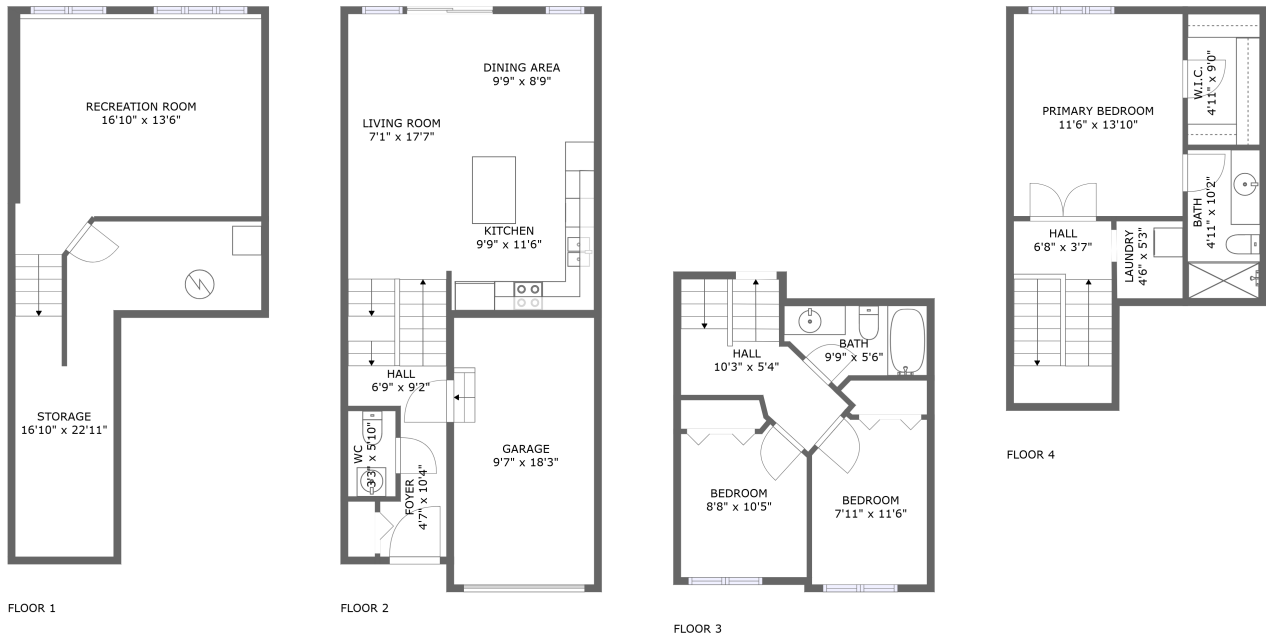



145 Ferrara Drive, Smiths Falls, Lanark County, Ontario, Canada, K7A 0A2



Property summary

 **1** Garages

 **3** Bedrooms

 **2** Bathrooms

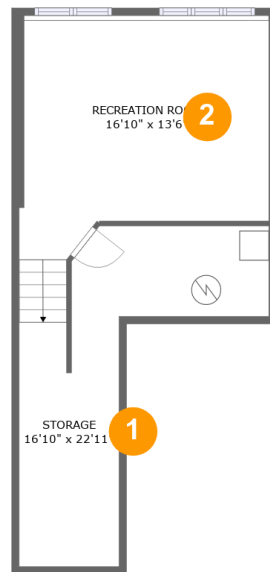
 **1** Half baths

 **4** Floors

 **1,263**
Gross living
area sqft

 **1,948**
Total sqft

**145 Ferrara Drive, Smiths Falls, Lanark County,
Ontario, Canada, K7A 0A2**



Room dimensions

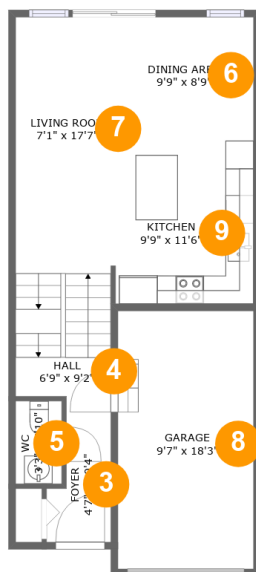
Floor 1

Total sqft: 499

Living area: 0

#		Dimensions	sqft	Counted as living area
1	Storage	16'10" x 22'11"	215 sq. ft	No
2	Recreation Room	16'10" x 13'6"	229 sq. ft	No

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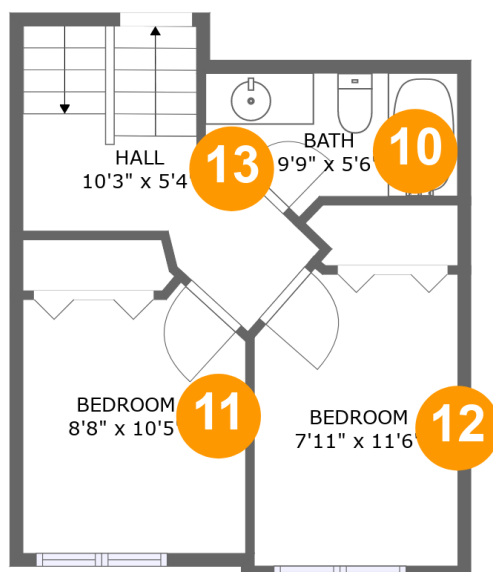
Room dimensions

Floor 2

Total sqft: 682 Living area: 496

#		Dimensions	sqft	Counted as living area
3	Foyer	4'7" x 10'4"	38 sq. ft	Yes
4	Hall	6'9" x 9'2"	62 sq. ft	Yes
5	WC	3'3" x 5'10"	19 sq. ft	Yes
6	Dining Area	9'9" x 8'9"	86 sq. ft	Yes
7	Living Room	7'1" x 17'7"	125 sq. ft	Yes
8	Garage	9'7" x 18'3"	175 sq. ft	No
9	Kitchen	9'9" x 11'6"	113 sq. ft	Yes

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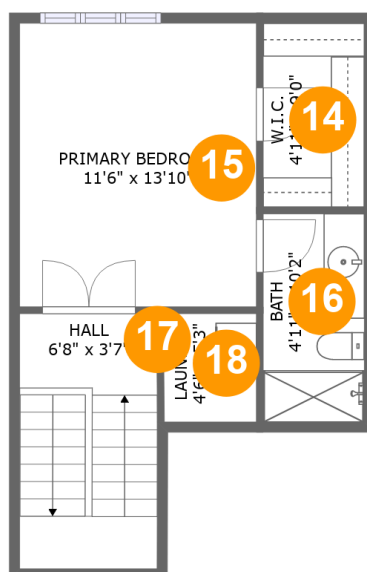
Room dimensions

Floor 3

Total sqft: 358 Living area: 358

#		Dimensions	sqft	Counted as living area
10	Bath	9'9" x 5'6"	44 sq. ft	Yes
11	Bedroom	8'8" x 10'5"	84 sq. ft	Yes
12	Bedroom	7'11" x 11'6"	87 sq. ft	Yes
13	Hall	10'3" x 5'4"	75 sq. ft	Yes

**145 Ferrara Drive, Smiths Falls, Lanark County,
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Room dimensions

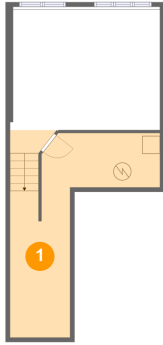
Floor 4

Total sqft: 409 Living area: 409

#		Dimensions	sqft	Counted as living area
14	W.I.C.	4'11" x 9'0"	44 sq. ft	Yes
15	Primary Bedroom	11'6" x 13'10"	160 sq. ft	Yes
16	Bath	4'11" x 10'2"	50 sq. ft	Yes
17	Hall	6'8" x 3'7"	84 sq. ft	Yes
18	Laundry	4'6" x 5'3"	24 sq. ft	Yes

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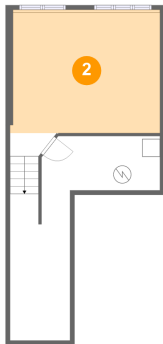
1 Floor 1 - Storage



Dimensions: 16'10" x 22'11"
Area: 215 sq. ft
Counted as living area: No

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

2 Floor 1 - Recreation Room

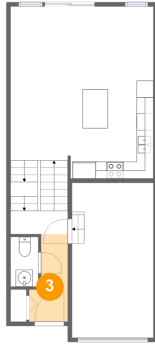


Dimensions: 16'10" x 13'6"
Area: 229 sq. ft
Counted as living area: No

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

**145 Ferrara Drive, Smiths Falls, Lanark County,
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3 Floor 2 - Foyer



Dimensions: 4'7" x 10'4"
Area: 38 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 2 - Hall



Dimensions: 6'9" x 9'2"
Area: 62 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 - WC

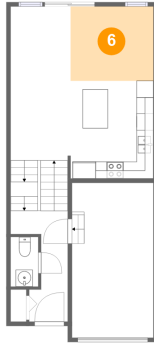


Dimensions: 3'3" x 5'10"
Area: 19 sq. ft
Counted as living area: Yes

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

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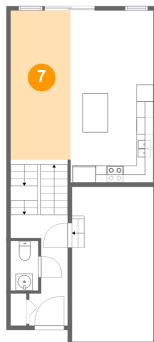
6 Floor 2 - Dining Area



Dimensions: 9'9" x 8'9"
Area: 86 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 - Living Room



Dimensions: 7'1" x 17'7"
Area: 125 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 - Garage



Dimensions: 9'7" x 18'3"
Area: 175 sq. ft
Counted as living area: No

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

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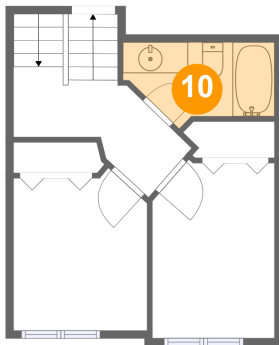
9 Floor 2 - Kitchen



Dimensions: 9'9" x 11'6"
Area: 113 sq. ft
Counted as living area: Yes

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

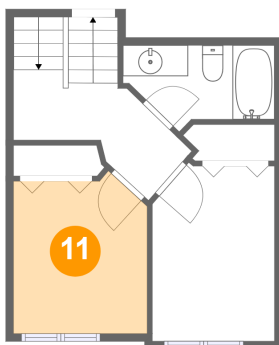
10 Floor 3 - Bath



Dimensions: 9'9" x 5'6"
Area: 44 sq. ft
Counted as living area: Yes

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

11 Floor 3 - Bedroom

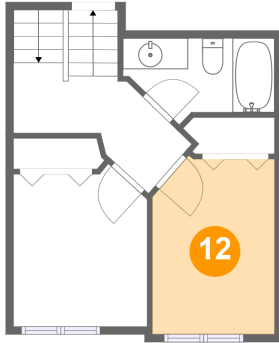


Dimensions: 8'8" x 10'5"
Area: 84 sq. ft
Counted as living area: Yes

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

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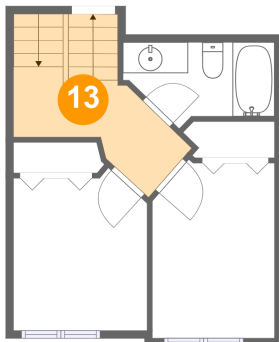
12 Floor 3 - Bedroom



Dimensions: 7'11" x 11'6"
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

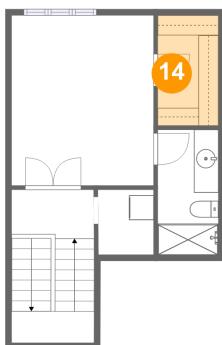
13 Floor 3 - Hall



Dimensions: 10'3" x 5'4"
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

14 Floor 4 - W.I.C.

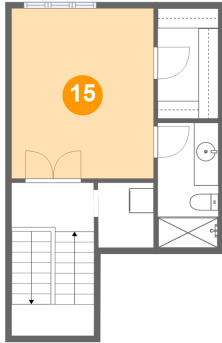


Dimensions: 4'11" x 9'0"
Area: 44 sq. ft
Counted as living area: Yes

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

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15 Floor 4 - Primary Bedroom



Dimensions: 11'6" x 13'10"
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

16 Floor 4 - Bath



Dimensions: 4'11" x 10'2"
Area: 50 sq. ft
Counted as living area: Yes

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

17 Floor 4 - Hall

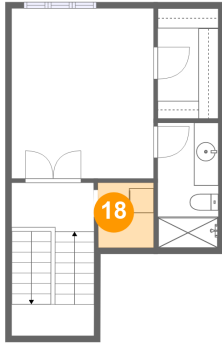


Dimensions: 6'8" x 3'7"
Area: 84 sq. ft
Counted as living area: Yes

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

**145 Ferrara Drive, Smiths Falls, Lanark County,
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18 Floor 4 - Laundry



Dimensions: 4'6" x 5'3"
Area: 24 sq. ft
Counted as living area: Yes

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