

Home report

976 Garden Lane, Flamborough, Millgrove, Ontario, Canada, L8B 1P1



Total Area: 3106 sq. ft

Below Ground: 1445 sq. ft, Floor 2: 1811 sq. ft, Floor 3: 1295 sq. ft

Excluded: Utility 225 sq. ft, Storage 70 sq. ft, Embedded window 11 sq. ft, Open to below 112 sq. ft

Property summary

 **3** Floors

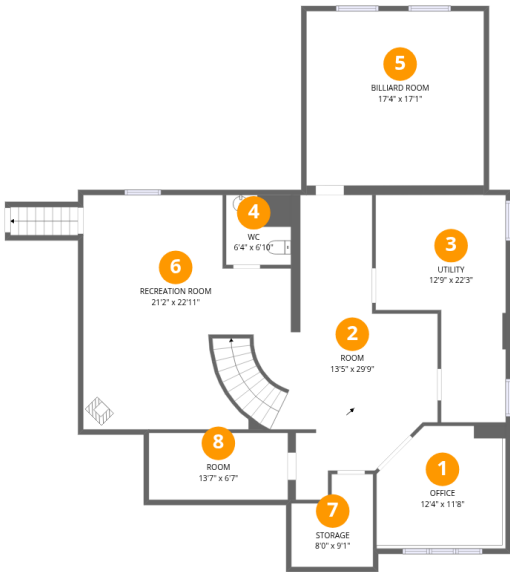
 **4** Bedrooms

 **2** Bathrooms

 **2** Half baths

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Room dimensions

Floor 1 Below ground

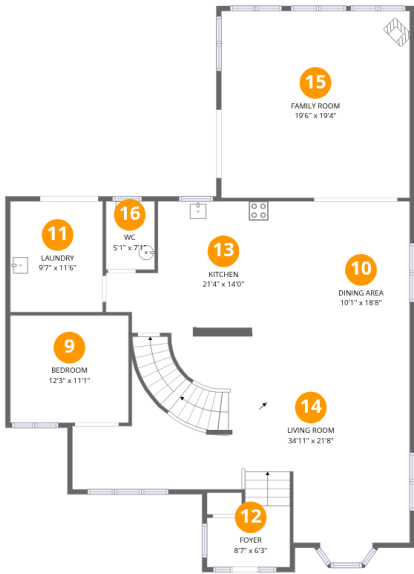
Total:1445sqft

Excluded: 295sqft

#		Max Dimensions	sqft	Included
1	Office	12'4" x 11'8"	141 sq. ft	Yes
2	Room	13'5" x 29'9"	281 sq. ft	Yes
3	Utility	12'9" x 22'3"	213 sq. ft	No
4	WC	6'4" x 6'10"	43 sq. ft	Yes
5	Billiard Room	17'4" x 17'1"	297 sq. ft	Yes
6	Recreation Room	21'2" x 22'11"	420 sq. ft	Yes
7	Storage	8'0" x 9'1"	61 sq. ft	No
8	Room	13'7" x 6'7"	89 sq. ft	Yes

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Room dimensions

Floor 2

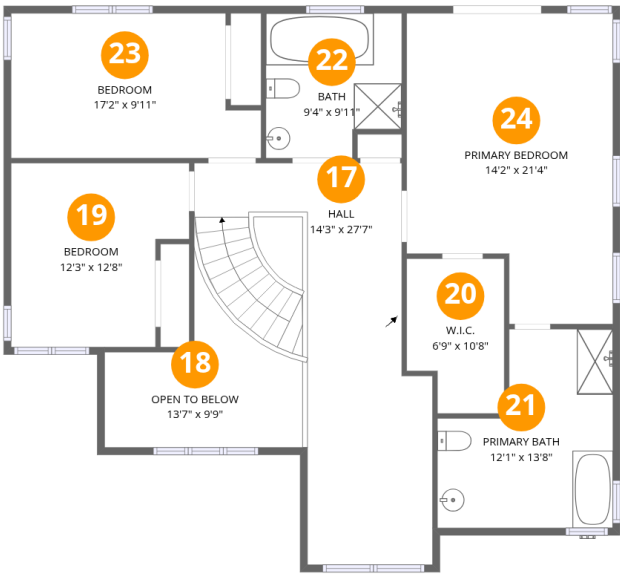
Total:1811sqft

Excluded: 11sqft

#		Max Dimensions	sqft	Included
9	Bedroom	12'3" x 11'1"	136 sq. ft	Yes
10	Dining Area	10'1" x 18'8"	189 sq. ft	Yes
11	Laundry	9'7" x 11'6"	110 sq. ft	Yes
12	Foyer	8'7" x 6'3"	66 sq. ft	Yes
13	Kitchen	21'4" x 14'0"	246 sq. ft	Yes
14	Living Room	34'11" x 21'8"	504 sq. ft	Yes
15	Family Room	19'6" x 19'4"	378 sq. ft	Yes
16	WC	5'1" x 7'1"	36 sq. ft	Yes

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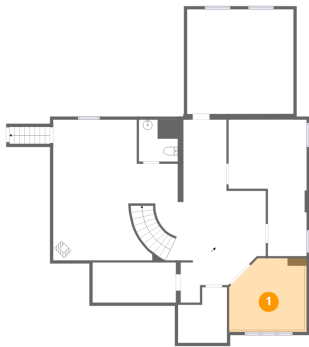


Room dimensions

Floor 3 Total:1295sqft Excluded: 112sqft

#		Max Dimensions	sqft	Included
17	Hall	14'3" x 27'7"	297 sq. ft	Yes
18	Open To Below	13'7" x 9'9"	102 sq. ft	No
19	Bedroom	12'3" x 12'8"	138 sq. ft	Yes
20	W.I.C.	6'9" x 10'8"	65 sq. ft	Yes
21	Primary Bath	12'1" x 13'8"	135 sq. ft	Yes
22	Bath	9'4" x 9'11"	86 sq. ft	Yes
23	Bedroom	17'2" x 9'11"	155 sq. ft	Yes
24	Primary Bedroom	14'2" x 21'4"	269 sq. ft	Yes

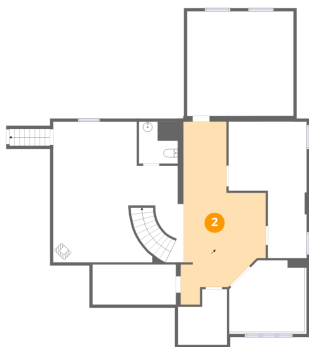
1 Floor 1 - Office



Max Dimensions: 12'4" x 11'8"
Calculated Area: 141 sq. ft
Included: Yes

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

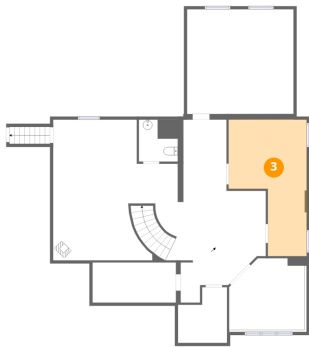
2 Floor 1 - Room



Max Dimensions: 13'5" x 29'9"
Calculated Area: 281 sq. ft
Included: Yes

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

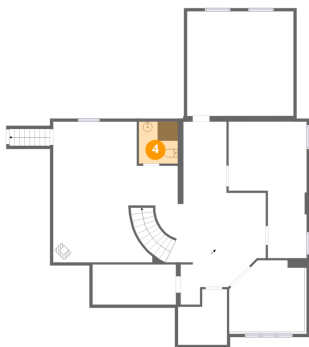
3 Floor 1 - Utility



Max Dimensions: 12'9" x 22'3"
Calculated Area: 213 sq. ft
Included: No

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

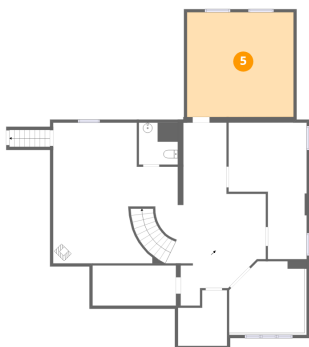
4 Floor 1 - WC



Max Dimensions: 6'4" x 6'10"
Calculated Area: 43 sq. ft
Included: Yes

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

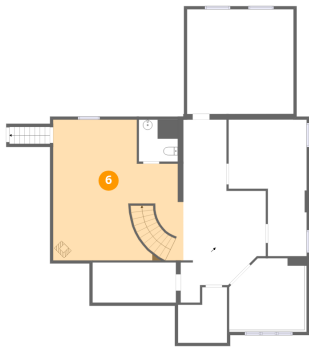
5 Floor 1 - Billiard Room



Max Dimensions: 17'4" x 17'1"
Calculated Area: 297 sq. ft
Included: Yes

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

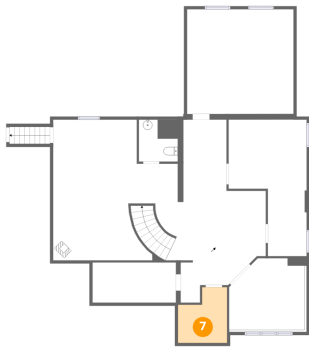
6 Floor 1 - Recreation Room



Max Dimensions: 21'2" x 22'11"
Calculated Area: 420 sq. ft
Included: Yes

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

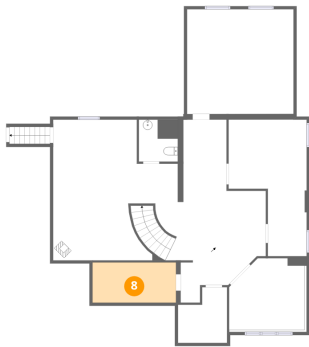
7 Floor 1 - Storage



Max Dimensions: 8'0" x 9'1"
Calculated Area: 61 sq. ft
Included: No

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

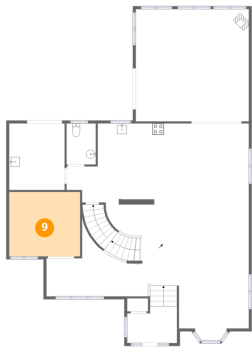
8 Floor 1 - Room



Max Dimensions: 13'7" x 6'7"
Calculated Area: 89 sq. ft
Included: Yes

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

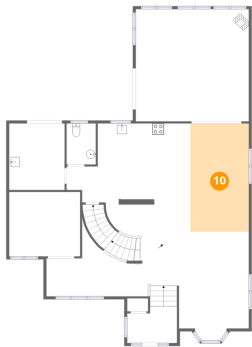
9 Floor 2 - Bedroom



Max Dimensions: 12'3" x 11'1"
Calculated Area: 136 sq. ft
Included: Yes

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

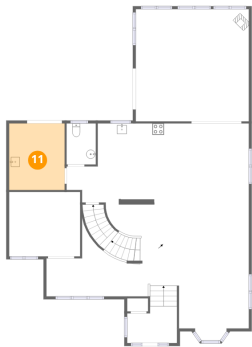
10 Floor 2 - Dining Area



Max Dimensions: 10'1" x 18'8"
Calculated Area: 189 sq. ft
Included: Yes

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

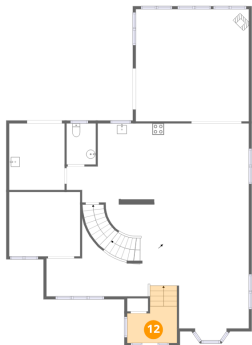
11 Floor 2 - Laundry



Max Dimensions: 9'7" x 11'6"
Calculated Area: 110 sq. ft
Included: Yes

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

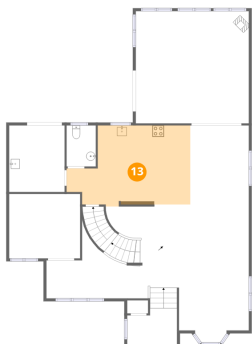
12 Floor 2 - Foyer



Max Dimensions: 8'7" x 6'3"
Calculated Area: 66 sq. ft
Included: Yes

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

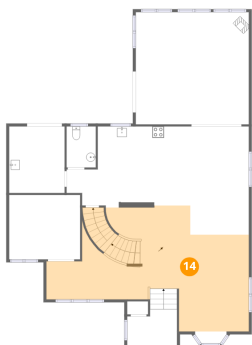
13 Floor 2 - Kitchen



Max Dimensions: 21'4" x 14'0"
Calculated Area: 246 sq. ft
Included: Yes

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

14 Floor 2 - Living Room



Max Dimensions: 34'11" x 21'8"
Calculated Area: 504 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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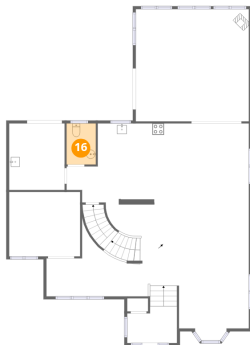
15 Floor 2 - Family Room



Max Dimensions: 19'6" x 19'4"
Calculated Area: 378 sq. ft
Included: Yes

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

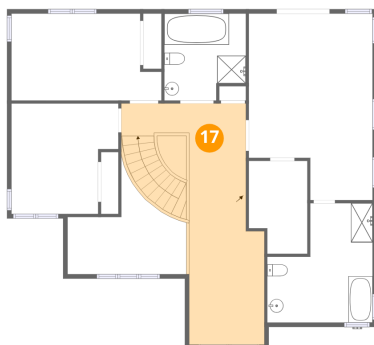
16 Floor 2 - WC



Max Dimensions: 5'1" x 7'1"
Calculated Area: 36 sq. ft
Included: Yes

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

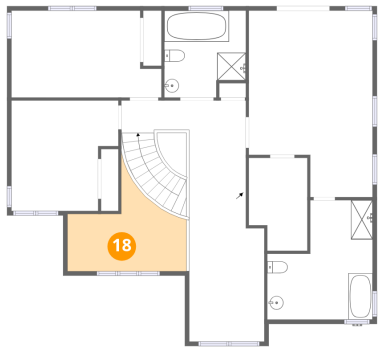
17 Floor 3 - Hall



Max Dimensions: 14'3" x 27'7"
Calculated Area: 297 sq. ft
Included: Yes

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

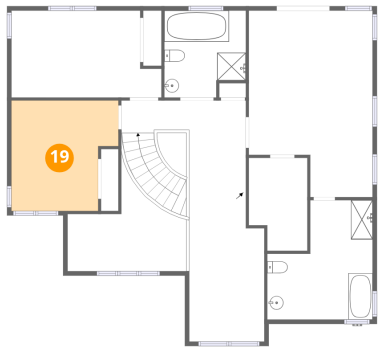
18 Floor 3 - Open To Below



Max Dimensions: 13'7" x 9'9"
Calculated Area: 102 sq. ft
Included: No

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

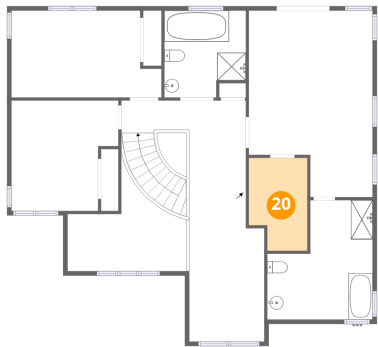
19 Floor 3 - Bedroom



Max Dimensions: 12'3" x 12'8"
Calculated Area: 138 sq. ft
Included: Yes

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

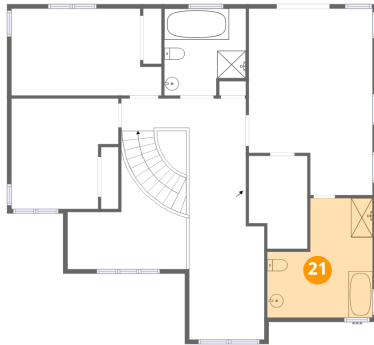
20 Floor 3 - W.I.C.



Max Dimensions: 6'9" x 10'8"
Calculated Area: 65 sq. ft
Included: Yes

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

21 Floor 3 - Primary Bath



Max Dimensions: 12'1" x 13'8"
Calculated Area: 135 sq. ft
Included: Yes

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

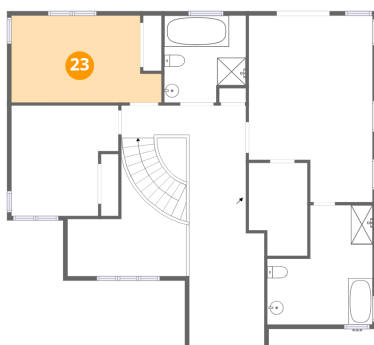
22 Floor 3 - Bath



Max Dimensions: 9'4" x 9'11"
Calculated Area: 86 sq. ft
Included: Yes

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

23 Floor 3 - Bedroom

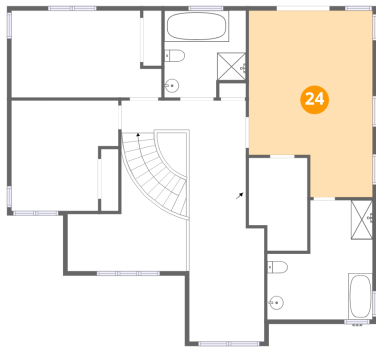


Max Dimensions: 17'2" x 9'11"
Calculated Area: 155 sq. ft
Included: Yes

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

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24 Floor 3 - Primary Bedroom



Max Dimensions: 14'2" x 21'4"
Calculated Area: 269 sq. ft
Included: Yes

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