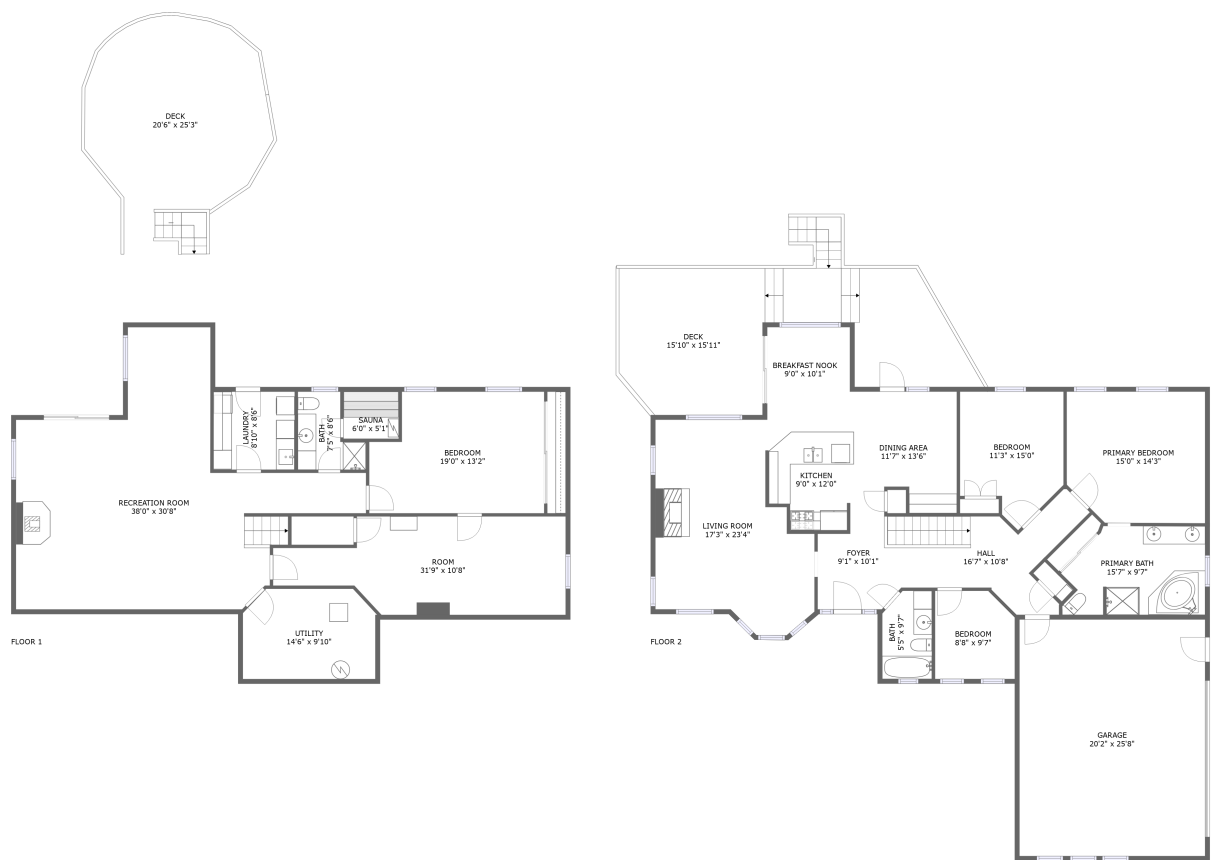


Home report

46 Forest Hill Dr,Cobourg,ON,CA



**Total Area: 3000 sq. ft**

Below Ground: 1423 sq. ft, Floor 2: 1577 sq. ft

Excluded: Utility 135 sq. ft, Deck 845 sq. ft, Garage 518 sq. ft, Walls: 228 sq. ft

Property summary

 **2** Floors

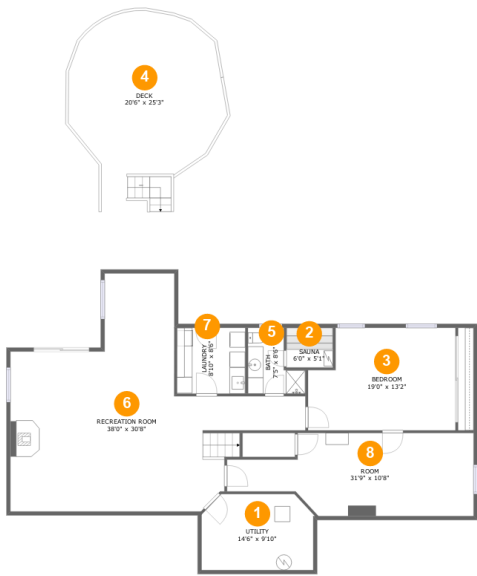
 **4** Bedrooms

 **3** Bathrooms

 **1** Garages

Home report

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Room dimensions

Floor 1 Below ground Total:1423sqft    Excluded: 526sqft

#		Max Dimensions	sqft	Included
1	Utility	14'6" x 9'10"	135 sq. ft	No
2	Sauna	6'0" x 5'1"	31 sq. ft	Yes
3	Bedroom	19'0" x 13'2"	231 sq. ft	Yes
4	Deck	20'6" x 25'3"	390 sq. ft	No
5	Bath	7'5" x 8'6"	48 sq. ft	Yes
6	Recreation Room	38'0" x 30'8"	667 sq. ft	Yes
7	Laundry	8'10" x 8'6"	75 sq. ft	Yes
8	Room	31'9" x 10'8"	276 sq. ft	Yes

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Room dimensions

Floor 2

Total:1577sqft

Excluded: 972sqft

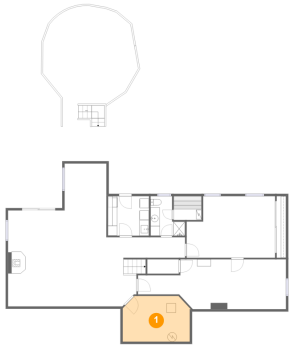
#		Max Dimensions	sqft	Included
9	Garage	20'2" x 25'8"	518 sq. ft	No
10	Bath	5'5" x 9'7"	49 sq. ft	Yes
11	Breakfast Nook	9'0" x 10'1"	90 sq. ft	Yes
12	Deck	15'10" x 15'11"	454 sq. ft	No
13	Primary Bedroom	15'0" x 14'3"	206 sq. ft	Yes
14	Bedroom	11'3" x 15'0"	139 sq. ft	Yes
15	Kitchen	9'0" x 12'0"	99 sq. ft	Yes
16	Dining Area	11'7" x 13'6"	147 sq. ft	Yes
17	Bedroom	8'8" x 9'7"	79 sq. ft	Yes
18	Foyer	9'1" x 10'1"	84 sq. ft	Yes
19	Primary Bath	15'7" x 9'7"	134 sq. ft	Yes

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#		Max Dimensions	sqft	Included
20	Hall	16'7" x 10'8"	149 sq. ft	Yes
21	Living Room	17'3" x 23'4"	315 sq. ft	Yes

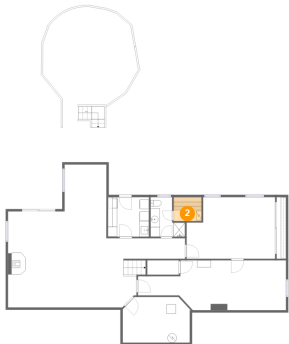
1 Floor 1 - Utility



Max Dimensions: 14'6" x 9'10"  
Calculated Area: 135 sq. ft  
Included: No

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

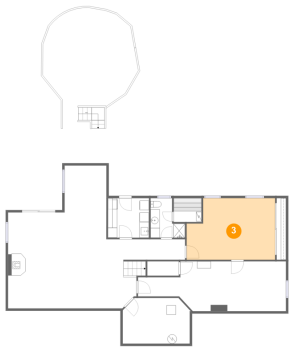
2 Floor 1 - Sauna



Max Dimensions: 6'0" x 5'1"  
Calculated Area: 31 sq. ft  
Included: Yes

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

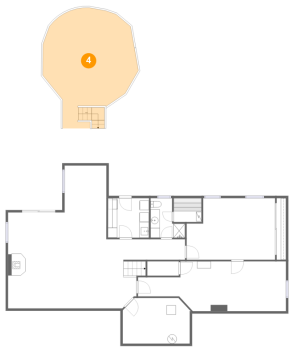
3 Floor 1 - Bedroom



Max Dimensions: 19'0" x 13'2"  
Calculated Area: 231 sq. ft  
Included: Yes

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

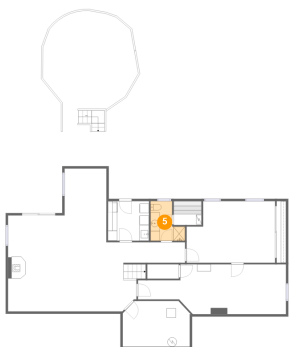
4 Floor 1 - Deck



Max Dimensions: 20'6" x 25'3"  
Calculated Area: 390 sq. ft  
Included: No

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

5 Floor 1 - Bath



Max Dimensions: 7'5" x 8'6"  
Calculated Area: 48 sq. ft  
Included: Yes

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

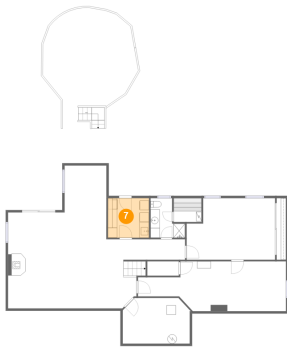
6 Floor 1 - Recreation Room



Max Dimensions: 38'0" x 30'8"  
Calculated Area: 667 sq. ft  
Included: Yes

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

7 Floor 1 - Laundry



Max Dimensions: 8'10" x 8'6"  
Calculated Area: 75 sq. ft  
Included: Yes

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

8 Floor 1 - Room



Max Dimensions: 31'9" x 10'8"  
Calculated Area: 276 sq. ft  
Included: Yes

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

9 Floor 2 - Garage



Max Dimensions: 20'2" x 25'8"  
Calculated Area: 518 sq. ft  
Included: No

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

10 Floor 2 - Bath



Max Dimensions: 5'5" x 9'7"  
Calculated Area: 49 sq. ft  
Included: Yes

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

11 Floor 2 - Breakfast Nook



Max Dimensions: 9'0" x 10'1"  
Calculated Area: 90 sq. ft  
Included: Yes

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



12 Floor 2 - Deck



Max Dimensions: 15'10" x 15'11"  
Calculated Area: 454 sq. ft  
Included: No

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

13 Floor 2 - Primary Bedroom



Max Dimensions: 15'0" x 14'3"  
Calculated Area: 206 sq. ft  
Included: Yes

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

14 Floor 2 - Bedroom



Max Dimensions: 11'3" x 15'0"  
Calculated Area: 139 sq. ft  
Included: Yes

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

## 15 Floor 2 - Kitchen



Max Dimensions: 9'0" x 12'0"  
Calculated Area: 99 sq. ft  
Included: Yes

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

## 16 Floor 2 - Dining Area



Max Dimensions: 11'7" x 13'6"  
Calculated Area: 147 sq. ft  
Included: Yes

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

## 17 Floor 2 - Bedroom



Max Dimensions: 8'8" x 9'7"  
Calculated Area: 79 sq. ft  
Included: Yes

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

18 Floor 2 - Foyer



Max Dimensions: 9'1" x 10'1"  
Calculated Area: 84 sq. ft  
Included: Yes

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

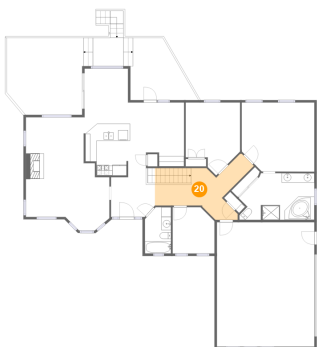
19 Floor 2 - Primary Bath



Max Dimensions: 15'7" x 9'7"  
Calculated Area: 134 sq. ft  
Included: Yes

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

20 Floor 2 - Hall



Max Dimensions: 16'7" x 10'8"  
Calculated Area: 149 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 2 - Living Room

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**Max Dimensions:** 17'3" x 23'4"  
**Calculated Area:** 315 sq. ft  
**Included:** Yes

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