

Home report

57 Insmill Crescent, Kanata Lakes, Kanata, Ontario, Canada, K2T 1G4



**Total Area: 2667 sq. ft**  
Below Ground: 1225 sq. ft, Floor 2: 1302 sq. ft, Floor 3: 1365 sq. ft  
Excluded: Deck 105 sq. ft, Balcony 60 sq. ft, Walls: 241 sq. ft

Property summary

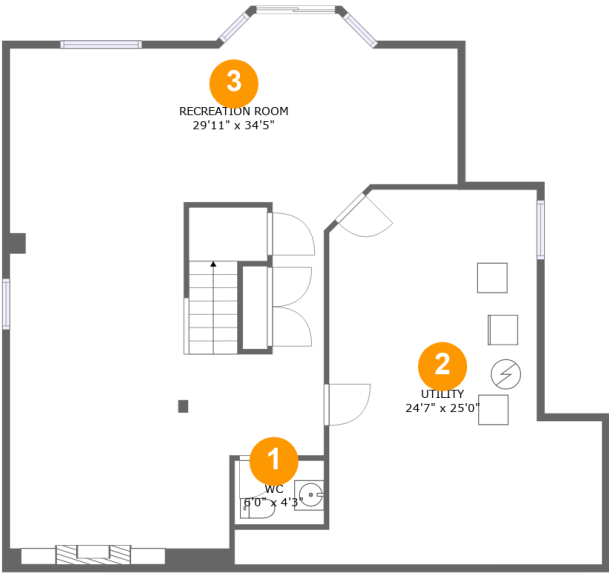
 **3** Floors

 **4** Bedrooms

 **2** Bathrooms

 **2** Half baths

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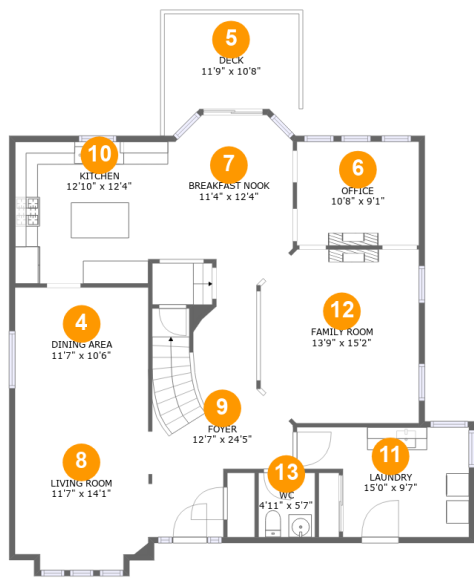
Room dimensions

Floor 1 Below ground Total:1225sqft   Excluded: 0sqft

#		Max Dimensions	sqft	Included
1	WC	6'0" x 4'3"	26 sq. ft	Yes
2	Utility	24'7" x 25'0"	400 sq. ft	Yes
3	Recreation Room	29'11" x 34'5"	781 sq. ft	Yes

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Room dimensions

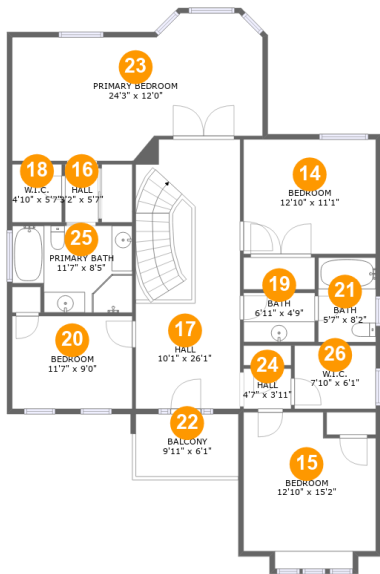
Floor 2

Total:1302sqft    Excluded: 105sqft

#		Max Dimensions	sqft	Included
4	Dining Area	11'7" x 10'6"	123 sq. ft	Yes
5	Deck	11'9" x 10'8"	105 sq. ft	No
6	Office	10'8" x 9'1"	96 sq. ft	Yes
7	Breakfast Nook	11'4" x 12'4"	132 sq. ft	Yes
8	Living Room	11'7" x 14'1"	158 sq. ft	Yes
9	Foyer	12'7" x 24'5"	225 sq. ft	Yes
10	Kitchen	12'10" x 12'4"	156 sq. ft	Yes
11	Laundry	15'0" x 9'7"	120 sq. ft	Yes
12	Family Room	13'9" x 15'2"	203 sq. ft	Yes
13	WC	4'11" x 5'7"	28 sq. ft	Yes

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Room dimensions

Floor 3

Total:1365sqft

Excluded: 60sqft

#		Max Dimensions	sqft	Included
14	Bedroom	12'10" x 11'1"	142 sq. ft	Yes
15	Bedroom	12'10" x 15'2"	172 sq. ft	Yes
16	Hall	3'2" x 5'7"	18 sq. ft	Yes
17	Hall	10'1" x 26'1"	261 sq. ft	Yes
18	W.I.C.	4'10" x 5'7"	27 sq. ft	Yes
19	Bath	6'11" x 4'9"	33 sq. ft	Yes
20	Bedroom	11'7" x 9'0"	104 sq. ft	Yes
21	Bath	5'7" x 8'2"	46 sq. ft	Yes
22	Balcony	9'11" x 6'1"	60 sq. ft	No
23	Primary Bedroom	24'3" x 12'0"	281 sq. ft	Yes
24	Hall	4'7" x 3'11"	18 sq. ft	Yes

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#		Max Dimensions	sqft	Included
25	Primary Bath	11'7" x 8'5"	89 sq. ft	Yes
26	W.I.C.	7'10" x 6'1"	48 sq. ft	Yes

1 Floor 1 - WC



Max Dimensions: 6'0" x 4'3"  
Calculated Area: 26 sq. ft  
Included: Yes

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

2 Floor 1 - Utility



Max Dimensions: 24'7" x 25'0"  
Calculated Area: 400 sq. ft  
Included: Yes

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

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3 Floor 1 - Recreation Room



Max Dimensions: 29'11" x 34'5"  
Calculated Area: 781 sq. ft  
Included: Yes

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

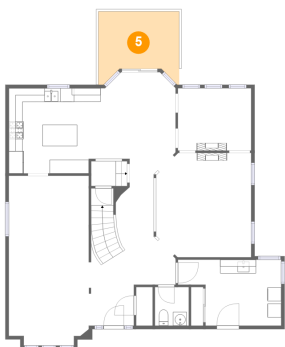
4 Floor 2 - Dining Area



Max Dimensions: 11'7" x 10'6"  
Calculated Area: 123 sq. ft  
Included: Yes

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

5 Floor 2 - Deck



Max Dimensions: 11'9" x 10'8"  
Calculated Area: 105 sq. ft  
Included: No

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

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6 Floor 2 - Office



Max Dimensions: 10'8" x 9'1"  
Calculated Area: 96 sq. ft  
Included: Yes

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

7 Floor 2 - Breakfast Nook



Max Dimensions: 11'4" x 12'4"  
Calculated Area: 132 sq. ft  
Included: Yes

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

8 Floor 2 - Living Room

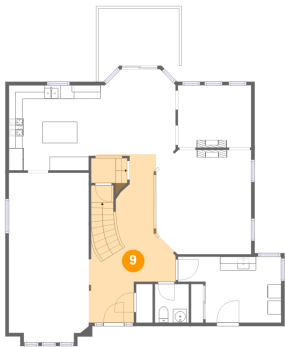


Max Dimensions: 11'7" x 14'1"  
Calculated Area: 158 sq. ft  
Included: Yes

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



9 Floor 2 - Foyer



Max Dimensions: 12'7" x 24'5"  
Calculated Area: 225 sq. ft  
Included: Yes

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

10 Floor 2 - Kitchen



Max Dimensions: 12'10" x 12'4"  
Calculated Area: 156 sq. ft  
Included: Yes

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

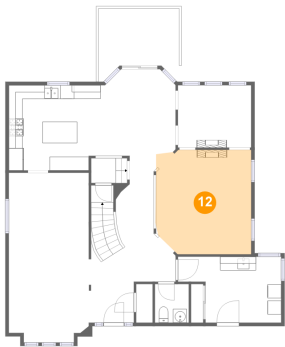
11 Floor 2 - Laundry



Max Dimensions: 15'0" x 9'7"  
Calculated Area: 120 sq. ft  
Included: Yes

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

12 Floor 2 - Family Room



Max Dimensions: 13'9" x 15'2"  
Calculated Area: 203 sq. ft  
Included: Yes

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

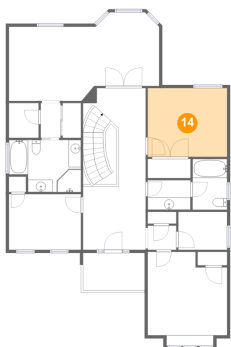
13 Floor 2 - WC



Max Dimensions: 4'11" x 5'7"  
Calculated Area: 28 sq. ft  
Included: Yes

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

14 Floor 3 - Bedroom

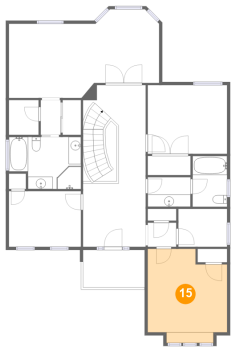


Max Dimensions: 12'10" x 11'1"  
Calculated Area: 142 sq. ft  
Included: Yes

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

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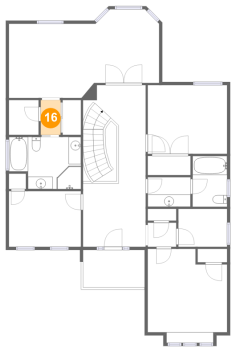
15 Floor 3 - Bedroom



Max Dimensions: 12'10" x 15'2"  
Calculated Area: 172 sq. ft  
Included: Yes

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

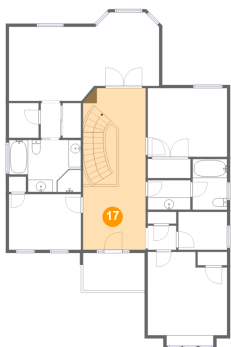
16 Floor 3 - Hall



Max Dimensions: 3'2" x 5'7"  
Calculated Area: 18 sq. ft  
Included: Yes

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

17 Floor 3 - Hall

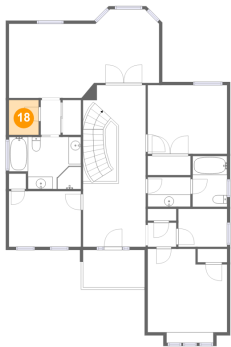


Max Dimensions: 10'1" x 26'1"  
Calculated Area: 261 sq. ft  
Included: Yes

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

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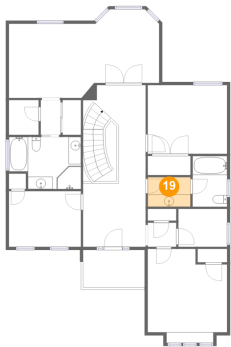
18 Floor 3 - W.I.C.



Max Dimensions: 4'10" x 5'7"  
Calculated Area: 27 sq. ft  
Included: Yes

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

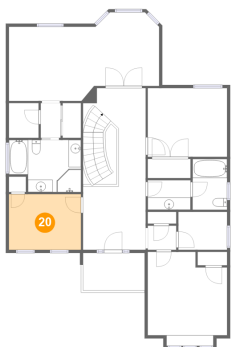
19 Floor 3 - Bath



Max Dimensions: 6'11" x 4'9"  
Calculated Area: 33 sq. ft  
Included: Yes

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

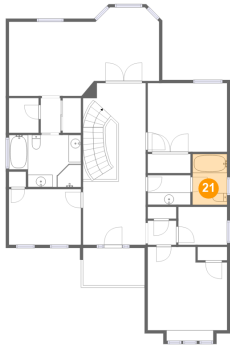
20 Floor 3 - Bedroom



Max Dimensions: 11'7" x 9'0"  
Calculated Area: 104 sq. ft  
Included: Yes

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

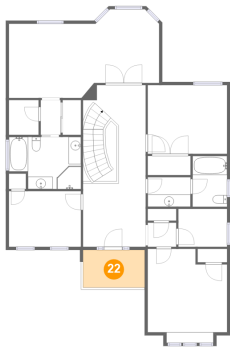
### 21 Floor 3 - Bath



Max Dimensions: 5'7" x 8'2"  
Calculated Area: 46 sq. ft  
Included: Yes

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

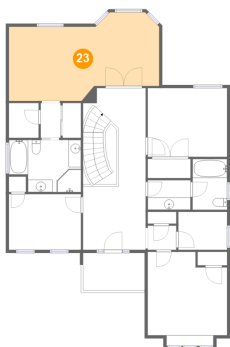
### 22 Floor 3 - Balcony



Max Dimensions: 9'11" x 6'1"  
Calculated Area: 60 sq. ft  
Included: No

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

### 23 Floor 3 - Primary Bedroom



Max Dimensions: 24'3" x 12'0"  
Calculated Area: 281 sq. ft  
Included: Yes

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

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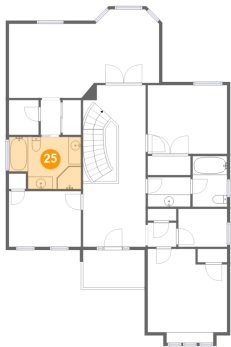
24 Floor 3 - Hall



Max Dimensions: 4'7" x 3'11"  
Calculated Area: 18 sq. ft  
Included: Yes

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

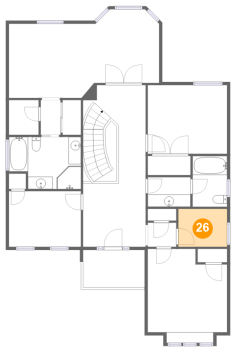
25 Floor 3 - Primary Bath



Max Dimensions: 11'7" x 8'5"  
Calculated Area: 89 sq. ft  
Included: Yes

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

26 Floor 3 - W.I.C.



Max Dimensions: 7'10" x 6'1"  
Calculated Area: 48 sq. ft  
Included: Yes

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