

Home report

2440 Emmett Road, Cumberland, Cumberland, Ontario, Canada,
K4C 1S1



Total Area: 4475 sq. ft
Below Ground: 300 sq. ft, Floor 2: 2036 sq. ft, Floor 3: 2139 sq. ft
Excluded: Storage 77 sq. ft, Utility 207 sq. ft, Garage 967 sq. ft, Screened porch 205 sq. ft,
Open to below 442 sq. ft, Low ceiling 52 sq. ft, Walls: 331 sq. ft

Property summary

 **3** Floors

 **6** Bedrooms

 **4** Bathrooms

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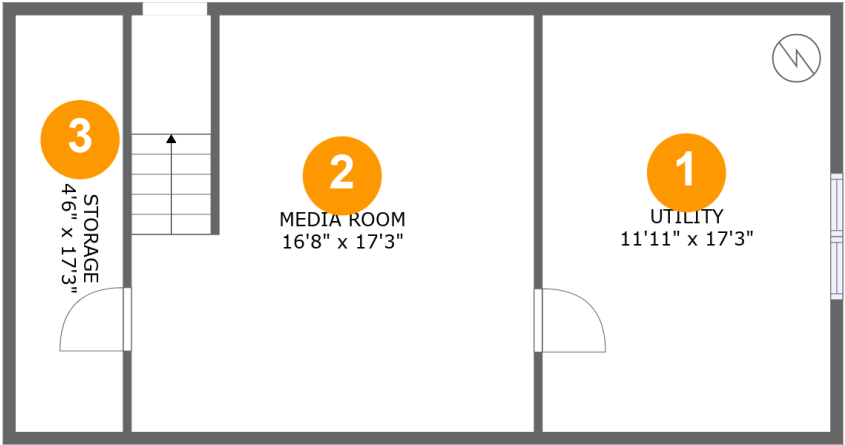
1
Half baths



1
Garages

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Room dimensions

Floor 1 Below ground Total:300sqft Excluded: 284sqft

| # | | Max Dimensions | sqft | Included |
|---|------------|----------------|------------|----------|
| 1 | Utility | 11'11" x 17'3" | 207 sq. ft | No |
| 2 | Media Room | 16'8" x 17'3" | 286 sq. ft | Yes |
| 3 | Storage | 4'6" x 17'3" | 77 sq. ft | No |

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Room dimensions

Floor 2

Total:2036sqft Excluded: 1172sqft

| # | | Max Dimensions | sqft | Included |
|----|-----------------|----------------|------------|----------|
| 4 | Laundry | 5'6" x 8'6" | 47 sq. ft | Yes |
| 5 | Living Room | 21'5" x 20'2" | 411 sq. ft | Yes |
| 6 | Kitchen | 11'5" x 20'8" | 237 sq. ft | Yes |
| 7 | Garage | 29'0" x 36'3" | 967 sq. ft | No |
| 8 | Primary Bedroom | 14'0" x 26'8" | 290 sq. ft | Yes |
| 9 | Room | 15'1" x 8'10" | 110 sq. ft | Yes |
| 10 | Primary Bath | 14'0" x 10'7" | 148 sq. ft | Yes |
| 11 | Dining Area | 15'3" x 11'5" | 174 sq. ft | Yes |
| 12 | Pantry | 7'8" x 7'10" | 61 sq. ft | Yes |
| 13 | Office | 12'4" x 9'6" | 117 sq. ft | Yes |
| 14 | Hall | 2'11" x 6'9" | 20 sq. ft | Yes |

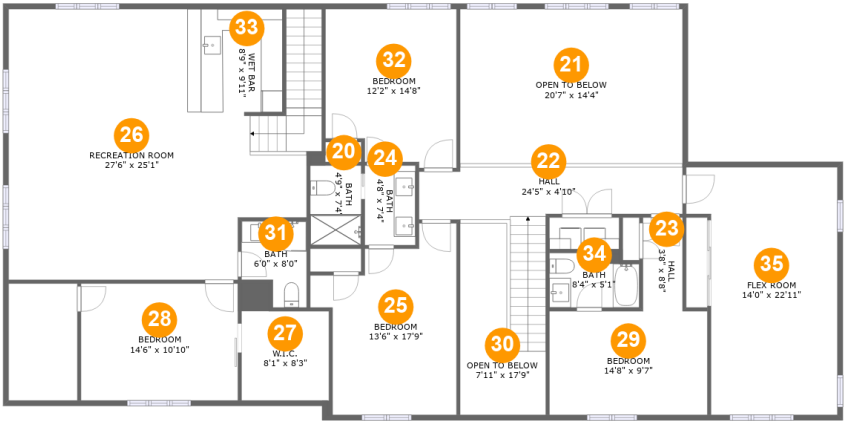
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K4C 1S1**

| # | | Max Dimensions | sqft | Included |
|----|----------------|----------------|------------|----------|
| 15 | WC | 3'1" x 8'6" | 27 sq. ft | Yes |
| 16 | Foyer | 8'7" x 17'5" | 146 sq. ft | Yes |
| 17 | Hall | 4'2" x 8'2" | 32 sq. ft | Yes |
| 18 | W.I.C. | 10'4" x 7'5" | 77 sq. ft | Yes |
| 19 | Screened Porch | 17'11" x 11'5" | 205 sq. ft | No |

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Room dimensions

Floor 3

Total:2139sqft Excluded: 494sqft

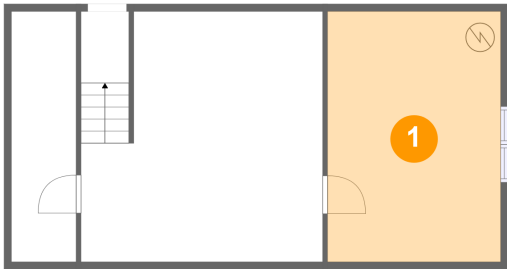
| # | | Max Dimensions | sqft | Included |
|----|-----------------|----------------|------------|----------|
| 20 | Bath | 4'9" x 7'4" | 35 sq. ft | Yes |
| 21 | Open To Below | 20'7" x 14'4" | 301 sq. ft | No |
| 22 | Hall | 24'5" x 4'10" | 113 sq. ft | Yes |
| 23 | Hall | 3'8" x 8'8" | 32 sq. ft | Yes |
| 24 | Bath | 4'8" x 7'4" | 35 sq. ft | Yes |
| 25 | Bedroom | 13'6" x 17'9" | 183 sq. ft | Yes |
| 26 | Recreation Room | 27'6" x 25'1" | 583 sq. ft | Yes |
| 27 | W.I.C. | 8'1" x 8'3" | 67 sq. ft | Yes |
| 28 | Bedroom | 14'6" x 10'10" | 157 sq. ft | Yes |
| 29 | Bedroom | 14'8" x 9'7" | 140 sq. ft | Yes |
| 30 | Open To Below | 7'11" x 17'9" | 141 sq. ft | No |

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| # | | Max Dimensions | sqft | Included |
|----|-----------|----------------|------------|----------|
| 31 | Bath | 6'0" x 8'0" | 41 sq. ft | Yes |
| 32 | Bedroom | 12'2" x 14'8" | 166 sq. ft | Yes |
| 33 | Wet Bar | 8'9" x 9'11" | 86 sq. ft | Yes |
| 34 | Bath | 8'4" x 5'1" | 40 sq. ft | Yes |
| 35 | Flex Room | 14'0" x 22'11" | 278 sq. ft | Yes |

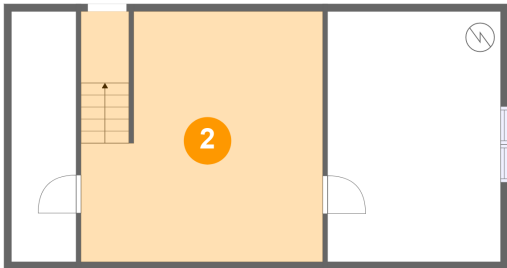
1 Floor 1 - Utility



Max Dimensions: 11'11" x 17'3"
Calculated Area: 207 sq. ft
Included: No

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

2 Floor 1 - Media Room



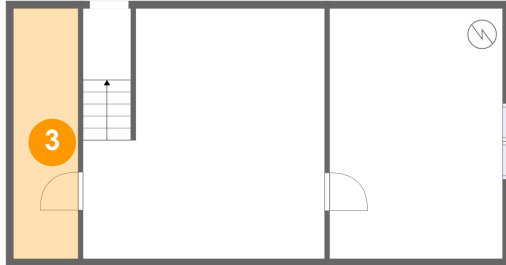
Max Dimensions: 16'8" x 17'3"
Calculated Area: 286 sq. ft
Included: Yes

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

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3 Floor 1 - Storage



Max Dimensions: 4'6" x 17'3"
Calculated Area: 77 sq. ft
Included: No

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

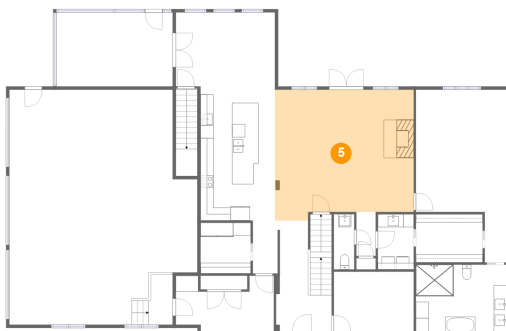
4 Floor 2 - Laundry



Max Dimensions: 5'6" x 8'6"
Calculated Area: 47 sq. ft
Included: Yes

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

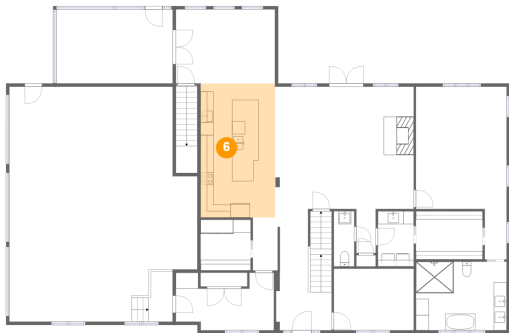
5 Floor 2 - Living Room



Max Dimensions: 21'5" x 20'2"
Calculated Area: 411 sq. ft
Included: Yes

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

6 Floor 2 - Kitchen



Max Dimensions: 11'5" x 20'8"
Calculated Area: 237 sq. ft
Included: Yes

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

7 Floor 2 - Garage



Max Dimensions: 29'0" x 36'3"
Calculated Area: 967 sq. ft
Included: No

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

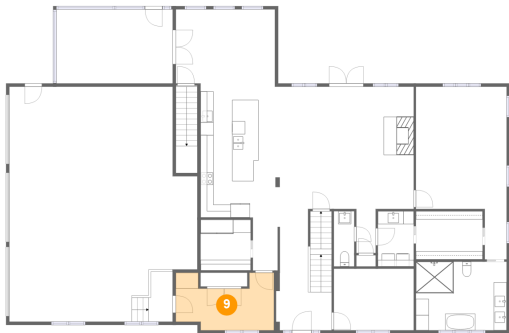
8 Floor 2 - Primary Bedroom



Max Dimensions: 14'0" x 26'8"
Calculated Area: 290 sq. ft
Included: Yes

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

9 Floor 2 - Room



Max Dimensions: 15'1" x 8'10"
Calculated Area: 110 sq. ft
Included: Yes

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

10 Floor 2 - Primary Bath



Max Dimensions: 14'0" x 10'7"
Calculated Area: 148 sq. ft
Included: Yes

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

11 Floor 2 - Dining Area



Max Dimensions: 15'3" x 11'5"
Calculated Area: 174 sq. ft
Included: Yes

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

12 Floor 2 - Pantry



Max Dimensions: 7'8" x 7'10"
Calculated Area: 61 sq. ft
Included: Yes

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

13 Floor 2 - Office



Max Dimensions: 12'4" x 9'6"
Calculated Area: 117 sq. ft
Included: Yes

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

14 Floor 2 - Hall



Max Dimensions: 2'11" x 6'9"
Calculated Area: 20 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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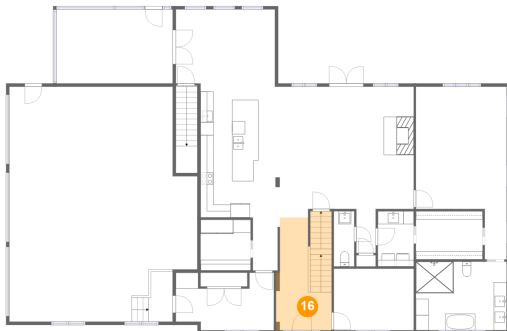
15 Floor 2 - WC



Max Dimensions: 3'1" x 8'6"
Calculated Area: 27 sq. ft
Included: Yes

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

16 Floor 2 - Foyer



Max Dimensions: 8'7" x
17'5"
Calculated Area: 146 sq. ft
Included: Yes

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

17 Floor 2 - Hall



Max Dimensions: 4'2" x 8'2"
Calculated Area: 32 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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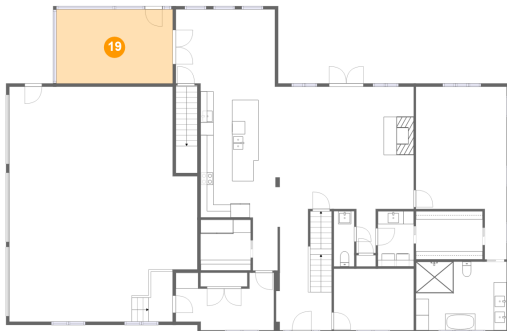
18 Floor 2 - W.I.C.



Max Dimensions: 10'4" x 7'5"
Calculated Area: 77 sq. ft
Included: Yes

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

19 Floor 2 - Screened Porch



Max Dimensions: 17'11" x 11'5"
Calculated Area: 205 sq. ft
Included: No

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

20 Floor 3 - Bath



Max Dimensions: 4'9" x 7'4"
Calculated Area: 35 sq. ft
Included: Yes

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

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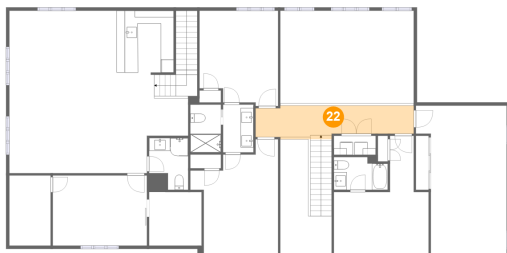
21 Floor 3 - Open To Below



Max Dimensions: 20'7" x 14'4"
Calculated Area: 301 sq. ft
Included: No

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

22 Floor 3 - Hall



Max Dimensions: 24'5" x 4'10"
Calculated Area: 113 sq. ft
Included: Yes

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

23 Floor 3 - Hall



Max Dimensions: 3'8" x 8'8"
Calculated Area: 32 sq. ft
Included: Yes

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

24 Floor 3 - Bath



Max Dimensions: 4'8" x 7'4"
Calculated Area: 35 sq. ft
Included: Yes

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

25 Floor 3 - Bedroom



Max Dimensions: 13'6" x 17'9"
Calculated Area: 183 sq. ft
Included: Yes

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

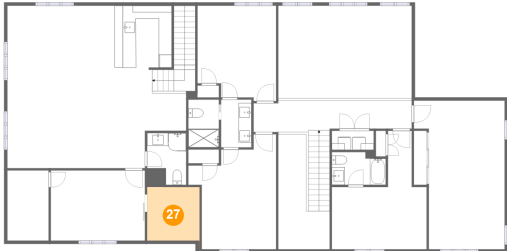
26 Floor 3 - Recreation Room



Max Dimensions: 27'6" x 25'1"
Calculated Area: 583 sq. ft
Included: Yes

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

27 Floor 3 - W.I.C.



Max Dimensions: 8'1" x 8'3"
Calculated Area: 67 sq. ft
Included: Yes

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

28 Floor 3 - Bedroom



Max Dimensions: 14'6" x 10'10"
Calculated Area: 157 sq. ft
Included: Yes

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

29 Floor 3 - Bedroom



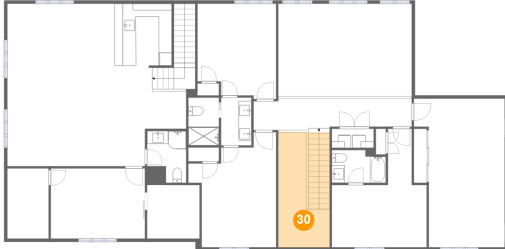
Max Dimensions: 14'8" x 9'7"
Calculated Area: 140 sq. ft
Included: Yes

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

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30 Floor 3 - Open To Below



Max Dimensions: 7'11" x 17'9"
Calculated Area: 141 sq. ft
Included: No

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

31 Floor 3 - Bath



Max Dimensions: 6'0" x 8'0"
Calculated Area: 41 sq. ft
Included: Yes

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

32 Floor 3 - Bedroom



Max Dimensions: 12'2" x 14'8"
Calculated Area: 166 sq. ft
Included: Yes

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

33 Floor 3 - Wet Bar



Max Dimensions: 8'9" x 9'11"
Calculated Area: 86 sq. ft
Included: Yes

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

34 Floor 3 - Bath



Max Dimensions: 8'4" x 5'1"
Calculated Area: 40 sq. ft
Included: Yes

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

35 Floor 3 - Flex Room



Max Dimensions: 14'0" x 22'11"
Calculated Area: 278 sq. ft
Included: Yes

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