

Home report

49 Silver Aspen Crescent, Blackburn Hamlet, Gloucester,  
Ontario, Canada, K1B 3C3



Total Area: 2603 sq. ft

Below Ground: 485 sq. ft, Floor 2: 1221 sq. ft, Floor 3: 897 sq. ft

Excluded: Storage 51 sq. ft, Basement 480 sq. ft, Utility 196 sq. ft, Embedded window 6 sq. ft, Fireplace 12 sq. ft, Walls: 216 sq. ft

Property summary

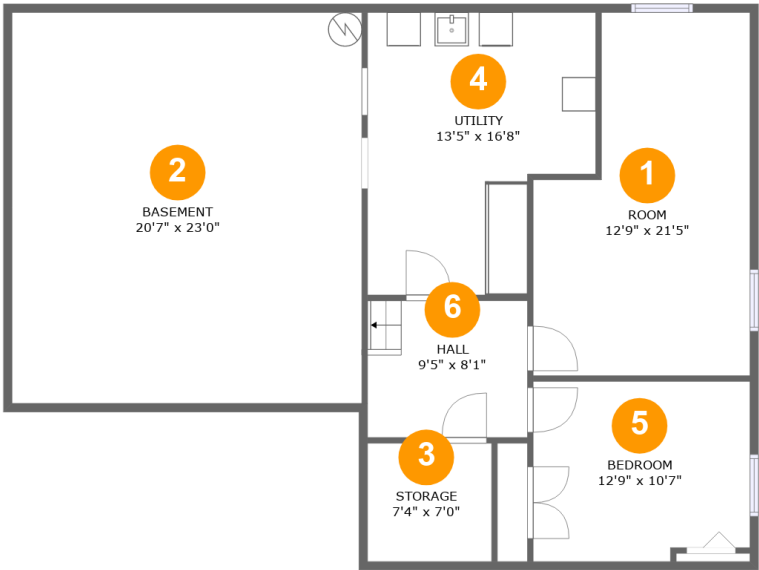
 **3** Floors

 **5** Bedrooms

 **2** Bathrooms

 **1** Half baths

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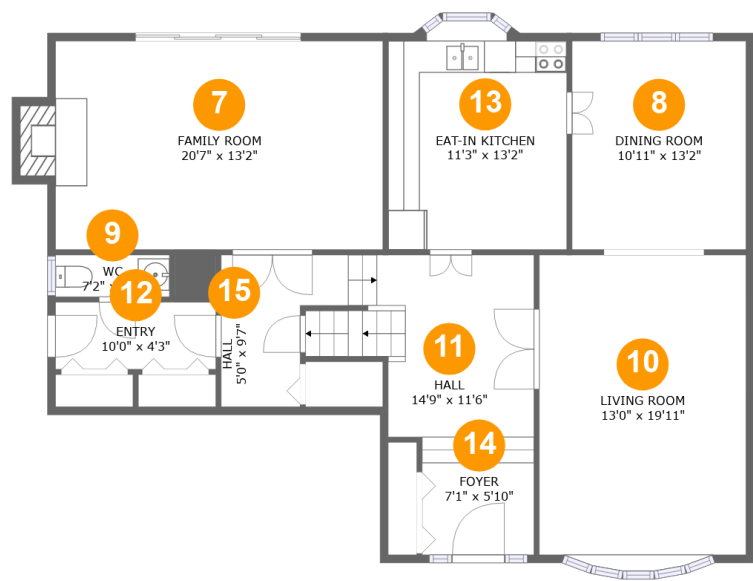


Room dimensions

Floor 1 Below ground Total:485sqft    Excluded: 727sqft

#		Max Dimensions	sqft	Included
1	Room	12'9" x 21'5"	234 sq. ft	Yes
2	Basement	20'7" x 23'0"	475 sq. ft	No
3	Storage	7'4" x 7'0"	51 sq. ft	No
4	Utility	13'5" x 16'8"	196 sq. ft	No
5	Bedroom	12'9" x 10'7"	132 sq. ft	Yes
6	Hall	9'5" x 8'1"	76 sq. ft	Yes

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Room dimensions

Floor 2 Total:1221sqft    Excluded: 18sqft

#		Max Dimensions	sqft	Included
7	Family Room	20'7" x 13'2"	281 sq. ft	Yes
8	Dining Room	10'11" x 13'2"	144 sq. ft	Yes
9	WC	7'2" x 2'8"	19 sq. ft	Yes
10	Living Room	13'0" x 19'11"	252 sq. ft	Yes
11	Hall	14'9" x 11'6"	138 sq. ft	Yes
12	Entry	10'0" x 4'3"	43 sq. ft	Yes
13	Eat-in Kitchen	11'3" x 13'2"	148 sq. ft	Yes
14	Foyer	7'1" x 5'10"	52 sq. ft	Yes
15	Hall	5'0" x 9'7"	48 sq. ft	Yes

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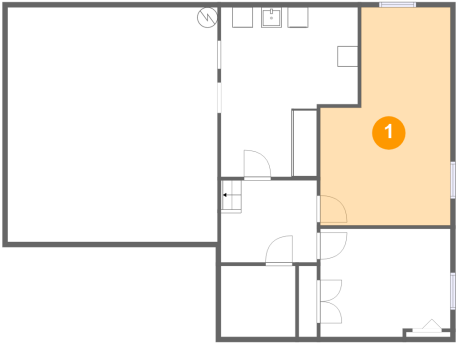
Room dimensions

Floor 3 Total:897sqft   Excluded: 0sqft

#		Max Dimensions	sqft	Included
16	Bath	6'6" x 10'5"	63 sq. ft	Yes
17	Primary Bedroom	15'6" x 13'2"	204 sq. ft	Yes
18	Bedroom	10'3" x 10'9"	110 sq. ft	Yes
19	W.I.C.	4'7" x 6'10"	32 sq. ft	Yes
20	Bedroom	9'11" x 11'1"	110 sq. ft	Yes
21	Bath	4'7" x 8'10"	41 sq. ft	Yes
22	Bedroom	9'11" x 14'2"	140 sq. ft	Yes
23	Hall	4'7" x 19'4"	109 sq. ft	Yes

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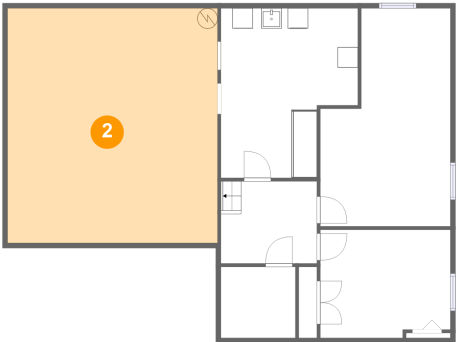
1 Floor 1 - Room



Max Dimensions: 12'9" x 21'5"  
Calculated Area: 234 sq. ft  
Included: Yes

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

2 Floor 1 - Basement

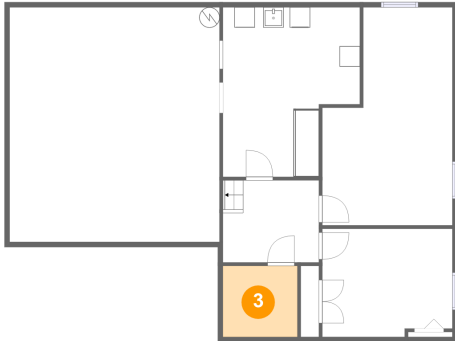


Max Dimensions: 20'7" x 23'0"  
Calculated Area: 475 sq. ft  
Included: No

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

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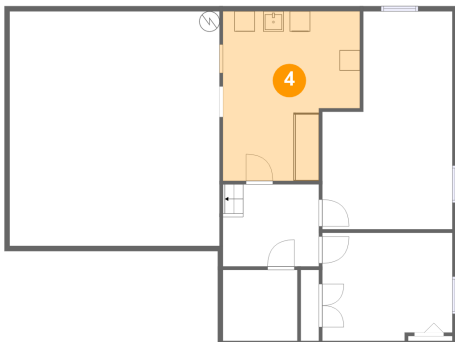
### 3 Floor 1 - Storage



Max Dimensions: 7'4" x 7'0"  
Calculated Area: 51 sq. ft  
Included: No

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

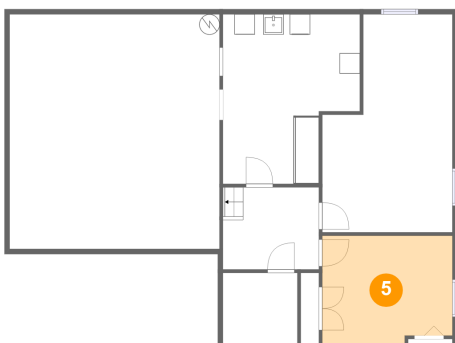
### 4 Floor 1 - Utility



Max Dimensions: 13'5" x 16'8"  
Calculated Area: 196 sq. ft  
Included: No

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

### 5 Floor 1 - Bedroom

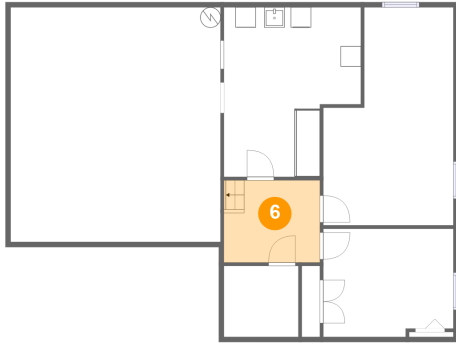


Max Dimensions: 12'9" x 10'7"  
Calculated Area: 132 sq. ft  
Included: Yes

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

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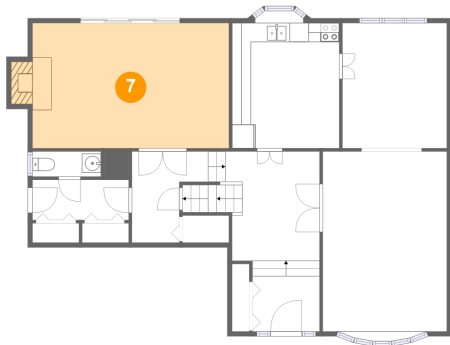
## 6 Floor 1 - Hall



Max Dimensions: 9'5" x 8'1"  
Calculated Area: 76 sq. ft  
Included: Yes

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

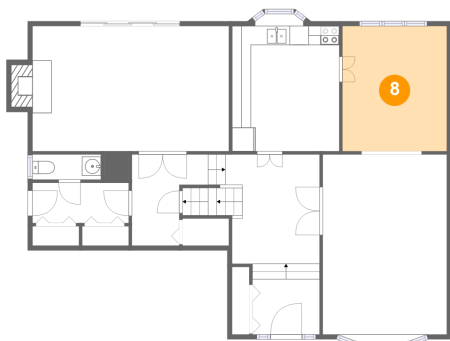
## 7 Floor 2 - Family Room



Max Dimensions: 20'7" x 13'2"  
Calculated Area: 281 sq. ft  
Included: Yes

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

## 8 Floor 2 - Dining Room

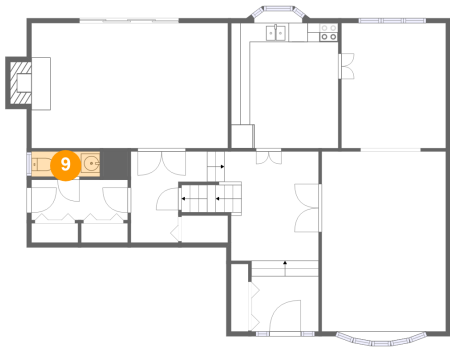


Max Dimensions: 10'11" x 13'2"  
Calculated Area: 144 sq. ft  
Included: Yes

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

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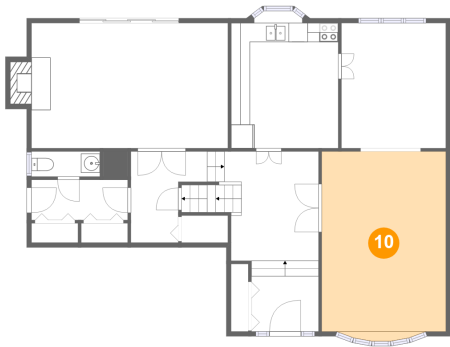
9 Floor 2 - WC



Max Dimensions: 7'2" x 2'8"  
Calculated Area: 19 sq. ft  
Included: Yes

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

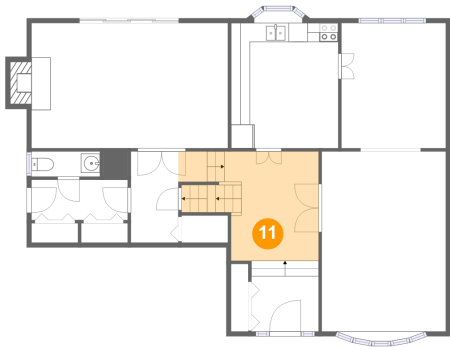
10 Floor 2 - Living Room



Max Dimensions: 13'0" x 19'11"  
Calculated Area: 252 sq. ft  
Included: Yes

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

11 Floor 2 - Hall

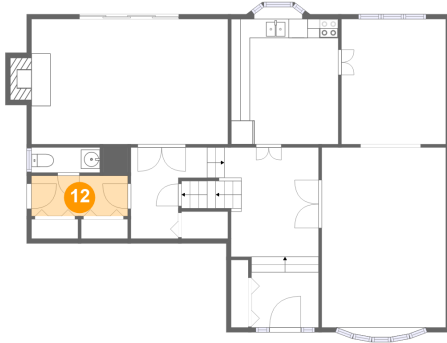


Max Dimensions: 14'9" x 11'6"  
Calculated Area: 138 sq. ft  
Included: Yes

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

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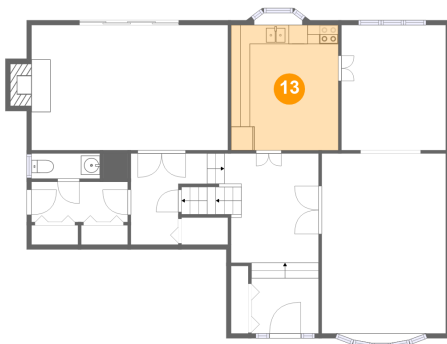
## 12 Floor 2 - Entry



Max Dimensions: 10'0" x 4'3"  
Calculated Area: 43 sq. ft  
Included: Yes

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

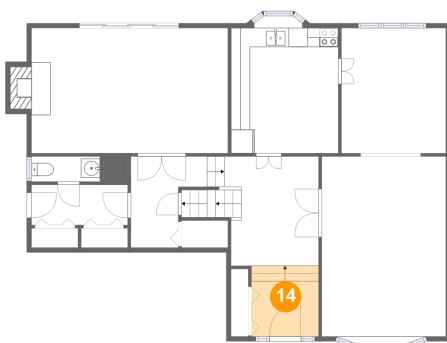
## 13 Floor 2 - Eat-in Kitchen



Max Dimensions: 11'3" x 13'2"  
Calculated Area: 148 sq. ft  
Included: Yes

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

## 14 Floor 2 - Foyer

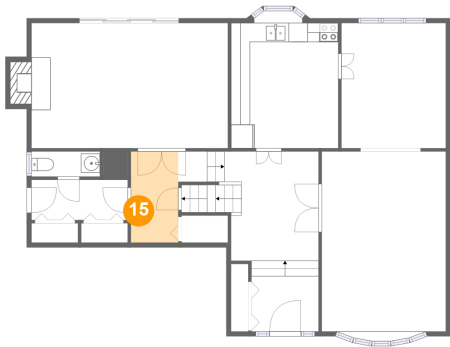


Max Dimensions: 7'1" x 5'10"  
Calculated Area: 52 sq. ft  
Included: Yes

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

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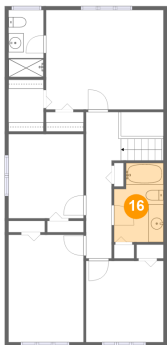
15 Floor 2 - Hall



Max Dimensions: 5'0" x 9'7"  
Calculated Area: 48 sq. ft  
Included: Yes

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

16 Floor 3 - Bath



Max Dimensions: 6'6" x 10'5"  
Calculated Area: 63 sq. ft  
Included: Yes

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

17 Floor 3 - Primary Bedroom

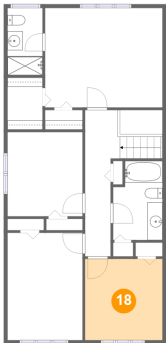


Max Dimensions: 15'6" x 13'2"  
Calculated Area: 204 sq. ft  
Included: Yes

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

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18 Floor 3 - Bedroom



Max Dimensions: 10'3" x 10'9"  
Calculated Area: 110 sq. ft  
Included: Yes

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

19 Floor 3 - W.I.C.



Max Dimensions: 4'7" x 6'10"  
Calculated Area: 32 sq. ft  
Included: Yes

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

20 Floor 3 - Bedroom

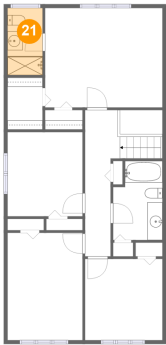


Max Dimensions: 9'11" x 11'1"  
Calculated Area: 110 sq. ft  
Included: Yes

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

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21 Floor 3 - Bath



Max Dimensions: 4'7" x 8'10"  
Calculated Area: 41 sq. ft  
Included: Yes

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

22 Floor 3 - Bedroom



Max Dimensions: 9'11" x 14'2"  
Calculated Area: 140 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: 4'7" x 19'4"  
Calculated Area: 109 sq. ft  
Included: Yes

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