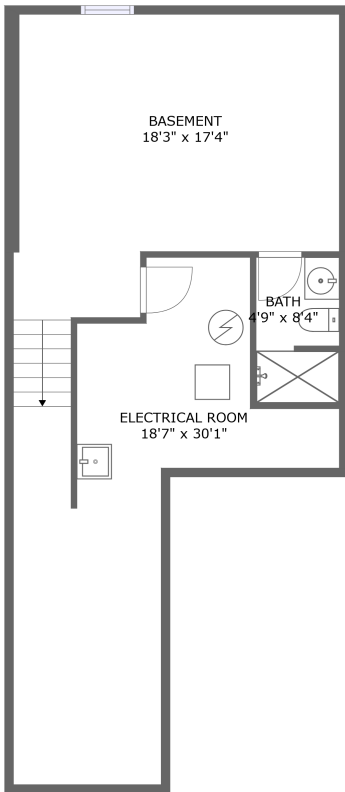
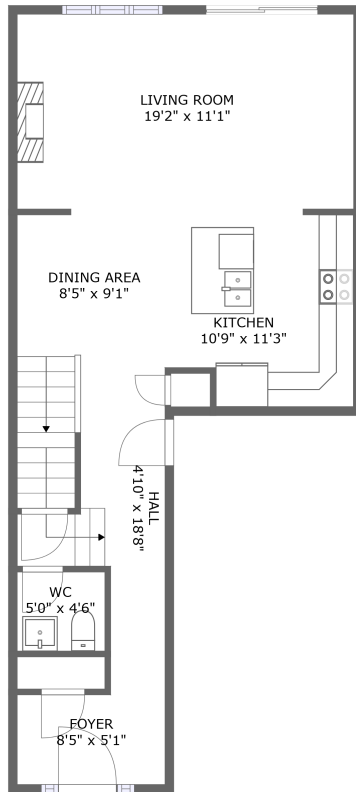


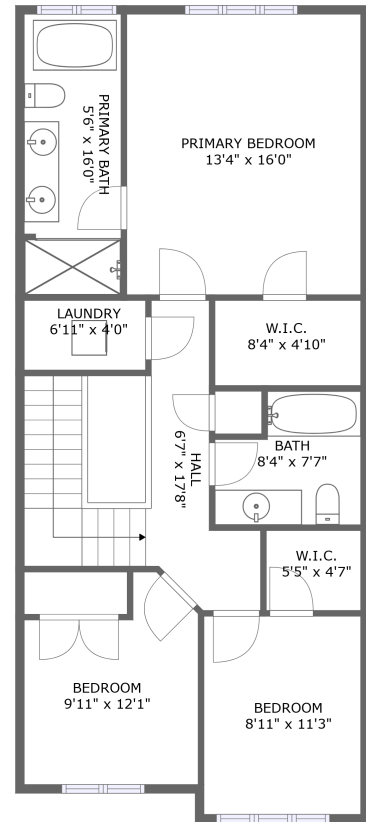
# 66 Grassbourne Avenue, Huron South, Kitchener, Waterloo County, Ontario, Canada, N2R 0S5



FLOOR 1



FLOOR 2



FLOOR 3

## Property Summary

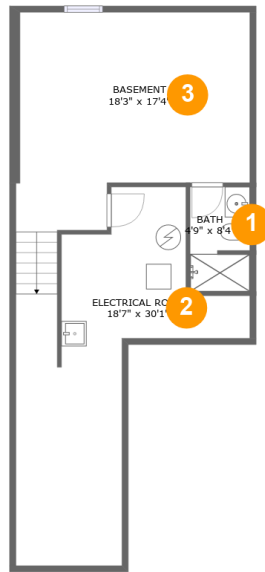
**0** garages    **3** bedrooms    **3** bathrooms    **1** half baths

**3** floors

**1,561** Gross Living Area sqft

**2,246** total sqft

**66 Grassbourne Avenue, Huron South, Kitchener,  
Waterloo County, Ontario, Canada, N2R 0S5**



**Room Dimensions**

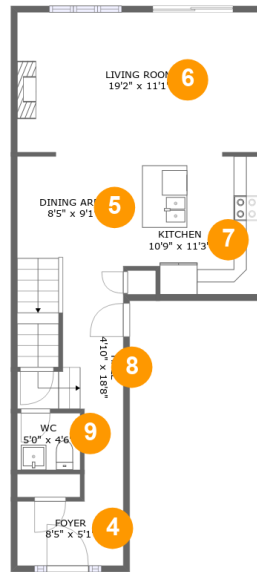
**Floor 1**

**Total sqft: 685**

**Living area: 0**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Bath	4'9" x 8'4"	39 sq. ft	No
2	Electrical Room	18'7" x 30'1"	300 sq. ft	No
3	Basement	18'3" x 17'4"	276 sq. ft	No

# 66 Grassbourne Avenue, Huron South, Kitchener, Waterloo County, Ontario, Canada, N2R 0S5

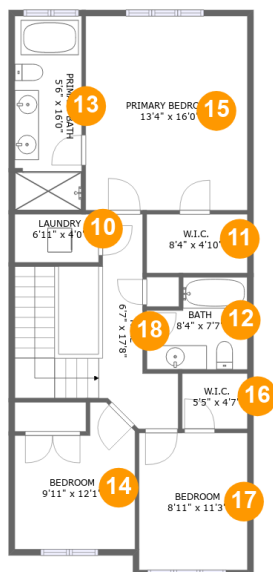


## Room Dimensions

**Floor 2****Total sqft: 659****Living area: 659**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
4	Foyer	8'5" x 5'1"	43 sq. ft	Yes
5	Dining Area	8'5" x 9'1"	75 sq. ft	Yes
6	Living Room	19'2" x 11'1"	213 sq. ft	Yes
7	Kitchen	10'9" x 11'3"	114 sq. ft	Yes
8	Hall	4'10" x 18'8"	116 sq. ft	Yes
9	Wc	5'0" x 4'6"	23 sq. ft	Yes

# 66 Grassbourne Avenue, Huron South, Kitchener, Waterloo County, Ontario, Canada, N2R 0S5



## Room Dimensions

Floor 3

Total sqft: 902

Living area: 902

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
10	Laundry	6'11" x 4'0"	27 sq. ft	Yes
11	W.i.c.	8'4" x 4'10"	40 sq. ft	Yes
12	Bath	8'4" x 7'7"	55 sq. ft	Yes
13	Primary Bath	5'6" x 16'0"	88 sq. ft	Yes
14	Bedroom	9'11" x 12'1"	100 sq. ft	Yes
15	Primary Bedroom	13'4" x 16'0"	214 sq. ft	Yes
16	W.i.c.	5'5" x 4'7"	25 sq. ft	Yes
17	Bedroom	8'11" x 11'3"	101 sq. ft	Yes
18	Hall	6'7" x 17'8"	146 sq. ft	Yes

# 66 Grassbourne Avenue, Huron South, Kitchener, Waterloo County, Ontario, Canada, N2R 0S5

## 1 Floor 1 - Bath



Dimensions: 4'9" x 8'4"  
Area: 39 sq. ft  
Counted as Living Area: No

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

## 2 Floor 1 - Electrical Room

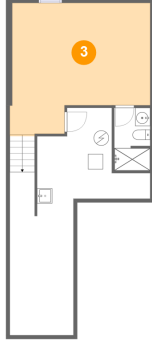


Dimensions: 18'7" x 30'1"  
Area: 300 sq. ft  
Counted as Living Area: No

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

# 66 Grassbourne Avenue, Huron South, Kitchener, Waterloo County, Ontario, Canada, N2R 0S5

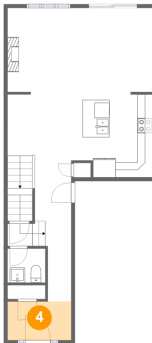
## 3 Floor 1 - Basement



Dimensions: 18'3" x 17'4"  
Area: 276 sq. ft  
Counted as Living Area: No

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

## 4 Floor 2 - Foyer



Dimensions: 8'5" x 5'1"  
Area: 43 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 - Dining Area

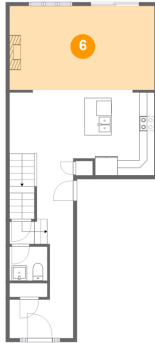


Dimensions: 8'5" x 9'1"  
Area: 75 sq. ft  
Counted as Living Area:  
Yes

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

# 66 Grassbourne Avenue, Huron South, Kitchener, Waterloo County, Ontario, Canada, N2R 0S5

## 6 Floor 2 - Living Room



Dimensions: 19'2" x 11'1"  
Area: 213 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 - Kitchen



Dimensions: 10'9" x 11'3"  
Area: 114 sq. ft  
Counted as Living Area:  
Yes

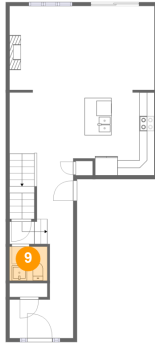
Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

## 8 Floor 2 - Hall



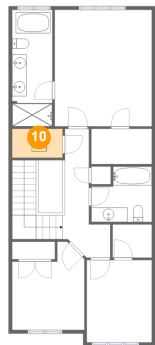
Dimensions: 4'10" x 18'8"  
Area: 116 sq. ft  
Counted as Living Area:  
Yes

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

**66 Grassbourne Avenue, Huron South, Kitchener,  
Waterloo County, Ontario, Canada, N2R 0S5****9 Floor 2 - Wc**

Dimensions: 5'0" x 4'6"  
Area: 23 sq. ft  
Counted as Living Area:  
Yes

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

**10 Floor 3 - Laundry**

Dimensions: 6'11" x 4'0"  
Area: 27 sq. ft  
Counted as Living Area:  
Yes

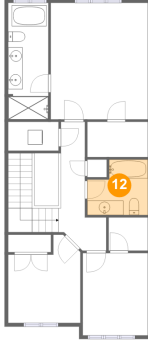
Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

**11 Floor 3 - W.i.c.**

Dimensions: 8'4" x 4'10"  
Area: 40 sq. ft  
Counted as Living Area:  
Yes

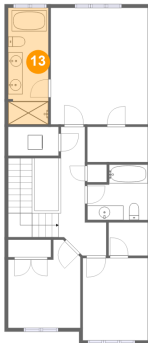
Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No



**66 Grassbourne Avenue, Huron South, Kitchener,  
Waterloo County, Ontario, Canada, N2R 0S5****12 Floor 3 - Bath**

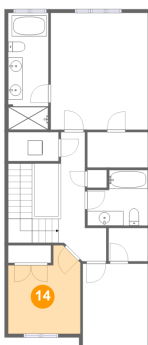
Dimensions: 8'4" x 7'7"  
Area: 55 sq. ft  
Counted as Living Area:  
Yes

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

**13 Floor 3 - Primary Bath**

Dimensions: 5'6" x 16'0"  
Area: 88 sq. ft  
Counted as Living Area:  
Yes

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

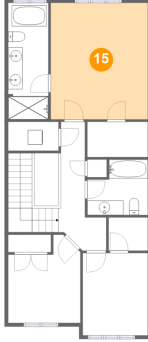
**14 Floor 3 - Bedroom**

Dimensions: 9'11" x 12'1"  
Area: 100 sq. ft  
Counted as Living Area:  
Yes

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

# 66 Grassbourne Avenue, Huron South, Kitchener, Waterloo County, Ontario, Canada, N2R 0S5

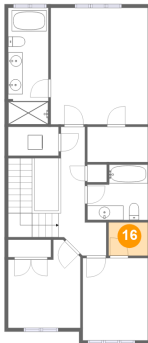
## 15 Floor 3 - Primary Bedroom



Dimensions: 13'4" x 16'0"  
Area: 214 sq. ft  
Counted as Living Area:  
Yes

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

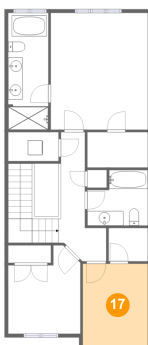
## 16 Floor 3 - W.i.c.



Dimensions: 5'5" x 4'7"  
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

## 17 Floor 3 - Bedroom



Dimensions: 8'11" 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

**66 Grassbourne Avenue, Huron South, Kitchener,  
Waterloo County, Ontario, Canada, N2R 0S5**

**18 Floor 3 - Hall**



**Dimensions:** 6'7" x 17'8"  
**Area:** 146 sq. ft  
**Counted as Living Area:**  
Yes

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