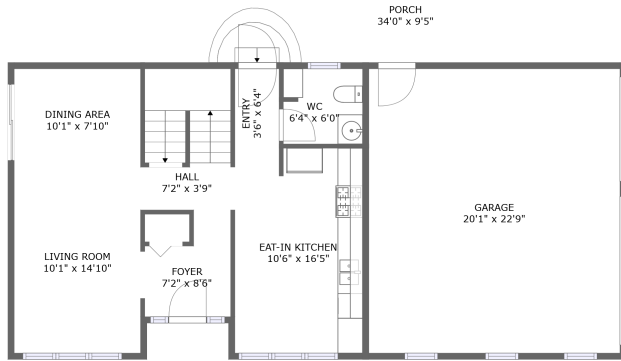
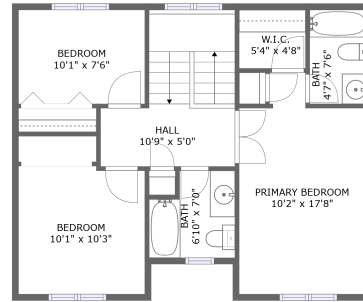


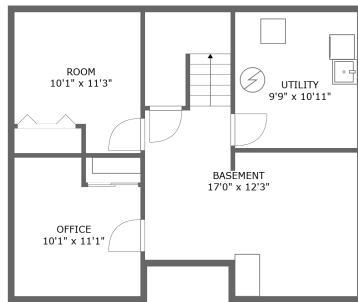
# 163 Edward St W, Newcastle, ON, CA



FLOOR 2



FLOOR 3




FLOOR 1

## Property Summary


 **1** garages

 **3** bedrooms

 **2** bathrooms

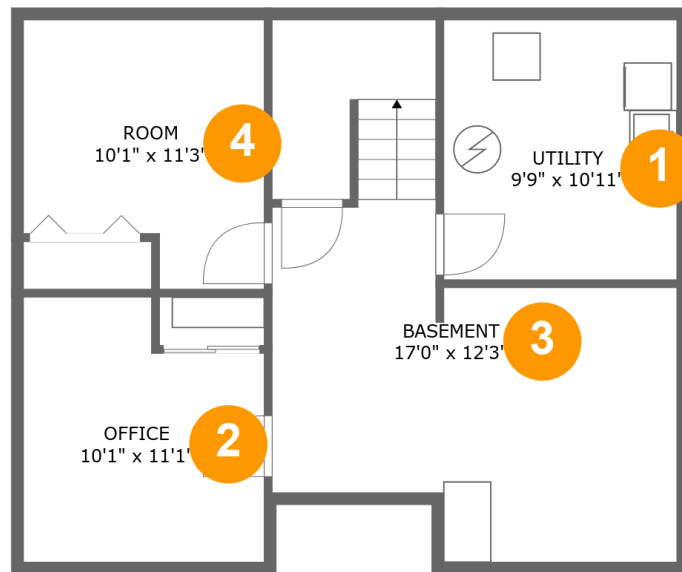
 **1** half baths

 **3** floors

 **1,865** Gross Living Area sqft

 **2,706** total sqft

# 163 Edward St W, Newcastle, ON, CA



## Room Dimensions

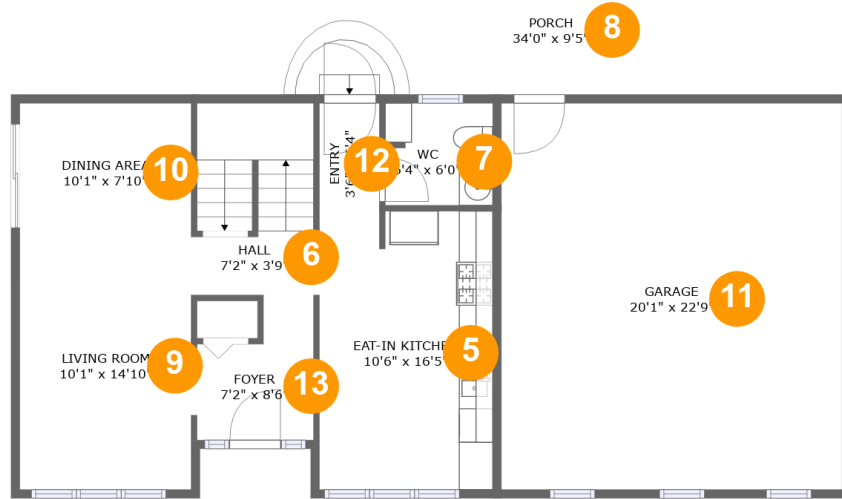
Floor 1

Total sqft: 654

Living area: 537

| # | Room name | Dimensions    | Area (sqft) | Counted as Living Area |
|---|-----------|---------------|-------------|------------------------|
| 1 | Utility   | 9'9" x 10'11" | 106 sq. ft  | No                     |
| 2 | Office    | 10'1" x 11'1" | 101 sq. ft  | Yes                    |
| 3 | Basement  | 17'0" x 12'3" | 248 sq. ft  | Yes                    |
| 4 | Room      | 10'1" x 11'3" | 101 sq. ft  | Yes                    |

# 163 Edward St W, Newcastle, ON, CA



## Room Dimensions

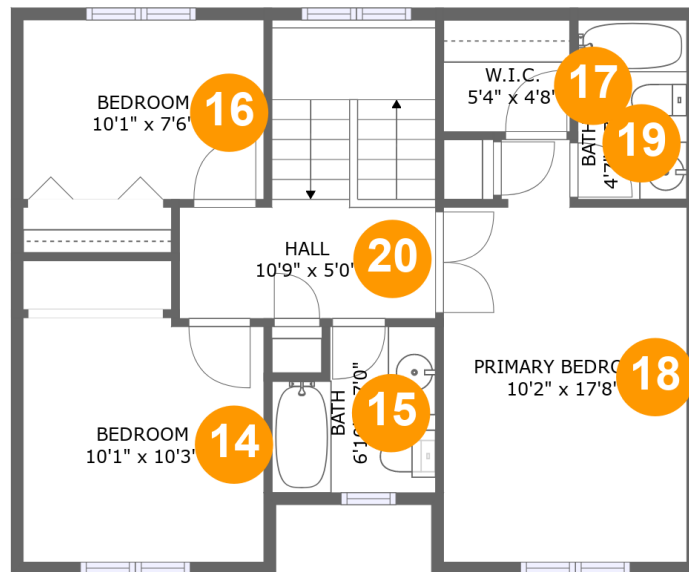
Floor 2

Total sqft: 1388

Living area: 664

| #  | Room name      | Dimensions     | Area (sqft) | Counted as Living Area |
|----|----------------|----------------|-------------|------------------------|
| 5  | Eat-in Kitchen | 10'6" x 16'5"  | 167 sq. ft  | Yes                    |
| 6  | Hall           | 7'2" x 3'9"    | 76 sq. ft   | Yes                    |
| 7  | Wc             | 6'4" x 6'0"    | 38 sq. ft   | Yes                    |
| 8  | Porch          | 34'0" x 9'5"   | 237 sq. ft  | No                     |
| 9  | Living Room    | 10'1" x 14'10" | 150 sq. ft  | Yes                    |
| 10 | Dining Area    | 10'1" x 7'10"  | 79 sq. ft   | Yes                    |
| 11 | Garage         | 20'1" x 22'9"  | 455 sq. ft  | No                     |
| 12 | Entry          | 3'6" x 6'4"    | 22 sq. ft   | Yes                    |
| 13 | Foyer          | 7'2" x 8'6"    | 49 sq. ft   | Yes                    |

# 163 Edward St W, Newcastle, ON, CA



## Room Dimensions

Floor 3

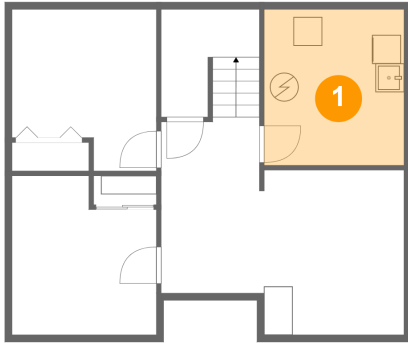
Total sqft: 664

Living area: 664

| #  | Room name       | Dimensions    | Area (sqft) | Counted as Living Area |
|----|-----------------|---------------|-------------|------------------------|
| 14 | Bedroom         | 10'1" x 10'3" | 102 sq. ft  | Yes                    |
| 15 | Bath            | 6'10" x 7'0"  | 42 sq. ft   | Yes                    |
| 16 | Bedroom         | 10'1" x 7'6"  | 76 sq. ft   | Yes                    |
| 17 | W.i.c.          | 5'4" x 4'8"   | 25 sq. ft   | Yes                    |
| 18 | Primary Bedroom | 10'2" x 17'8" | 160 sq. ft  | Yes                    |
| 19 | Bath            | 4'7" x 7'6"   | 34 sq. ft   | Yes                    |
| 20 | Hall            | 10'9" x 5'0"  | 104 sq. ft  | Yes                    |

# 163 Edward St W, Newcastle, ON, CA

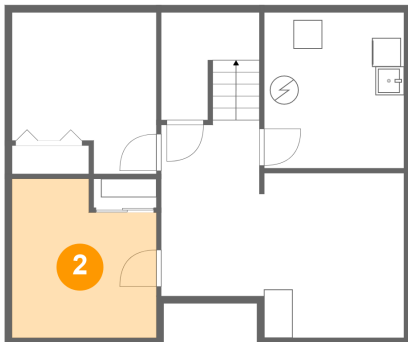
## 1 Floor 1 - Utility



Dimensions: 9'9" x 10'11"  
Area: 106 sq. ft  
Counted as Living Area: No

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

## 2 Floor 1 - Office

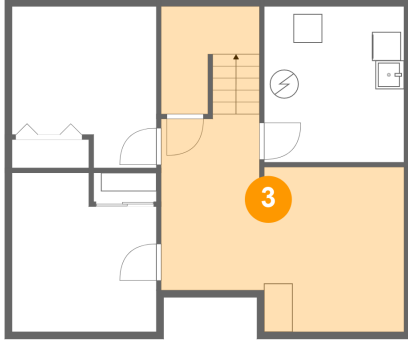


Dimensions: 10'1" x 11'1"  
Area: 101 sq. ft  
Counted as Living Area:  
Yes

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

# 163 Edward St W, Newcastle, ON, CA

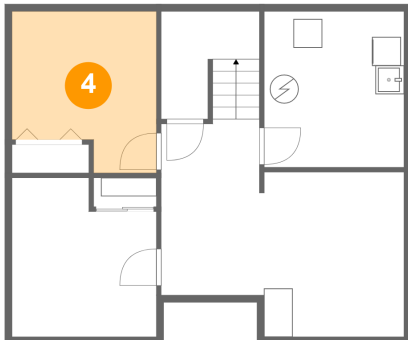
## 3 Floor 1 - Basement



Dimensions: 17'0" x 12'3"  
Area: 248 sq. ft  
Counted as Living Area:  
Yes

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

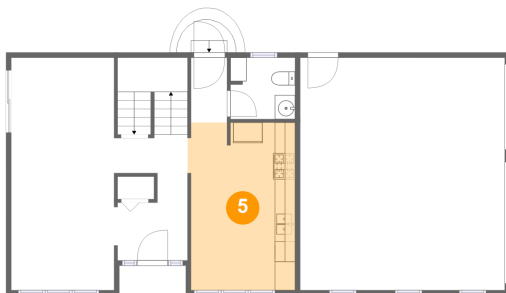
## 4 Floor 1 - Room



Dimensions: 10'1" x 11'3"  
Area: 101 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 - Eat-in Kitchen

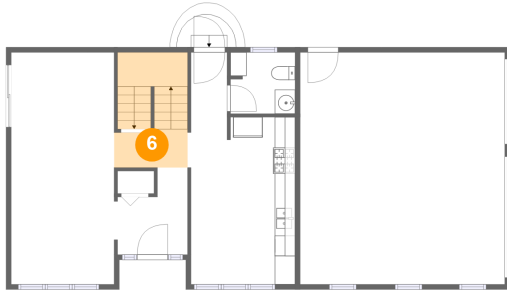


Dimensions: 10'6" x 16'5"  
Area: 167 sq. ft  
Counted as Living Area:  
Yes

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

# 163 Edward St W, Newcastle, ON, CA

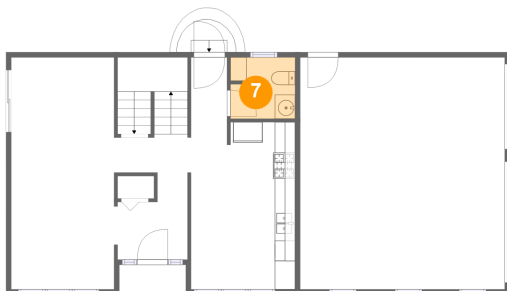
## 6 Floor 2 - Hall



Dimensions: 7'2" x 3'9"  
Area: 76 sq. ft  
Counted as Living Area:  
Yes

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

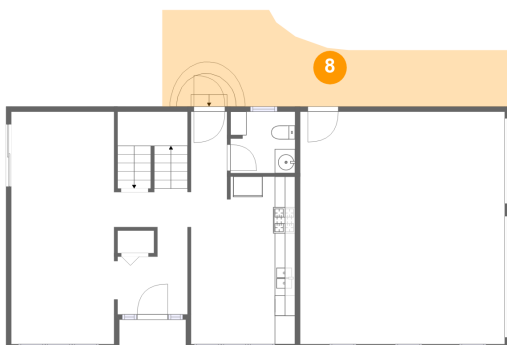
## 7 Floor 2 - Wc



Dimensions: 6'4" x 6'0"  
Area: 38 sq. ft  
Counted as Living Area:  
Yes

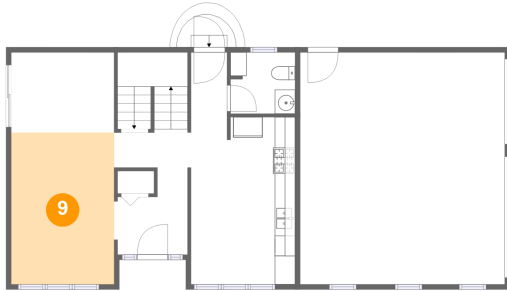
Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: Yes  
Addition: No  
Conversion: No

## 8 Floor 2 - Porch



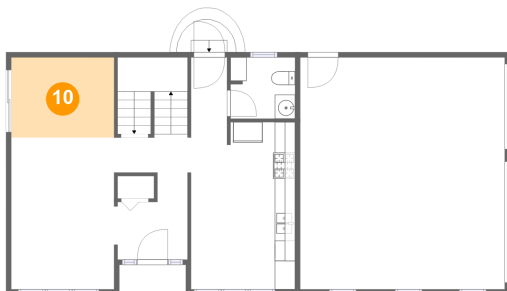
Dimensions: 34'0" x 9'5"  
Area: 237 sq. ft  
Counted as Living Area: No

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

**163 Edward St W, Newcastle, ON, CA****9 Floor 2 - Living Room**

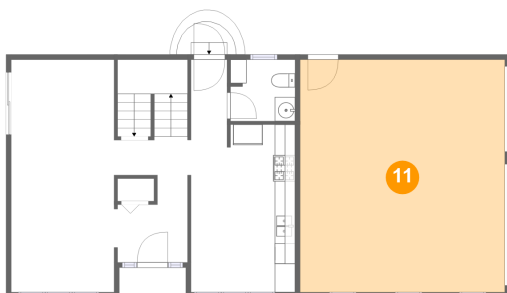
Dimensions: 10'1" x 14'10"  
Area: 150 sq. ft  
Counted as Living Area:  
Yes

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

**10 Floor 2 - Dining Area**

Dimensions: 10'1" x 7'10"  
Area: 79 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 - Garage**

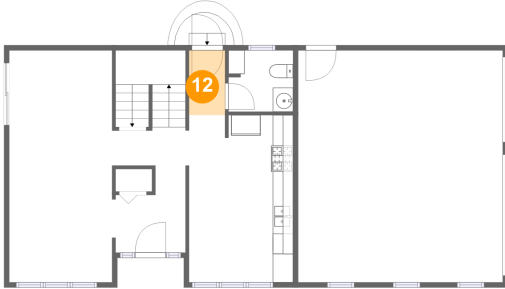
Dimensions: 20'1" x 22'9"  
Area: 455 sq. ft  
Counted as Living Area: No

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



# 163 Edward St W, Newcastle, ON, CA

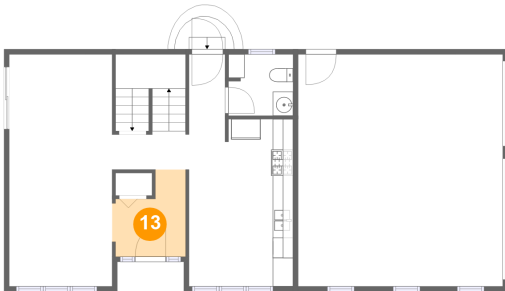
## 12 Floor 2 - Entry



Dimensions: 3'6" x 6'4"  
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

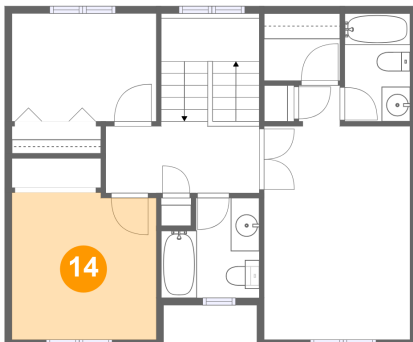
## 13 Floor 2 - Foyer



Dimensions: 7'2" x 8'6"  
Area: 49 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 - Bedroom

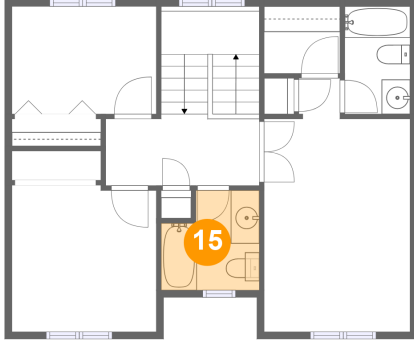


Dimensions: 10'1" x 10'3"  
Area: 102 sq. ft  
Counted as Living Area:  
Yes

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

# 163 Edward St W, Newcastle, ON, CA

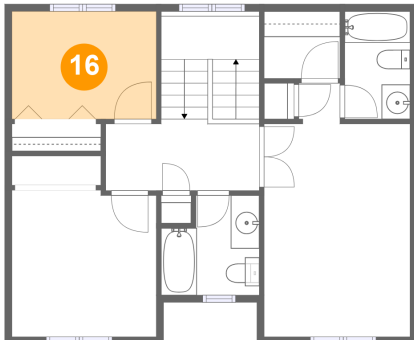
## 15 Floor 3 - Bath



Dimensions: 6'10" x 7'0"  
Area: 42 sq. ft  
Counted as Living Area:  
Yes

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

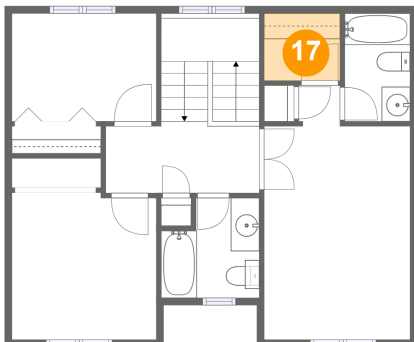
## 16 Floor 3 - Bedroom



Dimensions: 10'1" x 7'6"  
Area: 76 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 3 - W.i.c.

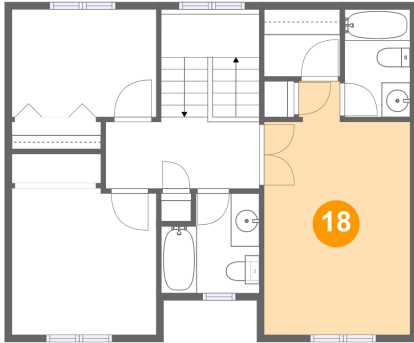


Dimensions: 5'4" x 4'8"  
Area: 25 sq. ft  
Counted as Living Area:  
Yes

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

# 163 Edward St W, Newcastle, ON, CA

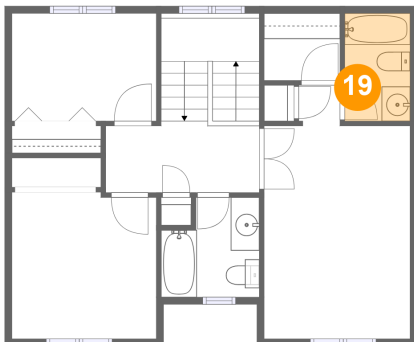
## 18 Floor 3 - Primary Bedroom



Dimensions: 10'2" x 17'8"  
Area: 160 sq. ft  
Counted as Living Area:  
Yes

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

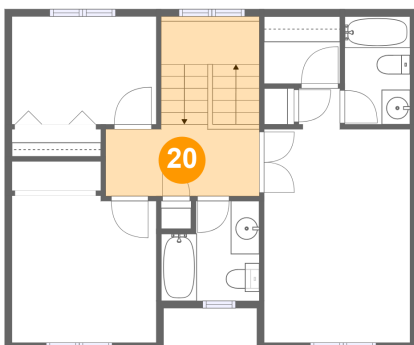
## 19 Floor 3 - Bath



Dimensions: 4'7" x 7'6"  
Area: 34 sq. ft  
Counted as Living Area:  
Yes

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

## 20 Floor 3 - Hall



Dimensions: 10'9" x 5'0"  
Area: 104 sq. ft  
Counted as Living Area:  
Yes

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