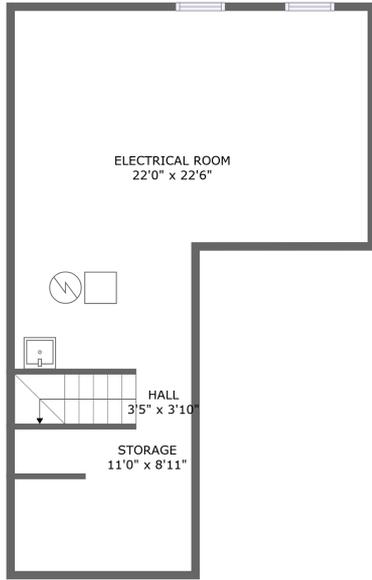
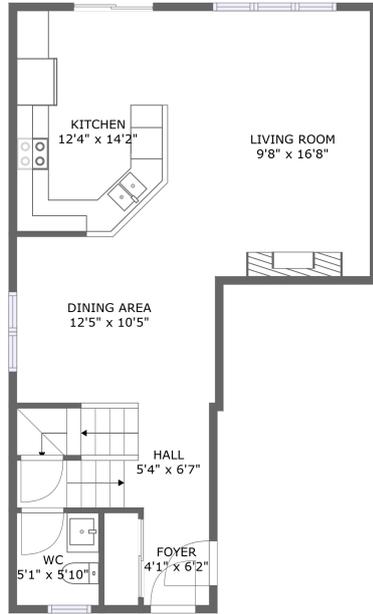


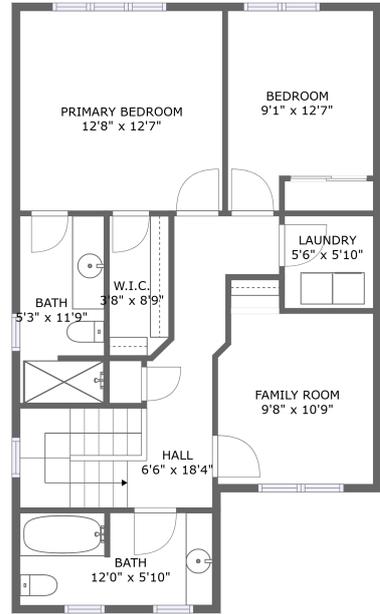
2472 Nutgrove Avenue, Stonebridge, Nepean, Ontario, Canada, K2J 0X3



FLOOR 1



FLOOR 2



FLOOR 3

Property summary

 **0** Garages

 **2** Bedrooms

 **2** Bathrooms

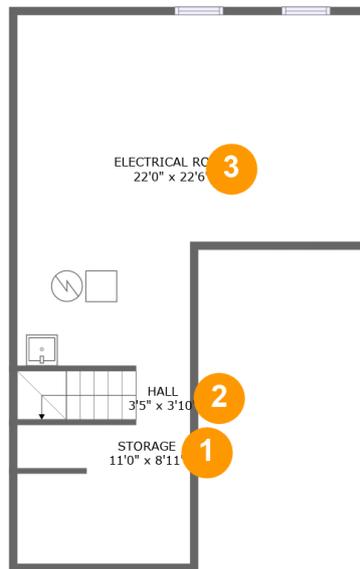
 **1** Half baths

 **3** Floors

 **1,475** Gross living area sqft

 **2,069** Total sqft

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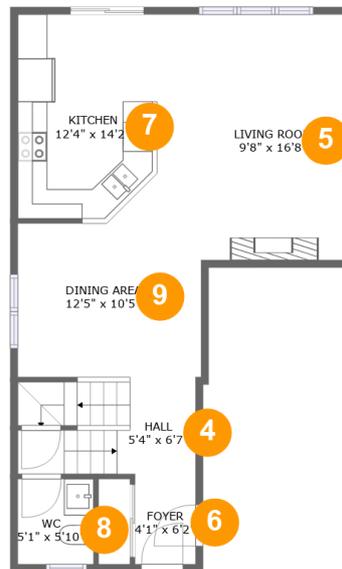
Room dimensions

Floor 1

Total sqft: 594 Living area: 0

#		Dimensions	sqft	Counted as living area
1	Storage	11'0" x 8'11"	59 sq. ft	No
2	Hall	3'5" x 3'10"	37 sq. ft	No
3	Electrical Room	22'0" x 22'6"	409 sq. ft	No

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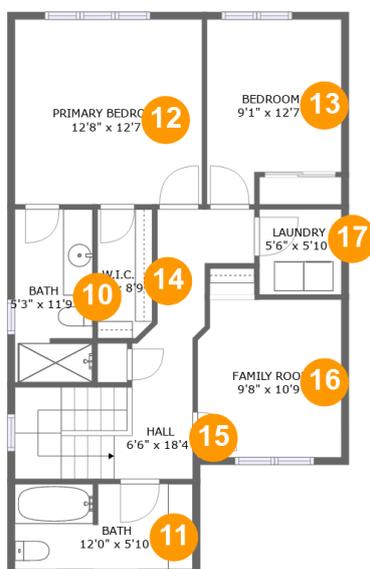
Room dimensions

Floor 2

Total sqft: 675 Living area: 675

#		Dimensions	sqft	Counted as living area
4	Hall	5'4" x 6'7"	76 sq. ft	Yes
5	Living Room	9'8" x 16'8"	161 sq. ft	Yes
6	Foyer	4'1" x 6'2"	25 sq. ft	Yes
7	Kitchen	12'4" x 14'2"	174 sq. ft	Yes
8	WC	5'1" x 5'10"	30 sq. ft	Yes
9	Dining Area	12'5" x 10'5"	129 sq. ft	Yes

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Room dimensions

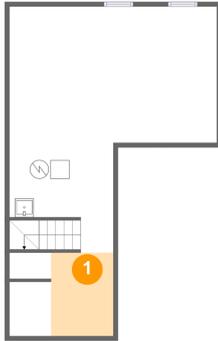
Floor 3

Total sqft: 800 Living area: 800

#		Dimensions	sqft	Counted as living area
10	Bath	5'3" x 11'9"	61 sq. ft	Yes
11	Bath	12'0" x 5'10"	69 sq. ft	Yes
12	Primary Bedroom	12'8" x 12'7"	159 sq. ft	Yes
13	Bedroom	9'1" x 12'7"	101 sq. ft	Yes
14	W.I.C.	3'8" x 8'9"	32 sq. ft	Yes
15	Hall	6'6" x 18'4"	129 sq. ft	Yes
16	Family Room	9'8" x 10'9"	102 sq. ft	Yes
17	Laundry	5'6" x 5'10"	32 sq. ft	Yes

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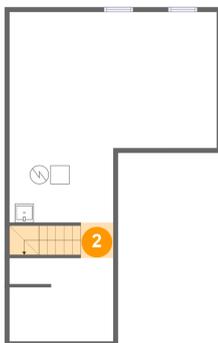
1 Floor 1 - Storage



Dimensions: 11'0" x 8'11"
Area: 59 sq. ft
Counted as living area: No

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

2 Floor 1 - Hall



Dimensions: 3'5" x 3'10"
Area: 37 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 - Electrical Room



Dimensions: 22'0" x 22'6"
Area: 409 sq. ft
Counted as living area: No

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

4 Floor 2 - Hall



Dimensions: 5'4" x 6'7"
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

5 Floor 2 - Living Room

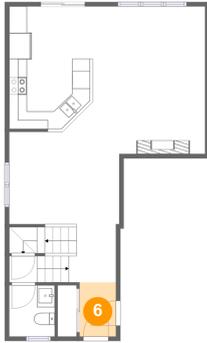


Dimensions: 9'8" x 16'8"
Area: 161 sq. ft
Counted as living area: Yes

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

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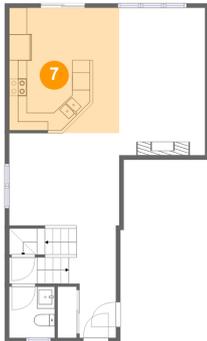
6 Floor 2 - Foyer



Dimensions: 4'1" x 6'2"
Area: 25 sq. ft
Counted as living area: Yes

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

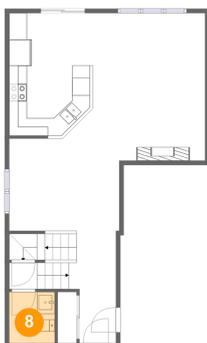
7 Floor 2 - Kitchen



Dimensions: 12'4" x 14'2"
Area: 174 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 - WC



Dimensions: 5'1" x 5'10"
Area: 30 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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9 Floor 2 - Dining Area



Dimensions: 12'5" x 10'5"
Area: 129 sq. ft
Counted as living area: Yes

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

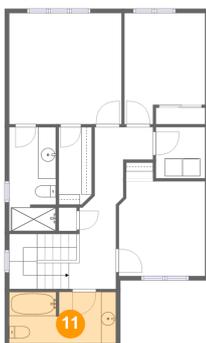
10 Floor 3 - Bath



Dimensions: 5'3" x 11'9"
Area: 61 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 3 - Bath



Dimensions: 12'0" x 5'10"
Area: 69 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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12 Floor 3 - Primary Bedroom



Dimensions: 12'8" x 12'7"
Area: 159 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: 9'1" x 12'7"
Area: 101 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 - W.I.C.



Dimensions: 3'8" x 8'9"
Area: 32 sq. ft
Counted as living area: Yes

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

2472 Nutgrove Avenue, Stonebridge, Nepean, Ontario,
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15 Floor 3 - Hall



Dimensions: 6'6" x 18'4"
Area: 129 sq. ft
Counted as living area: Yes

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

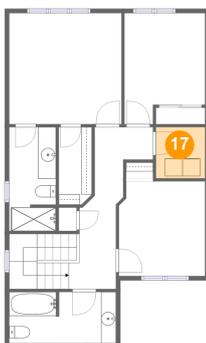
16 Floor 3 - Family Room



Dimensions: 9'8" x 10'9"
Area: 102 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 - Laundry



Dimensions: 5'6" x 5'10"
Area: 32 sq. ft
Counted as living area: Yes

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