



# 352 Mountain Sorrel Way, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans,

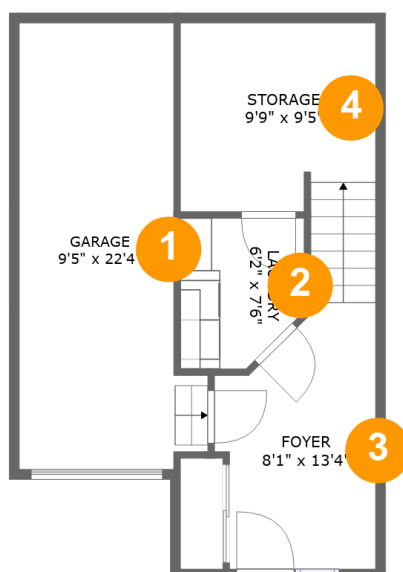


## Property summary

 **1** Garages
  **2** Bedrooms
  **1** Bathrooms
  **1** Half baths

 **3** Floors
  **1,242** Gross living area sqft
  **1,658** Total sqft

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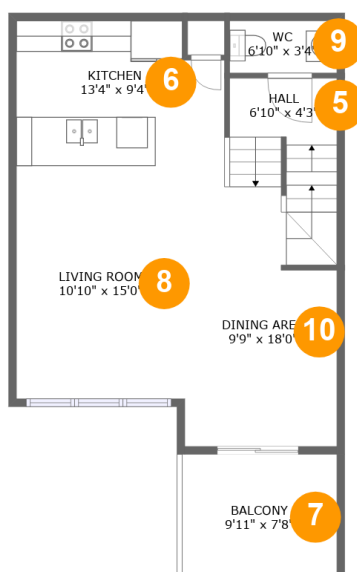
## Room dimensions

Floor 1

Total sqft: 481 Living area: 169

#		Dimensions	sqft	Counted as living area
1	Garage	9'5" x 22'4"	179 sq. ft	No
2	Laundry	6'2" x 7'6"	42 sq. ft	Yes
3	Foyer	8'1" x 13'4"	90 sq. ft	Yes
4	Storage	9'9" x 9'5"	106 sq. ft	No

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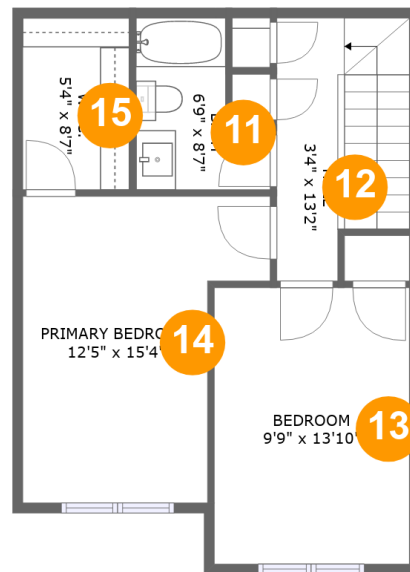
## Room dimensions

Floor 2

Total sqft: 643 Living area: 539

#		Dimensions	sqft	Counted as living area
5	Hall	6'10" x 4'3"	66 sq. ft	Yes
6	Kitchen	13'4" x 9'4"	118 sq. ft	Yes
7	Balcony	9'11" x 7'8"	76 sq. ft	No
8	Living Room	10'10" x 15'0"	162 sq. ft	Yes
9	WC	6'10" x 3'4"	23 sq. ft	No
10	Dining Area	9'9" x 18'0"	148 sq. ft	Yes

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## Room dimensions

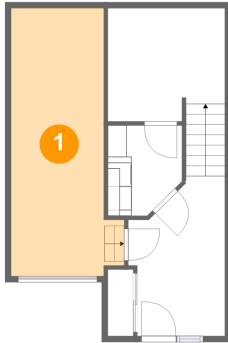
Floor 3

Total sqft: 534 Living area: 534

#		Dimensions	sqft	Counted as living area
11	Bath	6'9" x 8'7"	45 sq. ft	Yes
12	Hall	3'4" x 13'2"	78 sq. ft	Yes
13	Bedroom	9'9" x 13'10"	135 sq. ft	Yes
14	Primary Bedroom	12'5" x 15'4"	155 sq. ft	Yes
15	W.I.C.	5'4" x 8'7"	46 sq. ft	Yes

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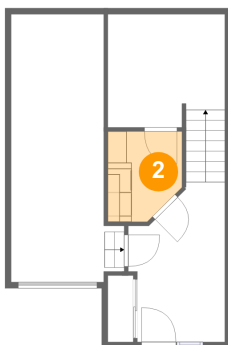
## 1 Floor 1 - Garage



Dimensions: 9'5" x 22'4"  
Area: 179 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 - Laundry

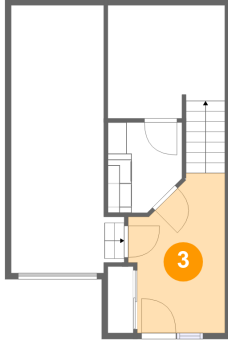


Dimensions: 6'2" x 7'6"  
Area: 42 sq. ft  
Counted as living area: Yes

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

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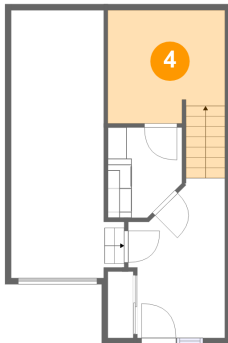
## 3 Floor 1 - Foyer



Dimensions: 8'1" x 13'4"  
Area: 90 sq. ft  
Counted as living area: Yes

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

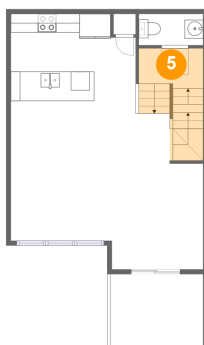
## 4 Floor 1 - Storage



Dimensions: 9'9" x 9'5"  
Area: 106 sq. ft  
Counted as living area: No

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

## 5 Floor 2 - Hall

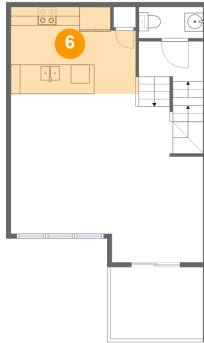


Dimensions: 6'10" x 4'3"  
Area: 66 sq. ft  
Counted as living area: Yes

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

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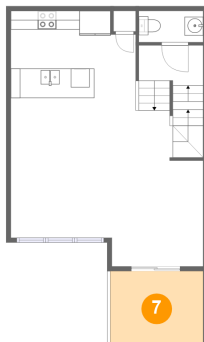
## 6 Floor 2 - Kitchen



Dimensions: 13'4" x 9'4"  
Area: 118 sq. ft  
Counted as living area: Yes

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

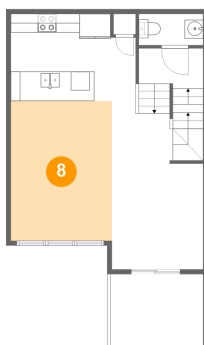
## 7 Floor 2 - Balcony



Dimensions: 9'11" x 7'8"  
Area: 76 sq. ft  
Counted as living area: No

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

## 8 Floor 2 - Living Room

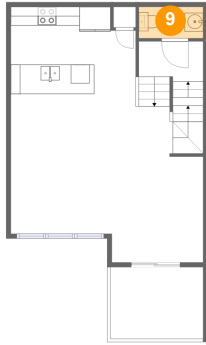


Dimensions: 10'10" x 15'0"  
Area: 162 sq. ft  
Counted as living area: Yes

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

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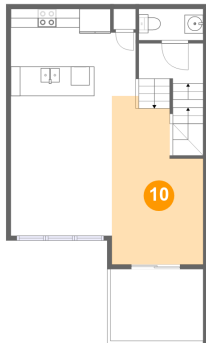
## 9 Floor 2 - WC



Dimensions: 6'10" x 3'4"  
Area: 23 sq. ft  
Counted as living area: No

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

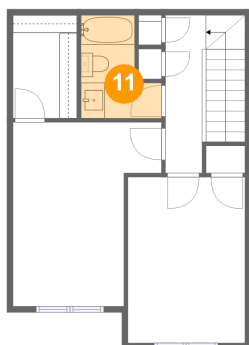
## 10 Floor 2 - Dining Area



Dimensions: 9'9" x 18'0"  
Area: 148 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 - Bath



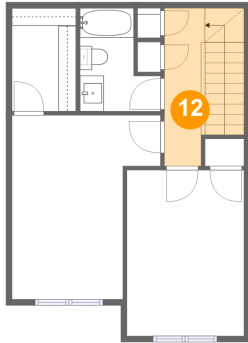
Dimensions: 6'9" x 8'7"  
Area: 45 sq. ft  
Counted as living area: Yes

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



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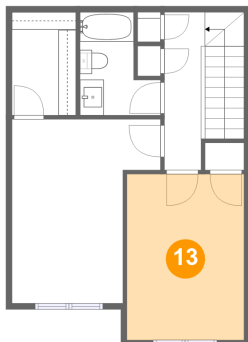
## 12 Floor 3 - Hall



Dimensions: 3'4" x 13'2"  
Area: 78 sq. ft  
Counted as living area: Yes

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

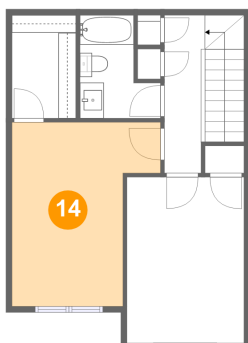
## 13 Floor 3 - Bedroom



Dimensions: 9'9" x 13'10"  
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

## 14 Floor 3 - Primary Bedroom

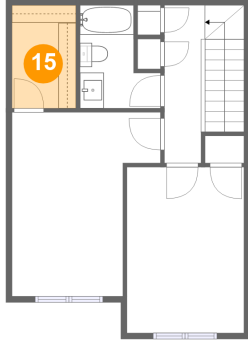


Dimensions: 12'5" x 15'4"  
Area: 155 sq. ft  
Counted as living area: Yes

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

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## 15 Floor 3 - W.I.C.



Dimensions: 5'4" x 8'7"  
Area: 46 sq. ft  
Counted as living area: Yes

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