






# 22 Somerville Ave, York, ON, CA



## Property Summary

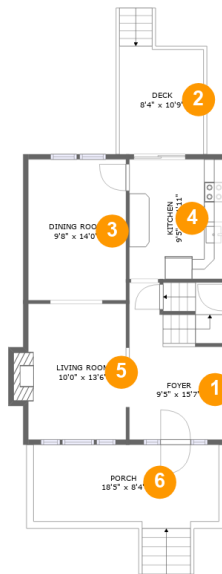
 **0** garages     **3** bedrooms     **1** bathrooms     **0** half baths

 **2** floors

 **1,176** Gross Living Area sqft

 **1,416** total sqft

# 22 Somerville Ave, York, ON, CA



## Room Dimensions

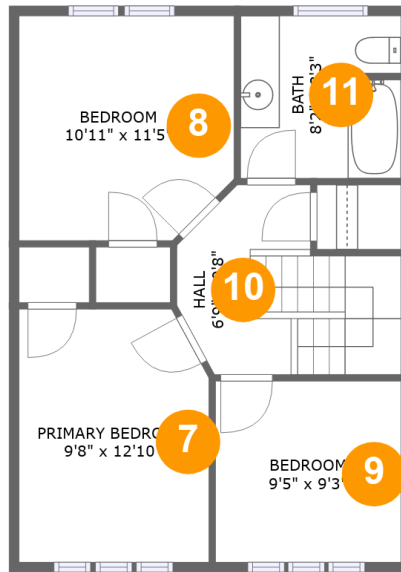
Floor 1

Total sqft: 828

Living area: 588

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Foyer	9'5" x 15'7"	143 sq. ft	Yes
2	Deck	8'4" x 10'9"	88 sq. ft	No
3	Dining Room	9'8" x 14'0"	135 sq. ft	Yes
4	Kitchen	9'5" x 11'11"	112 sq. ft	Yes
5	Living Room	10'0" x 13'6"	140 sq. ft	Yes
6	Porch	18'5" x 8'4"	143 sq. ft	No

# 22 Somerville Ave, York, ON, CA



## Room Dimensions

Floor 2

Total sqft: 588

Living area: 588

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
7	Primary Bedroom	9'8" x 12'10"	121 sq. ft	Yes
8	Bedroom	10'11" x 11'5"	120 sq. ft	Yes
9	Bedroom	9'5" x 9'3"	87 sq. ft	Yes
10	Hall	6'9" x 9'8"	85 sq. ft	Yes
11	Bath	8'2" x 8'3"	67 sq. ft	Yes

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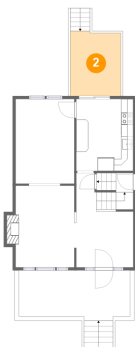
## 1 Floor 1 - Foyer



**Dimensions:** 9'5" x 15'7"  
**Area:** 143 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 - Deck



**Dimensions:** 8'4" x 10'9"  
**Area:** 88 sq. ft  
**Counted as Living Area:** No

**Heated:** No  
**Finished:** Yes  
**Enclosed:** No  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet Space:** No  
**Addition:** No  
**Conversion:** No

## 22 Somerville Ave, York, ON, CA

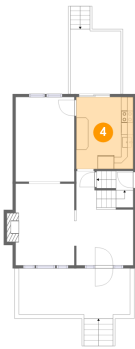
### 3 Floor 1 - Dining Room



**Dimensions:** 9'8" x 14'0"  
**Area:** 135 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 1 - Kitchen



**Dimensions:** 9'5" x 11'11"  
**Area:** 112 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 - Living Room

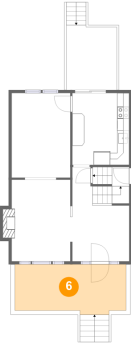


**Dimensions:** 10'0" x 13'6"  
**Area:** 140 sq. ft  
**Counted as Living Area:**  
Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:**  
Yes  
**Permitted:** Yes  
**Wet Space:** No  
**Addition:** No  
**Conversion:** No

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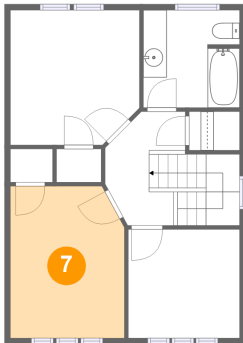
## 6 Floor 1 - Porch



Dimensions: 18'5" x 8'4"  
Area: 143 sq. ft  
Counted as Living Area: No

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

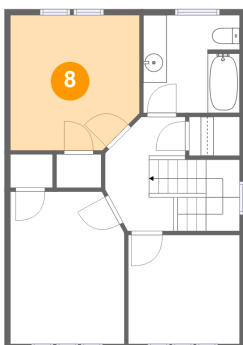
## 7 Floor 2 - Primary Bedroom



Dimensions: 9'8" x 12'10"  
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

## 8 Floor 2 - Bedroom

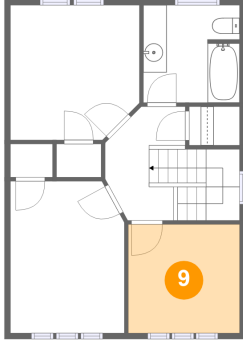


Dimensions: 10'11" x 11'5"  
Area: 120 sq. ft  
Counted as Living Area: Yes

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

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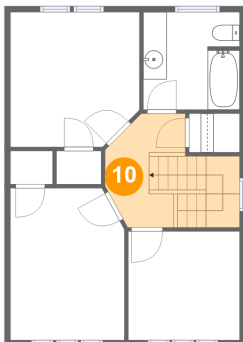
## 9 Floor 2 - Bedroom



Dimensions: 9'5" x 9'3"  
Area: 87 sq. ft  
Counted as Living Area:  
Yes

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

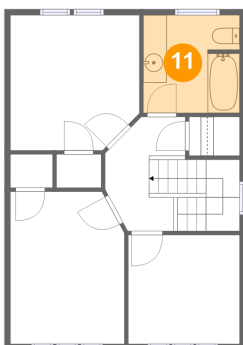
## 10 Floor 2 - Hall



Dimensions: 6'9" x 9'8"  
Area: 85 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 2 - Bath



Dimensions: 8'2" x 8'3"  
Area: 67 sq. ft  
Counted as Living Area:  
Yes

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