

Home report

248 Bruce Road 23, Kincardine, Bruce County, Ontario, Canada,  
N2Z 2X6



**Total GLA: 4821 sq. ft**

Below Ground: 1294 sq. ft, Floor 2: 3816 sq. ft, Floor 3: 1005 sq. ft

Excluded: Basement 1200 sq. ft, Undefined 130 sq. ft, Storage 157 sq. ft, Open to below 344 sq. ft

## Property summary

 **3** Floors

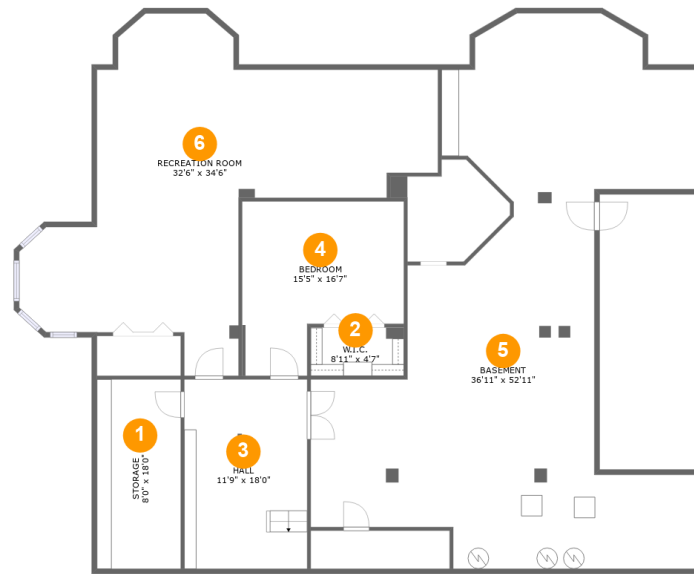
 **5** Bedrooms

 **2** Bathrooms

 **2** Half baths

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## Room dimensions

Floor 1 Below ground

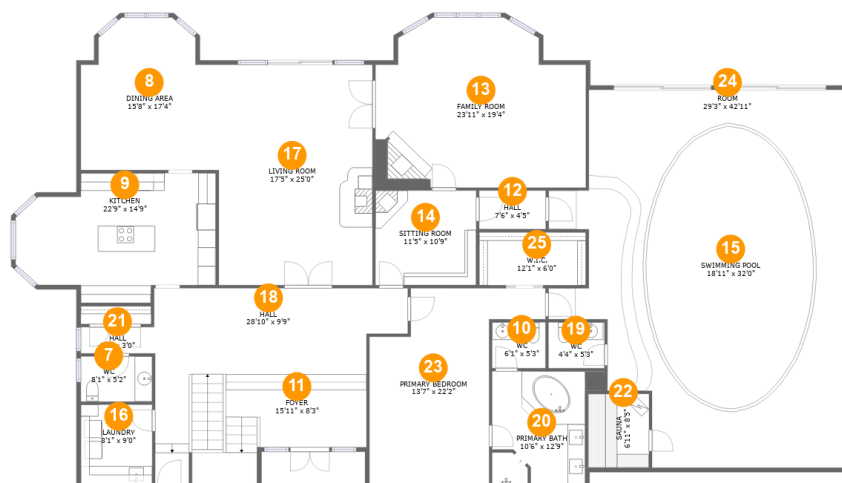
Total:1294sqft

Excluded: 1487sqft

#		Max Dimensions	sqft	Included
1	Storage	8'0" x 18'0"	144 sq. ft	No
2	W.I.C.	8'11" x 4'7"	41 sq. ft	Yes
3	Hall	11'9" x 18'0"	211 sq. ft	Yes
4	Bedroom	15'5" x 16'7"	211 sq. ft	Yes
5	Basement	36'11" x 52'11"	1125 sq. ft	No
6	Recreation Room	32'6" x 34'6"	700 sq. ft	Yes

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## Room dimensions

Floor 2

Total:3816sqft

Excluded: 0sqft

#		Max Dimensions	sqft	Included
7	WC	8'1" x 5'2"	42 sq. ft	Yes
8	Dining Area	15'8" x 17'4"	240 sq. ft	Yes
9	Kitchen	22'9" x 14'9"	279 sq. ft	Yes
10	WC	6'1" x 5'3"	32 sq. ft	Yes
11	Foyer	15'11" x 8'3"	198 sq. ft	Yes
12	Hall	7'6" x 4'5"	33 sq. ft	Yes
13	Family Room	23'11" x 19'4"	410 sq. ft	Yes
14	Sitting Room	11'5" x 10'9"	123 sq. ft	Yes
15	Swimming Pool	18'11" x 32'0"	476 sq. ft	No
16	Laundry	8'1" x 9'0"	73 sq. ft	Yes
17	Living Room	17'5" x 25'0"	437 sq. ft	Yes

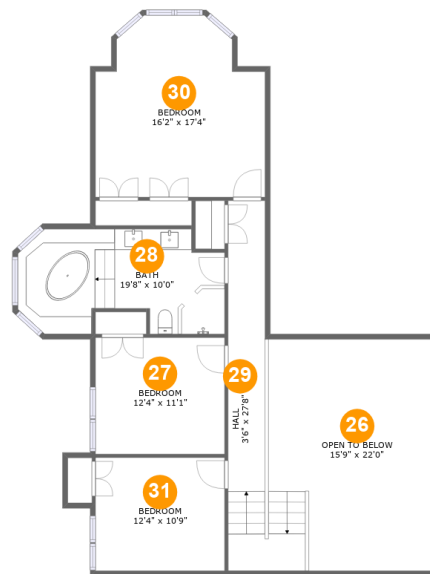
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**248 Bruce Road 23, Kincardine, Bruce County, Ontario, Canada,  
N2Z 2X6**

#		Max Dimensions	sqft	Included
18	Hall	28'10" x 9'9"	307 sq. ft	Yes
19	WC	4'4" x 5'3"	33 sq. ft	Yes
20	Primary Bath	10'6" x 12'9"	138 sq. ft	Yes
21	Hall	8'4" x 3'0"	25 sq. ft	Yes
22	Sauna	6'11" x 8'5"	58 sq. ft	Yes
23	Primary Bedroom	13'7" x 22'2"	298 sq. ft	Yes
24	Room	29'3" x 42'11"	1211 sq. ft	Yes
25	W.I.C.	12'1" x 6'0"	73 sq. ft	Yes

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## Room dimensions

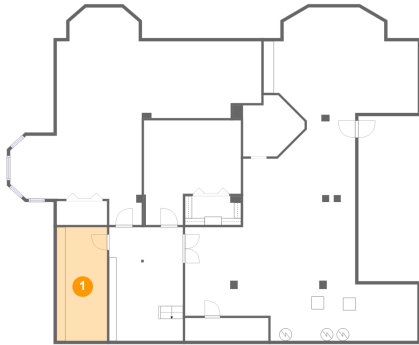
Floor 3

Total:1005sqft

Excluded: 344sqft

#		Max Dimensions	sqft	Included
26	Open To Below	15'9" x 22'0"	319 sq. ft	No
27	Bedroom	12'4" x 11'1"	136 sq. ft	Yes
28	Bath	19'8" x 10'0"	171 sq. ft	Yes
29	Hall	3'6" x 27'8"	161 sq. ft	Yes
30	Bedroom	16'2" x 17'4"	246 sq. ft	Yes
31	Bedroom	12'4" x 10'9"	133 sq. ft	Yes

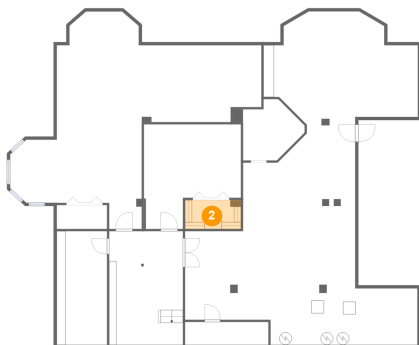
## 1 Floor 1 - Storage



Max Dimensions: 8'0" x  
18'0"  
Calculated Area: 144 sq. ft  
Included: No

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

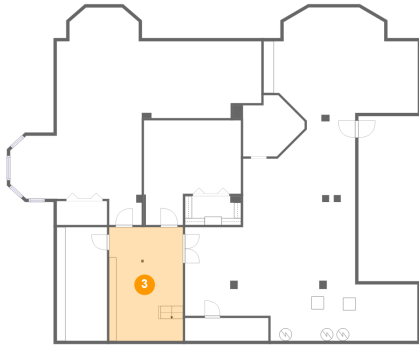
## 2 Floor 1 - W.I.C.



Max Dimensions: 8'11" x  
4'7"  
Calculated Area: 41 sq. ft  
Included: Yes

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

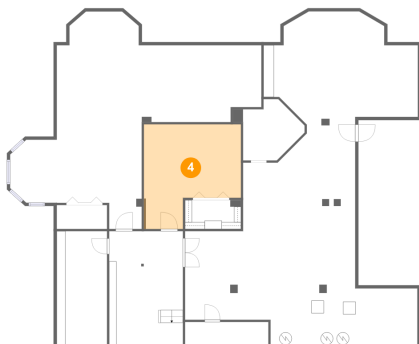
### 3 Floor 1 - Hall



Max Dimensions: 11'9" x 18'0"  
Calculated Area: 211 sq. ft  
Included: Yes

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

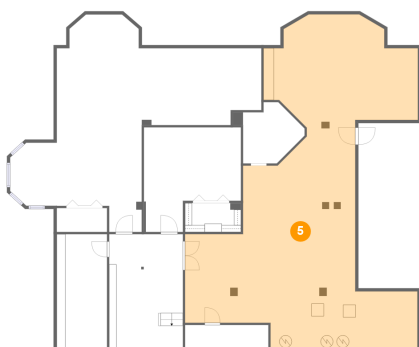
### 4 Floor 1 - Bedroom



Max Dimensions: 15'5" x 16'7"  
Calculated Area: 211 sq. ft  
Included: Yes

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

### 5 Floor 1 - Basement



Max Dimensions: 36'11" x 52'11"  
Calculated Area: 1125 sq. ft  
Included: No

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

## 6 Floor 1 - Recreation Room



Max Dimensions: 32'6" x 34'6"  
Calculated Area: 700 sq. ft  
Included: Yes

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

## 7 Floor 2 - WC



Max Dimensions: 8'1" x 5'2"  
Calculated Area: 42 sq. ft  
Included: Yes

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

## 8 Floor 2 - Dining Area



Max Dimensions: 15'8" x 17'4"  
Calculated Area: 240 sq. ft  
Included: Yes

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

### 9 Floor 2 - Kitchen



Max Dimensions: 22'9" x 14'9"  
Calculated Area: 279 sq. ft  
Included: Yes

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

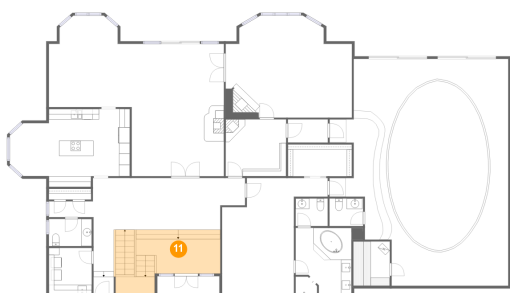
### 10 Floor 2 - WC



Max Dimensions: 6'1" x 5'3"  
Calculated Area: 32 sq. ft  
Included: Yes

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

### 11 Floor 2 - Foyer



Max Dimensions: 15'11" x 8'3"  
Calculated Area: 198 sq. ft  
Included: Yes

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

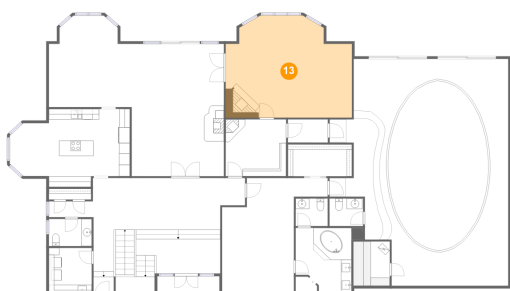
## 12 Floor 2 - Hall



Max Dimensions: 7'6" x 4'5"  
Calculated Area: 33 sq. ft  
Included: Yes

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

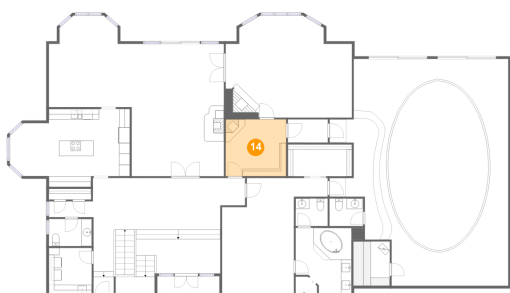
## 13 Floor 2 - Family Room



Max Dimensions: 23'11" x 19'4"  
Calculated Area: 410 sq. ft  
Included: Yes

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

## 14 Floor 2 - Sitting Room



Max Dimensions: 11'5" x 10'9"  
Calculated Area: 123 sq. ft  
Included: Yes

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

## 15 Floor 2 - Swimming Pool



Max Dimensions: 18'11" x 32'0"  
Calculated Area: 476 sq. ft  
Included: No

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

## 16 Floor 2 - Laundry



Max Dimensions: 8'1" x 9'0"  
Calculated Area: 73 sq. ft  
Included: Yes

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

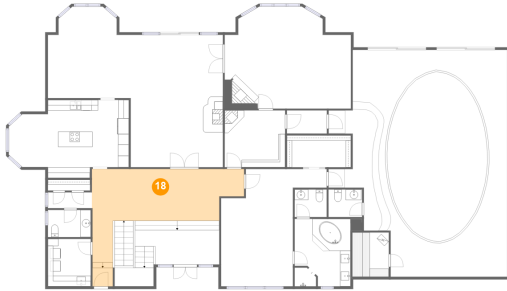
## 17 Floor 2 - Living Room



Max Dimensions: 17'5" x 25'0"  
Calculated Area: 437 sq. ft  
Included: Yes

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

**18** Floor 2 - Hall



Max Dimensions: 28'10" x 9'9"  
Calculated Area: 307 sq. ft  
Included: Yes

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

**19** Floor 2 - WC



Max Dimensions: 4'4" x 5'3"  
Calculated Area: 33 sq. ft  
Included: Yes

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

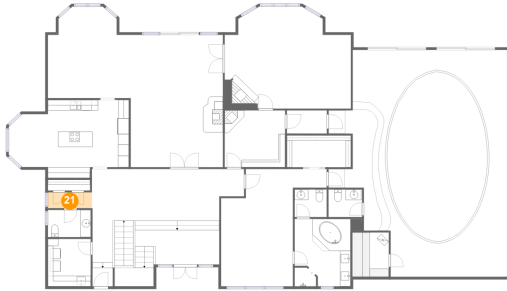
**20** Floor 2 - Primary Bath



Max Dimensions: 10'6" x 12'9"  
Calculated Area: 138 sq. ft  
Included: Yes

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

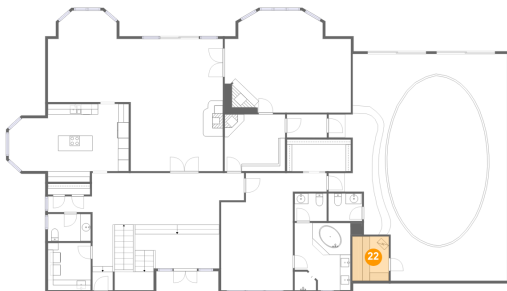
**21** Floor 2 - Hall



Max Dimensions: 8'4" x 3'0"  
Calculated Area: 25 sq. ft  
Included: Yes

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

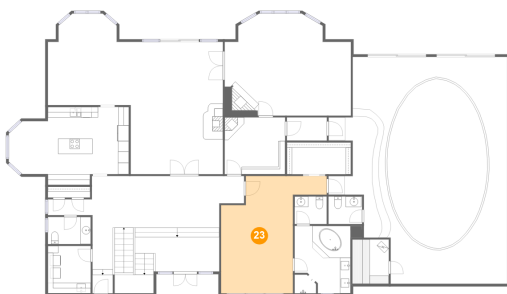
**22** Floor 2 - Sauna



Max Dimensions: 6'11" x 8'5"  
Calculated Area: 58 sq. ft  
Included: Yes

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

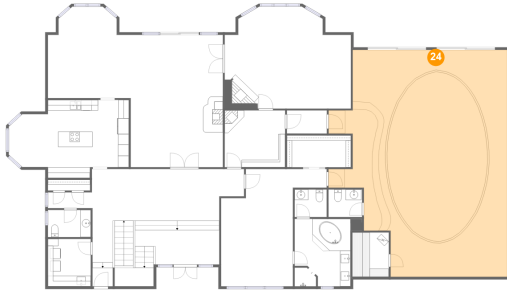
**23** Floor 2 - Primary Bedroom



Max Dimensions: 13'7" x 22'2"  
Calculated Area: 298 sq. ft  
Included: Yes

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

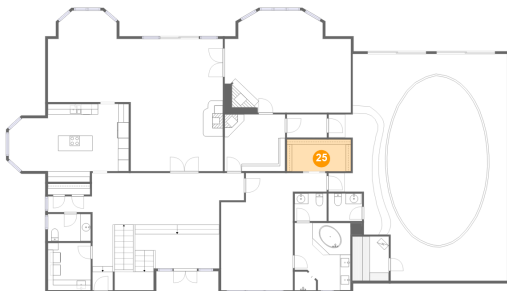
**24** Floor 2 - Room



Max Dimensions: 29'3" x 42'11"  
Calculated Area: 1211 sq. ft  
Included: Yes

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

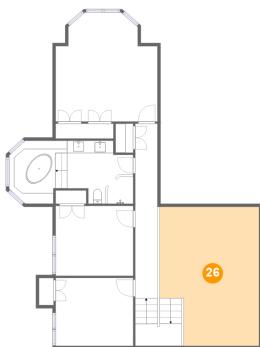
**25** Floor 2 - W.I.C.



Max Dimensions: 12'1" x 6'0"  
Calculated Area: 73 sq. ft  
Included: Yes

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

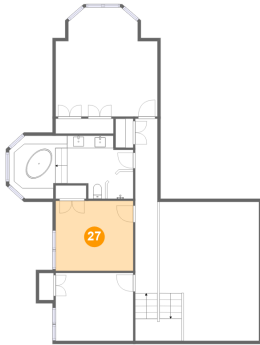
**26** Floor 3 - Open To Below



Max Dimensions: 15'9" x 22'0"  
Calculated Area: 319 sq. ft  
Included: No

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

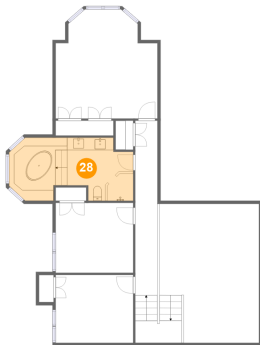
**27** Floor 3 - Bedroom



Max Dimensions: 12'4" x 11'1"  
Calculated Area: 136 sq. ft  
Included: Yes

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

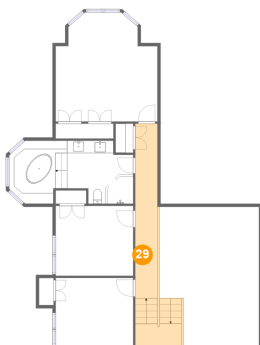
**28** Floor 3 - Bath



Max Dimensions: 19'8" x 10'0"  
Calculated Area: 171 sq. ft  
Included: Yes

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

**29** Floor 3 - Hall

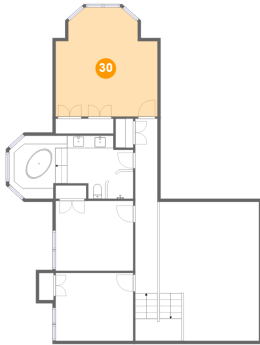


Max Dimensions: 3'6" x 27'8"  
Calculated Area: 161 sq. ft  
Included: Yes

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

**30** Floor 3 - Bedroom

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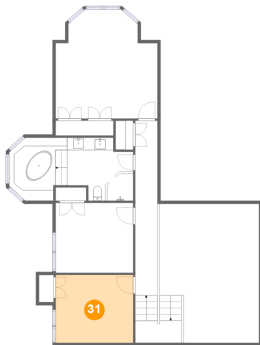


Max Dimensions: 16'2" x  
17'4"  
Calculated Area: 246 sq. ft  
Included: Yes

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

**31** Floor 3 - Bedroom

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Max Dimensions: 12'4" x  
10'9"  
Calculated Area: 133 sq. ft  
Included: Yes

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