

Home data report

36 Braeheid Avenue, Flamborough, Waterdown, Ontario,
Canada, L8B 0C5




Total Area: 1386 sq. ft

Basement: 441 sq. ft, 1st Floor: 747 sq. ft, 2nd Floor: 639 sq. ft

Excluded: Undefined 38 sq. ft, Bedroom 97 sq. ft, Utility 166 sq. ft, Garage 209 sq. ft

Property summary

 **3**
Floors

 **4**
Bedrooms

 **2**
Bathrooms

Home data report

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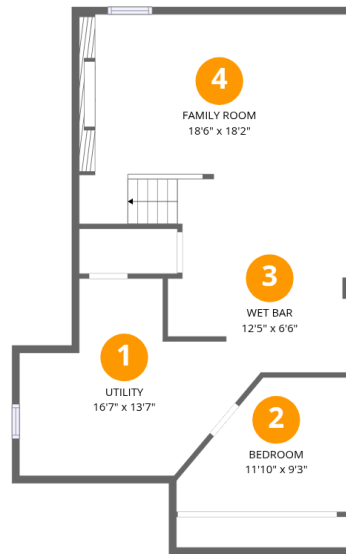
1
Half baths



1
Garages

Home data report

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Room dimensions

Floor 1 Below grade

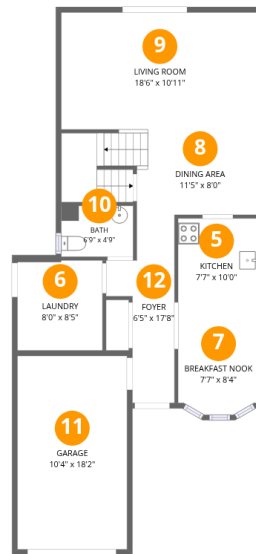
Total:441sqft

Excluded: 301sqft

| # | | Dimensions | sqft | Counted as living area |
|---|-------------|---------------|------------|------------------------|
| 1 | Utility | 16'7" x 13'7" | 152 sq. ft | No |
| 2 | Bedroom | 11'10" x 9'3" | 88 sq. ft | No |
| 3 | Wet Bar | 12'5" x 6'6" | 68 sq. ft | Yes |
| 4 | Family Room | 18'6" x 18'2" | 310 sq. ft | Yes |

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Room dimensions

Floor 2

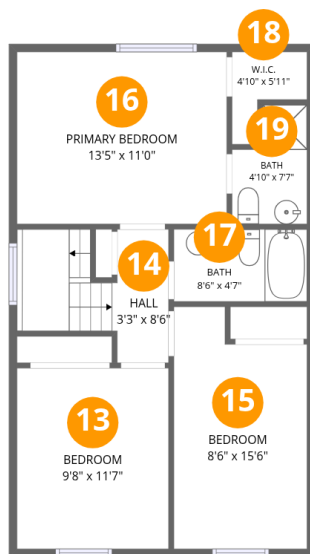
Total:747sqft

Excluded: 209sqft

| # | | Dimensions | sqft | Counted as living area |
|----|----------------|----------------|------------|------------------------|
| 5 | Kitchen | 7'7" x 10'0" | 76 sq. ft | Yes |
| 6 | Laundry | 8'0" x 8'5" | 68 sq. ft | Yes |
| 7 | Breakfast Nook | 7'7" x 8'4" | 60 sq. ft | Yes |
| 8 | Dining Area | 11'5" x 8'0" | 136 sq. ft | Yes |
| 9 | Living Room | 18'6" x 10'11" | 204 sq. ft | Yes |
| 10 | Bath | 6'9" x 4'9" | 32 sq. ft | Yes |
| 11 | Garage | 10'4" x 18'2" | 187 sq. ft | No |
| 12 | Foyer | 6'5" x 17'8" | 76 sq. ft | Yes |

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Room dimensions

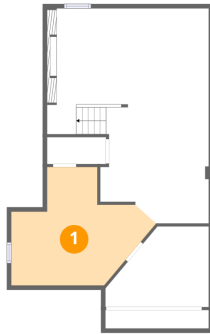
Floor 3

Total:639sqft Excluded: 0sqft

| # | | Dimensions | sqft | Counted as living area |
|----|-----------------|---------------|------------|------------------------|
| 13 | Bedroom | 9'8" x 11'7" | 112 sq. ft | Yes |
| 14 | Hall | 3'3" x 8'6" | 64 sq. ft | Yes |
| 15 | Bedroom | 8'6" x 15'6" | 119 sq. ft | Yes |
| 16 | Primary Bedroom | 13'5" x 11'0" | 147 sq. ft | Yes |
| 17 | Bath | 8'6" x 4'7" | 39 sq. ft | Yes |
| 18 | W.I.C. | 4'10" x 5'11" | 19 sq. ft | Yes |
| 19 | Bath | 4'10" x 7'7" | 31 sq. ft | Yes |

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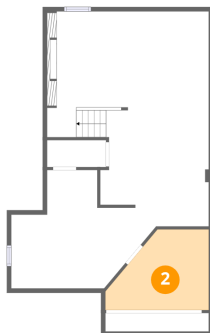
1 Floor 1 - Utility



Dimensions: 16'7" x 13'7"
Area: 152 sq. ft
Counted as living area: No

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

2 Floor 1 - Bedroom

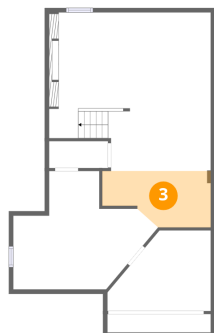


Dimensions: 11'10" x 9'3"
Area: 88 sq. ft
Counted as living area: No

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

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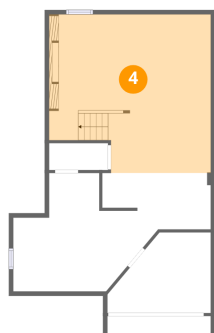
3 Floor 1 - Wet Bar



Dimensions: 12'5" x 6'6"
Area: 68 sq. ft
Counted as living area: Yes

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

4 Floor 1 - Family Room



Dimensions: 18'6" x 18'2"
Area: 310 sq. ft
Counted as living area: Yes

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

5 Floor 2 - Kitchen



Dimensions: 7'7" x 10'0"
Area: 76 sq. ft
Counted as living area: Yes

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

36 Braeheid Avenue, Flamborough, Waterdown, Ontario,
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6 Floor 2 - Laundry



Dimensions: 8'0" x 8'5"
Area: 68 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 - Breakfast Nook



Dimensions: 7'7" x 8'4"
Area: 60 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 - Dining Area



Dimensions: 11'5" x 8'0"
Area: 136 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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9 Floor 2 - Living Room



Dimensions: 18'6" x 10'11"
Area: 204 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 - Bath



Dimensions: 6'9" x 4'9"
Area: 32 sq. ft
Counted as living area: Yes

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

11 Floor 2 - Garage



Dimensions: 10'4" x 18'2"
Area: 187 sq. ft
Counted as living area: No

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

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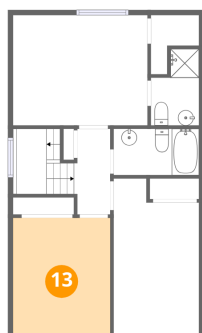
12 Floor 2 - Foyer



Dimensions: 6'5" x 17'8"
Area: 76 sq. ft
Counted as living area: Yes

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

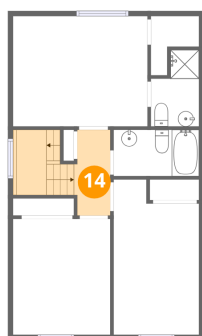
13 Floor 3 - Bedroom



Dimensions: 9'8" x 11'7"
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

14 Floor 3 - Hall

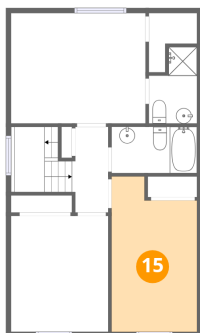


Dimensions: 3'3" x 8'6"
Area: 64 sq. ft
Counted as living area: Yes

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

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15 Floor 3 - Bedroom



Dimensions: 8'6" x 15'6"
Area: 119 sq. ft
Counted as living area: Yes

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

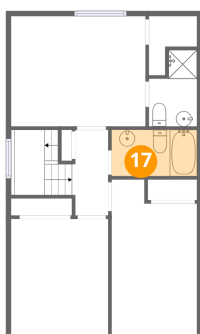
16 Floor 3 - Primary Bedroom



Dimensions: 13'5" x 11'0"
Area: 147 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 - Bath

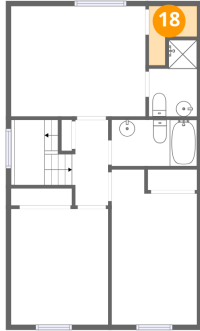


Dimensions: 8'6" x 4'7"
Area: 39 sq. ft
Counted as living area: Yes

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

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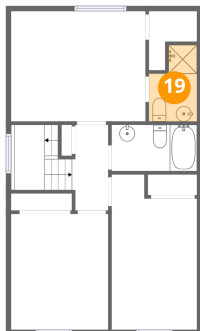
18 Floor 3 - W.I.C.



Dimensions: 4'10" x 5'11"
Area: 19 sq. ft
Counted as living area: Yes

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

19 Floor 3 - Bath



Dimensions: 4'10" x 7'7"
Area: 31 sq. ft
Counted as living area: Yes

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