>.

# 613 Cowan Cir, Pickering, 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

2pc Bath: 2.04m x 0.86m | 1.8 m<sup>2</sup>  
Dining: 3.60m x 3.73m | 12.6 m<sup>2</sup>  
Family: 4.41m x 3.39m | 14.9 m<sup>2</sup>  
Kitchen: 5.07m x 3.48m | 16.3 m<sup>2</sup>  
Laundry: 1.82m x 2.38m | 4.3 m<sup>2</sup>  
Living: 5.31m x 3.35m | 17.1 m<sup>2</sup>

#### 2ND FLOOR

4pc Bath: 2.50m x 1.70m | 4.2 m<sup>2</sup>  
4pc Ensuite: 1.81m x 2.73m | 4.8 m<sup>2</sup>  
Bedroom: 2.88m x 3.54m | 9.9 m<sup>2</sup>  
Bedroom: 3.48m x 3.54m | 12.3 m<sup>2</sup>  
Bedroom: 3.48m x 2.76m | 8.3 m<sup>2</sup>  
Master: 3.48m x 4.58m | 15.9 m<sup>2</sup>

#### BASEMENT

Den: 4.53m x 7.21m | 27.9 m<sup>2</sup>  
Rec Room: 7.20m x 5.15m | 29.3 m<sup>2</sup>  
Storage: 1.96m x 3.29m | 6.4 m<sup>2</sup>  
Utility: 3.57m x 4.31m | 14.1 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: 90.2 m<sup>2</sup>  
Perimeter Wall Length: 42.1 m  
Perimeter Wall Thickness: 23 cm  
Exterior Area: 99.9 m<sup>2</sup>

#### 2ND FLOOR

Interior Area: 76.2 m<sup>2</sup>  
Perimeter Wall Length: 37.6 m  
Perimeter Wall Thickness: 23 cm  
Exterior Area: 84.8 m<sup>2</sup>

#### BASEMENT (Below Grade)

Interior Area: 83.6 m<sup>2</sup>  
Perimeter Wall Length: 40.8 m  
Perimeter Wall Thickness: 23 cm  
Exterior Area: 93.0 m<sup>2</sup>

### Total Above Grade Floor Area

Main Building Interior: 166.5 m<sup>2</sup>  
**Main Building Exterior: 184.7 m<sup>2</sup>**