

32 Roe Avenue, Bedford Park, Uptown, Toronto, Ontario, Canada, M5M 2H7



Property Summary

0 garages **3** bedrooms **1** bathrooms **1** half baths

3 floors **1,509** Gross Living Area sqft **2,257** total sqft

32 Roe Avenue, Bedford Park, Uptown, Toronto, Ontario, Canada, M5M 2H7



Room Dimensions

Floor 1**Total sqft: 733****Living area: 0**

| # | Room name | Dimensions | Area (sqft) | Counted as Living Area |
|---|-----------|---------------|-------------|------------------------|
| 1 | Basement | 11'3" x 19'1" | 205 sq. ft | No |
| 2 | Bath | 7'6" x 4'5" | 31 sq. ft | No |
| 3 | Laundry | 19'2" x 13'0" | 243 sq. ft | No |
| 4 | Storage | 9'4" x 8'3" | 77 sq. ft | No |
| 5 | Hall | 7'6" x 13'0" | 95 sq. ft | No |

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Room Dimensions

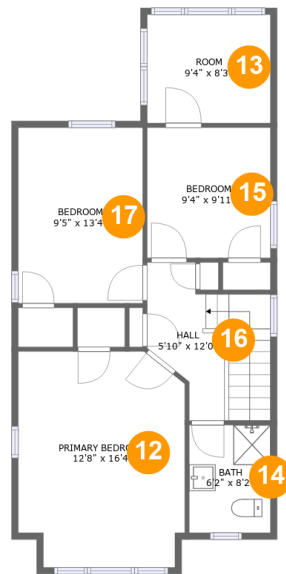
Floor 2

Total sqft: 768

Living area: 753

| # | Room name | Dimensions | Area (sqft) | Counted as Living Area |
|----|-------------|---------------|-------------|------------------------|
| 6 | Living Room | 12'6" x 18'6" | 231 sq. ft | Yes |
| 7 | Dining Room | 11'4" x 14'6" | 158 sq. ft | Yes |
| 8 | Room | 9'4" x 8'3" | 77 sq. ft | Yes |
| 9 | Foyer | 3'10" x 3'7" | 13 sq. ft | Yes |
| 10 | Kitchen | 8'3" x 16'2" | 112 sq. ft | Yes |
| 11 | Hall | 6'3" x 10'4" | 77 sq. ft | Yes |

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Room Dimensions

Floor 3

Total sqft: 756

Living area: 756

| # | Room name | Dimensions | Area (sqft) | Counted as Living Area |
|----|-----------------|---------------|-------------|------------------------|
| 12 | Primary Bedroom | 12'8" x 16'4" | 196 sq. ft | Yes |
| 13 | Room | 9'4" x 8'3" | 77 sq. ft | Yes |
| 14 | Bath | 6'2" x 8'2" | 50 sq. ft | Yes |
| 15 | Bedroom | 9'4" x 9'11" | 92 sq. ft | Yes |
| 16 | Hall | 5'10" x 12'0" | 85 sq. ft | Yes |
| 17 | Bedroom | 9'5" x 13'4" | 126 sq. ft | Yes |

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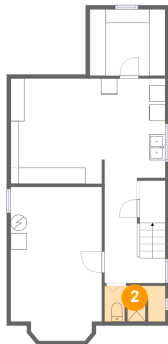
1 Floor 1 - Basement



Dimensions: 11'3" x 19'1"
Area: 205 sq. ft
Counted as Living Area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

2 Floor 1 - Bath



Dimensions: 7'6" x 4'5"
Area: 31 sq. ft
Counted as Living Area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

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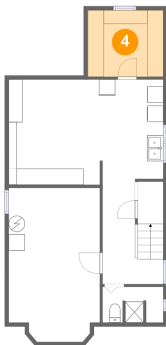
3 Floor 1 - Laundry



Dimensions: 19'2" x 13'0"
Area: 243 sq. ft
Counted as Living Area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

4 Floor 1 - Storage



Dimensions: 9'4" x 8'3"
Area: 77 sq. ft
Counted as Living Area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

5 Floor 1 - Hall



Dimensions: 7'6" x 13'0"
Area: 95 sq. ft
Counted as Living Area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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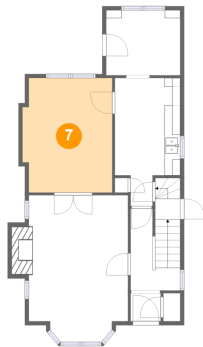
6 Floor 2 - Living Room



Dimensions: 12'6" x 18'6"
Area: 231 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

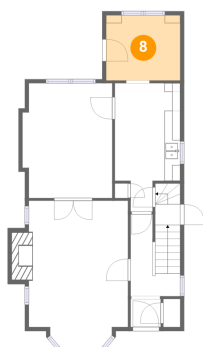
7 Floor 2 - Dining Room



Dimensions: 11'4" x 14'6"
Area: 158 sq. ft
Counted as Living Area:
Yes

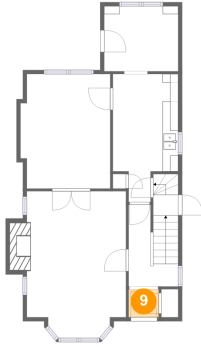
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

8 Floor 2 - Room



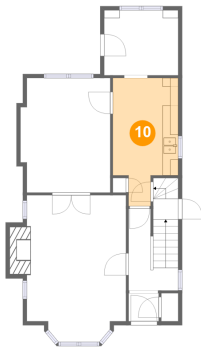
Dimensions: 9'4" x 8'3"
Area: 77 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

**32 Roe Avenue, Bedford Park, Uptown, Toronto,
Ontario, Canada, M5M 2H7****9 Floor 2 - Foyer**

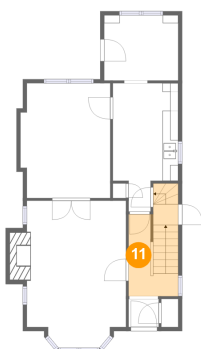
Dimensions: 3'10" x 3'7"
Area: 13 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

10 Floor 2 - Kitchen

Dimensions: 8'3" x 16'2"
Area: 112 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

11 Floor 2 - Hall

Dimensions: 6'3" x 10'4"
Area: 77 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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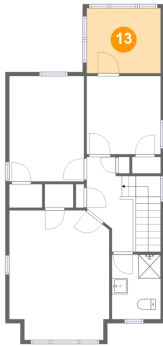
12 Floor 3 - Primary Bedroom



Dimensions: 12'8" x 16'4"
Area: 196 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

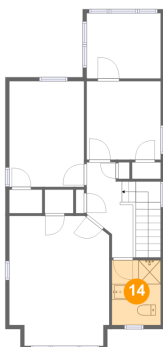
13 Floor 3 - Room



Dimensions: 9'4" x 8'3"
Area: 77 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

14 Floor 3 - Bath

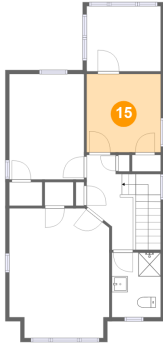


Dimensions: 6'2" x 8'2"
Area: 50 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

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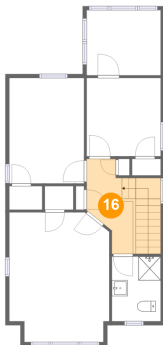
15 Floor 3 - Bedroom



Dimensions: 9'4" x 9'11"
Area: 92 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

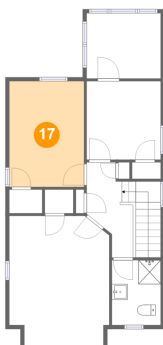
16 Floor 3 - Hall



Dimensions: 5'10" x 12'0"
Area: 85 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

17 Floor 3 - Bedroom



Dimensions: 9'5" x 13'4"
Area: 126 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No