



1026 Valin Street, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans, Ontario,



Property summary


 **1** Garages

 **4** Bedrooms

 **3** Bathrooms

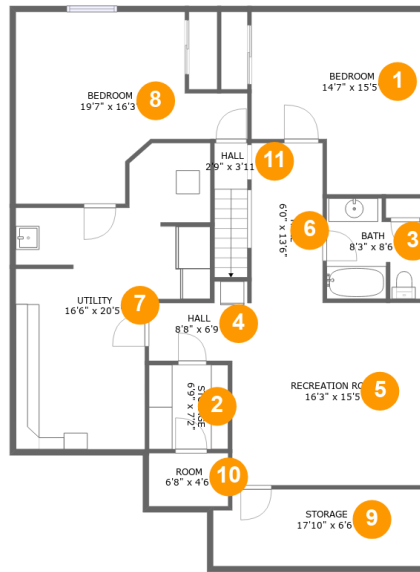
 **0** Half baths

 **2** Floors

 **2,592** Gross living area sqft

 **3,424** Total sqft

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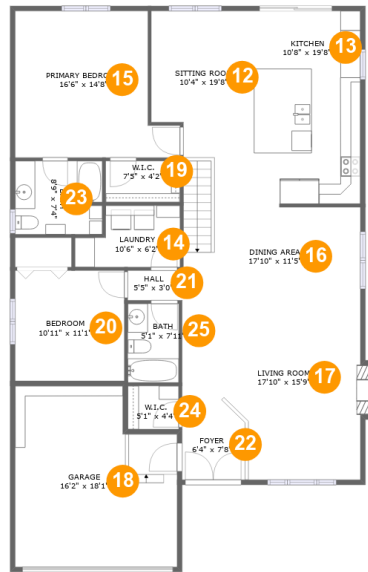
Room dimensions

Floor 1

Total sqft: 1563 Living area: 1029

#		Dimensions	sqft	Counted as living area
1	Bedroom	14'7" x 15'5"	195 sq. ft	Yes
2	Storage	6'9" x 7'2"	48 sq. ft	No
3	Bath	8'3" x 8'6"	62 sq. ft	Yes
4	Hall	8'8" x 6'9"	48 sq. ft	Yes
5	Recreation Room	16'3" x 15'5"	242 sq. ft	Yes
6	Hall	6'0" x 13'6"	82 sq. ft	Yes
7	Utility	16'6" x 20'5"	299 sq. ft	No
8	Bedroom	19'7" x 16'3"	227 sq. ft	Yes
9	Storage	17'10" x 6'6"	113 sq. ft	No
10	Room	6'8" x 4'6"	30 sq. ft	No
11	Hall	2'9" x 3'11"	34 sq. ft	Yes

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Room dimensions

Floor 2

Total sqft: 1861 Living area: 1563

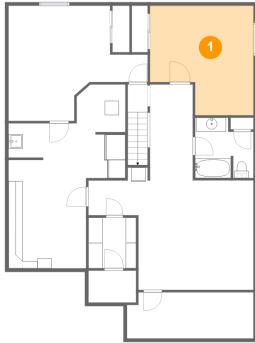
#		Dimensions	sqft	Counted as living area
12	Sitting Room	10'4" x 19'8"	163 sq. ft	Yes
13	Kitchen	10'8" x 19'8"	206 sq. ft	Yes
14	Laundry	10'6" x 6'2"	55 sq. ft	Yes
15	Primary Bedroom	16'6" x 14'8"	205 sq. ft	Yes
16	Dining Area	17'10" x 11'5"	215 sq. ft	Yes
17	Living Room	17'10" x 15'9"	241 sq. ft	Yes
18	Garage	16'2" x 18'1"	267 sq. ft	No
19	W.I.C.	7'5" x 4'2"	31 sq. ft	Yes
20	Bedroom	10'11" x 11'1"	121 sq. ft	Yes
21	Hall	5'5" x 3'0"	16 sq. ft	Yes
22	Foyer	6'4" x 7'8"	48 sq. ft	Yes

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Fallingbrook - Gardenway South, Orléans, Ontario,**

#		Dimensions	sqft	Counted as living area
23	Bath	8'9" x 7'4"	63 sq. ft	Yes
24	W.I.C.	5'1" x 4'4"	22 sq. ft	Yes
25	Bath	5'1" x 7'11"	40 sq. ft	Yes

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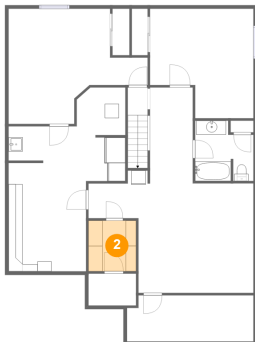
1 Floor 1 - Bedroom



Dimensions: 14'7" x 15'5"
Area: 195 sq. ft
Counted as living area: Yes

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

2 Floor 1 - Storage

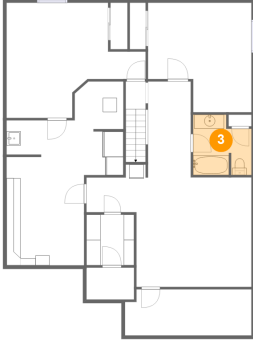


Dimensions: 6'9" x 7'2"
Area: 48 sq. ft
Counted as living area: No

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

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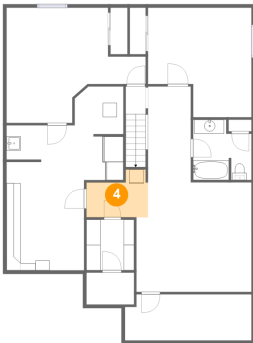
3 Floor 1 - Bath



Dimensions: 8'3" x 8'6"
Area: 62 sq. ft
Counted as living area: Yes

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

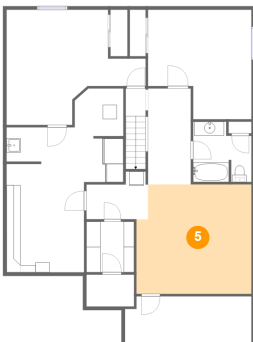
4 Floor 1 - Hall



Dimensions: 8'8" x 6'9"
Area: 48 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 1 - Recreation Room

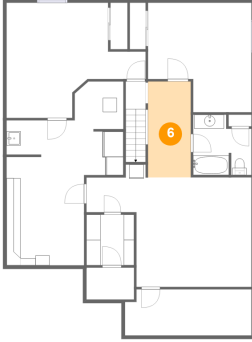


Dimensions: 16'3" x 15'5"
Area: 242 sq. ft
Counted as living area: Yes

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

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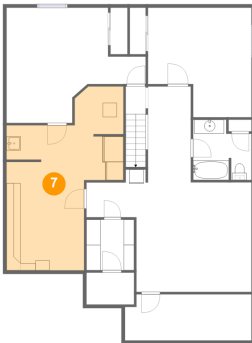
6 Floor 1 - Hall



Dimensions: 6'0" x 13'6"
Area: 82 sq. ft
Counted as living area: Yes

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

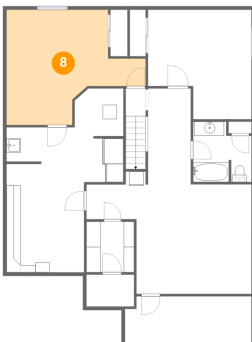
7 Floor 1 - Utility



Dimensions: 16'6" x 20'5"
Area: 299 sq. ft
Counted as living area: No

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

8 Floor 1 - Bedroom

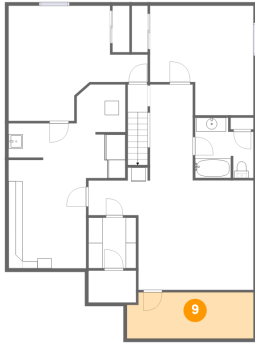


Dimensions: 19'7" x 16'3"
Area: 227 sq. ft
Counted as living area: Yes

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

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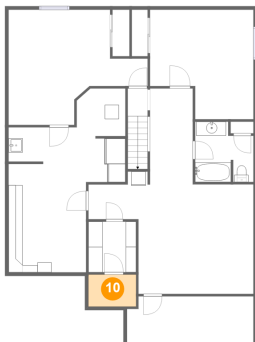
9 Floor 1 - Storage



Dimensions: 17'10" x 6'6"
Area: 113 sq. ft
Counted as living area: No

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

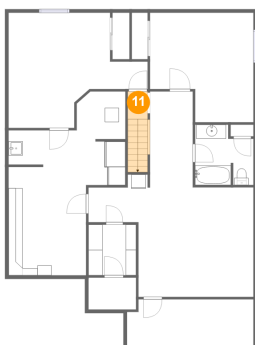
10 Floor 1 - Room



Dimensions: 6'8" x 4'6"
Area: 30 sq. ft
Counted as living area: No

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

11 Floor 1 - Hall

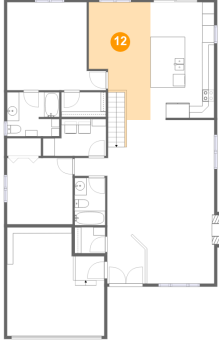


Dimensions: 2'9" x 3'11"
Area: 34 sq. ft
Counted as living area: Yes

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

1026 Valin Street, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans, Ontario,

12 Floor 2 - Sitting Room



Dimensions: 10'4" x 19'8"
Area: 163 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 2 - Kitchen



Dimensions: 10'8" x 19'8"
Area: 206 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 2 - Laundry

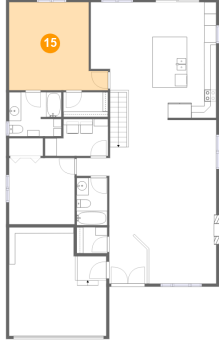


Dimensions: 10'6" x 6'2"
Area: 55 sq. ft
Counted as living area: Yes

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

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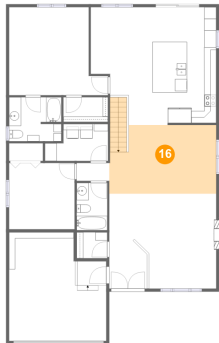
15 Floor 2 - Primary Bedroom



Dimensions: 16'6" x 14'8"
Area: 205 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 2 - Dining Area



Dimensions: 17'10" x 11'5"
Area: 215 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 2 - Living Room



Dimensions: 17'10" x 15'9"
Area: 241 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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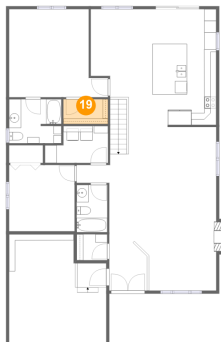
18 Floor 2 - Garage



Dimensions: 16'2" x 18'1"
Area: 267 sq. ft
Counted as living area: No

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

19 Floor 2 - W.I.C.



Dimensions: 7'5" x 4'2"
Area: 31 sq. ft
Counted as living area: Yes

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

20 Floor 2 - Bedroom

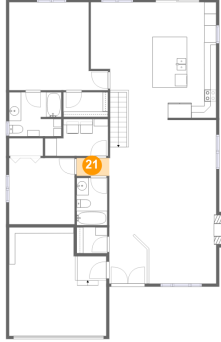


Dimensions: 10'11" x 11'1"
Area: 121 sq. ft
Counted as living area: Yes

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

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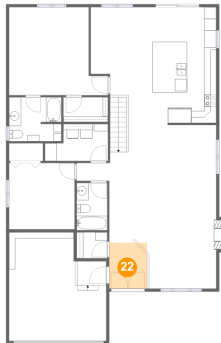
21 Floor 2 - Hall



Dimensions: 5'5" x 3'0"
Area: 16 sq. ft
Counted as living area: Yes

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

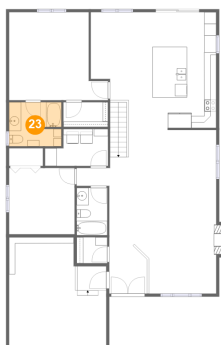
22 Floor 2 - Foyer



Dimensions: 6'4" x 7'8"
Area: 48 sq. ft
Counted as living area: Yes

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

23 Floor 2 - Bath

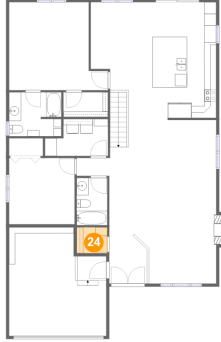


Dimensions: 8'9" x 7'4"
Area: 63 sq. ft
Counted as living area: Yes

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

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24 Floor 2 - W.I.C.



Dimensions: 5'1" x 4'4"
Area: 22 sq. ft
Counted as living area: Yes

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

25 Floor 2 - Bath



Dimensions: 5'1" x 7'11"
Area: 40 sq. ft
Counted as living area: Yes

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