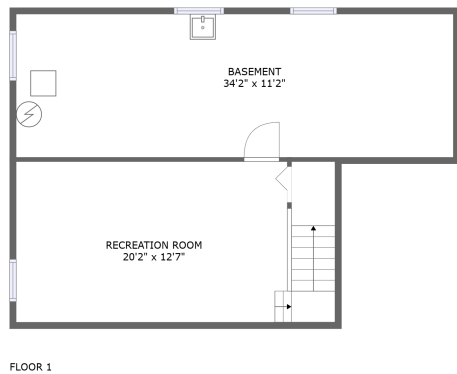
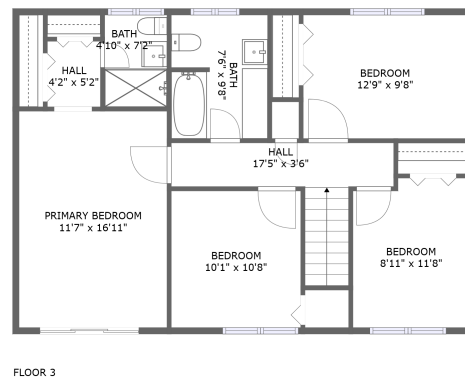



1737 Athans Avenue, Hunt Club Upper - Blossom Park- Timbermill, Gloucester, Ontario, Canada, K1T



Property summary

 **0** Garages

 **4** Bedrooms

 **2** Bathrooms

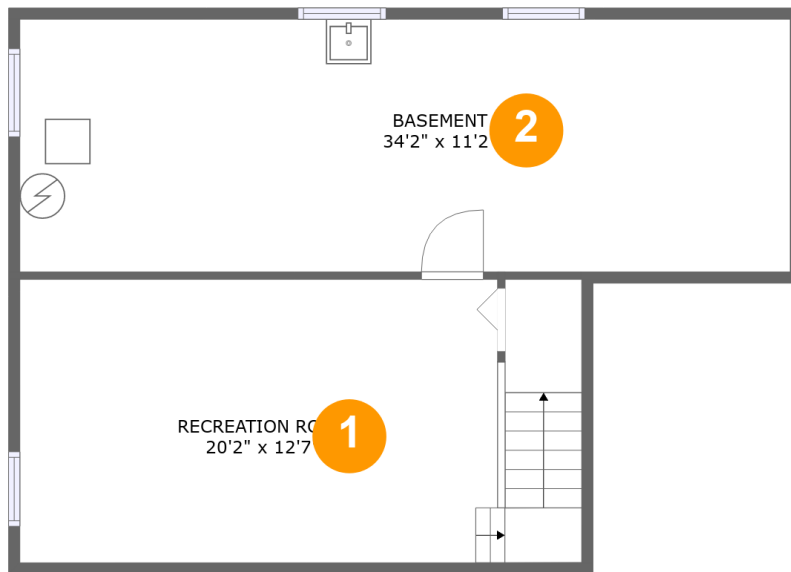
 **1** Half baths

 **3** Floors

 **1,802** Gross living area sqft

 **2,579** Total sqft

1737 Athans Avenue, Hunt Club Upper - Blossom Park- Timbermill, Gloucester, Ontario, Canada, K1T



Room dimensions

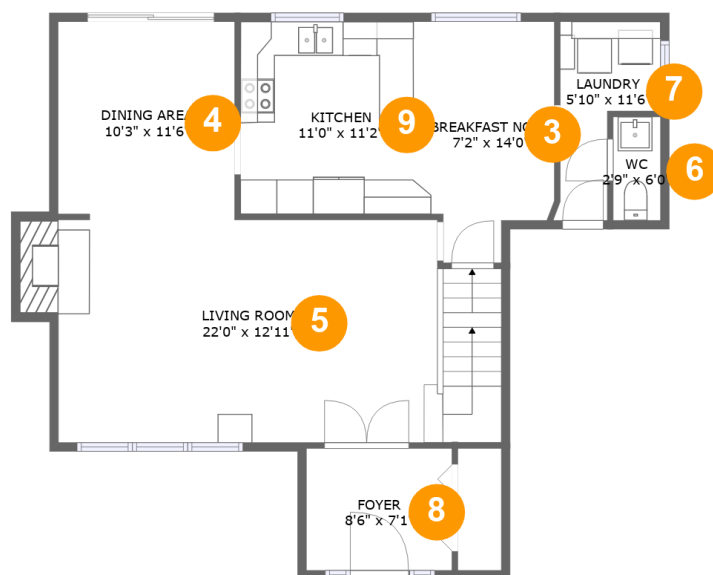
Floor 1

Total sqft: 763

Living area: 0

#		Dimensions	sqft	Counted as living area
1	Recreation Room	20'2" x 12'7"	301 sq. ft	No
2	Basement	34'2" x 11'2"	382 sq. ft	No

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Room dimensions

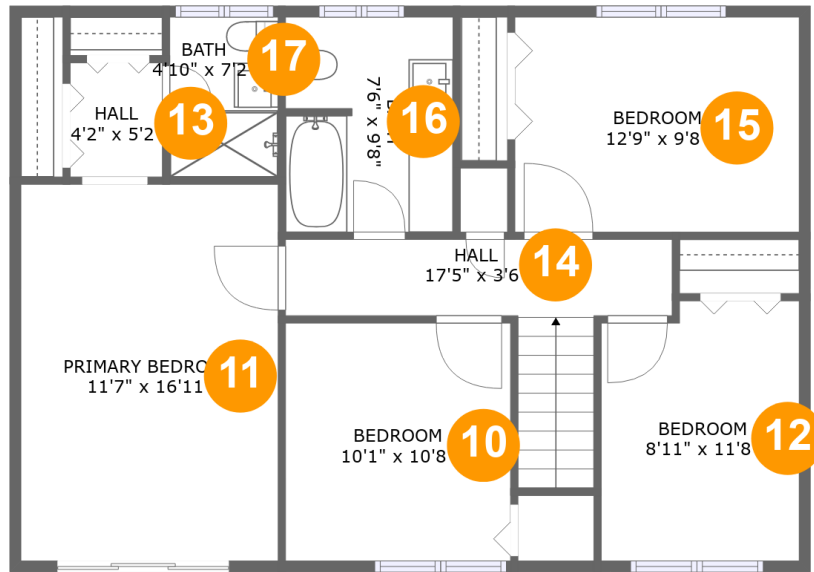
Floor 2

Total sqft: 901

Living area: 887

#		Dimensions	sqft	Counted as living area
3	Breakfast Nook	7'2" x 14'0"	91 sq. ft	Yes
4	Dining Area	10'3" x 11'6"	117 sq. ft	Yes
5	Living Room	22'0" x 12'11"	334 sq. ft	Yes
6	WC	2'9" x 6'0"	17 sq. ft	Yes
7	Laundry	5'10" x 11'6"	48 sq. ft	Yes
8	Foyer	8'6" x 7'1"	60 sq. ft	Yes
9	Kitchen	11'0" x 11'2"	123 sq. ft	Yes

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Room dimensions

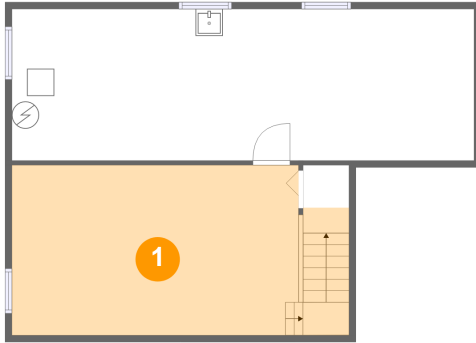
Floor 3

Total sqft: 915 Living area: 915

#		Dimensions	sqft	Counted as living area
10	Bedroom	10'1" x 10'8"	108 sq. ft	Yes
11	Primary Bedroom	11'7" x 16'11"	196 sq. ft	Yes
12	Bedroom	8'11" x 11'8"	100 sq. ft	Yes
13	Hall	4'2" x 5'2"	21 sq. ft	Yes
14	Hall	17'5" x 3'6"	86 sq. ft	Yes
15	Bedroom	12'9" x 9'8"	123 sq. ft	Yes
16	Bath	7'6" x 9'8"	72 sq. ft	Yes
17	Bath	4'10" x 7'2"	35 sq. ft	Yes

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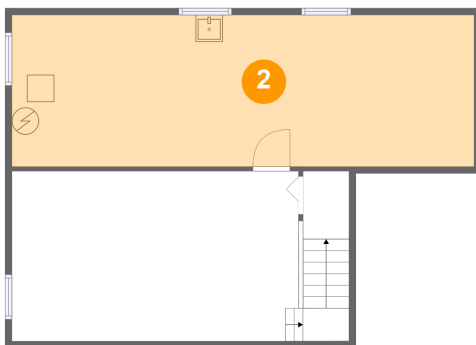
1 Floor 1 - Recreation Room



Dimensions: 20'2" x 12'7"
Area: 301 sq. ft
Counted as living area: No

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

2 Floor 1 - Basement



Dimensions: 34'2" x 11'2"
Area: 382 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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3 Floor 2 - Breakfast Nook



Dimensions: 7'2" x 14'0"
Area: 91 sq. ft
Counted as living area: Yes

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

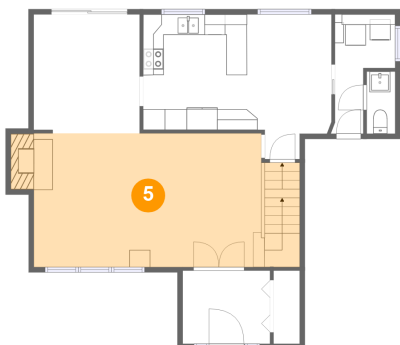
4 Floor 2 - Dining Area



Dimensions: 10'3" x 11'6"
Area: 117 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: 22'0" x 12'11"
Area: 334 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 - WC



Dimensions: 2'9" x 6'0"
Area: 17 sq. ft
Counted as living area: Yes

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

7 Floor 2 - Laundry



Dimensions: 5'10" x 11'6"
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

8 Floor 2 - Foyer



Dimensions: 8'6" x 7'1"
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

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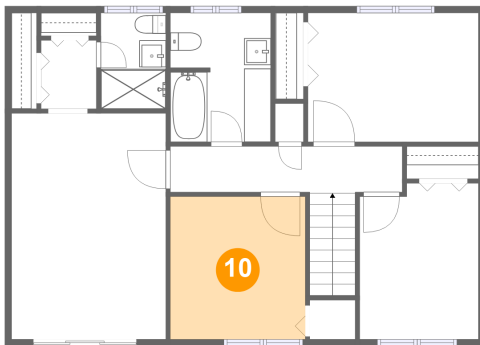
9 Floor 2 - Kitchen



Dimensions: 11'0" x 11'2"
Area: 123 sq. ft
Counted as living area: Yes

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

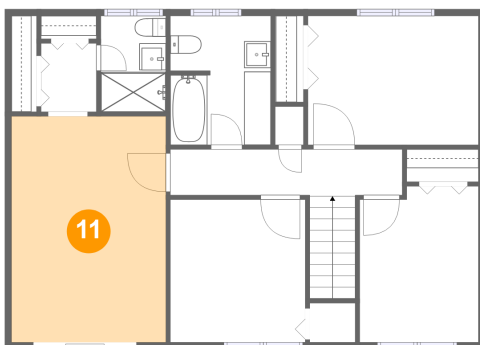
10 Floor 3 - Bedroom



Dimensions: 10'1" x 10'8"
Area: 108 sq. ft
Counted as living area: Yes

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

11 Floor 3 - Primary Bedroom

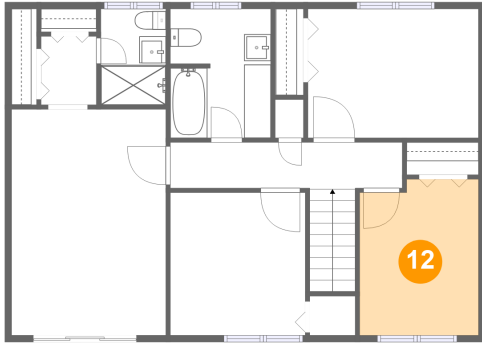


Dimensions: 11'7" x 16'11"
Area: 196 sq. ft
Counted as living area: Yes

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

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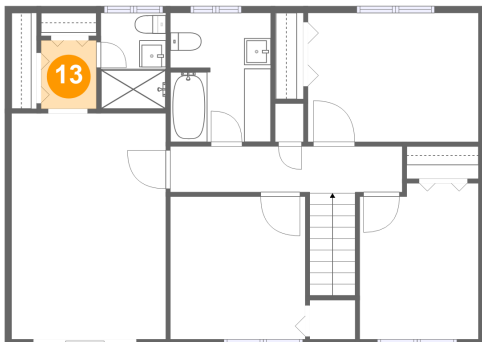
12 Floor 3 - Bedroom



Dimensions: 8'11" x 11'8"
Area: 100 sq. ft
Counted as living area: Yes

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

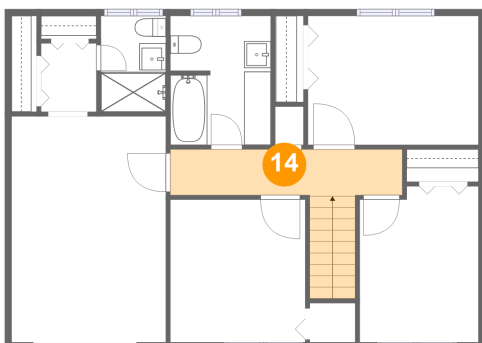
13 Floor 3 - Hall



Dimensions: 4'2" x 5'2"
Area: 21 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

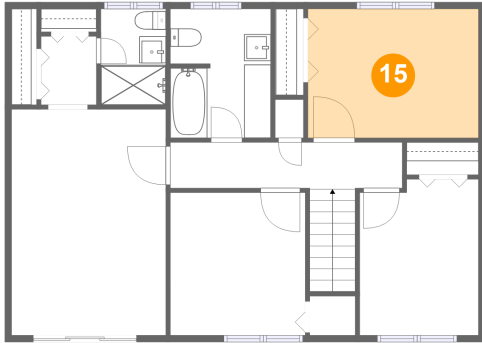


Dimensions: 17'5" x 3'6"
Area: 86 sq. ft
Counted as living area: Yes

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

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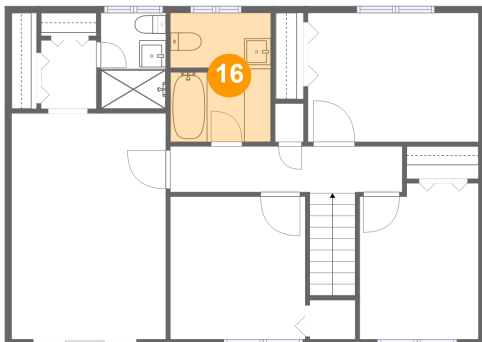
15 Floor 3 - Bedroom



Dimensions: 12'9" x 9'8"
Area: 123 sq. ft
Counted as living area: Yes

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

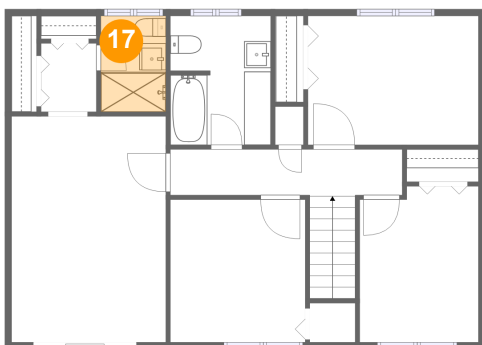
16 Floor 3 - Bath



Dimensions: 7'6" x 9'8"
Area: 72 sq. ft
Counted as living area: Yes

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

17 Floor 3 - Bath



Dimensions: 4'10" x 7'2"
Area: 35 sq. ft
Counted as living area: Yes

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