




88 Royal Oak Court, Greenboro East, Ottawa, Ontario, Canada, K1T 3P1



Property summary

 **1** Garages  **3** Bedrooms  **3** Bathrooms  **1** Half baths

 **3** Floors  **2,245** Gross living area sqft  **2,702** Total sqft

88 Royal Oak Court, Greenboro East, Ottawa, Ontario, Canada, K1T 3P1



Room dimensions

Floor 1

Total sqft: 790 Living area: 599

#		Dimensions	sqft	Counted as living area
1	Room	5'7" x 10'4"	56 sq. ft	No
2	Bath	8'6" x 4'9"	33 sq. ft	Yes
3	Recreation Room	21'10" x 23'3"	385 sq. ft	Yes
4	Hall	2'9" x 3'4"	71 sq. ft	Yes
5	Hall	4'9" x 8'8"	36 sq. ft	Yes
6	Utility	9'0" x 16'0"	113 sq. ft	No

88 Royal Oak Court, Greenboro East, Ottawa, Ontario, Canada, K1T 3P1



Room dimensions

Floor 2

Total sqft: 956 Living area: 690

#		Dimensions	sqft	Counted as living area
7	Garage	10'7" x 23'2"	244 sq. ft	No
8	WC	5'1" x 7'6"	32 sq. ft	Yes
9	Living Room	20'3" x 17'0"	232 sq. ft	Yes
10	Kitchen	10'0" x 16'7"	157 sq. ft	Yes
11	Foyer	4'11" x 7'0"	69 sq. ft	Yes
12	Dining Area	12'11" x 15'10"	127 sq. ft	Yes

**88 Royal Oak Court, Greenboro East, Ottawa, Ontario,
Canada, K1T 3P1**



Room dimensions

Floor 3

Total sqft: 956 Living area: 956

#		Dimensions	sqft	Counted as living area
13	Bath	4'11" x 9'10"	48 sq. ft	Yes
14	Bedroom	13'11" x 9'11"	138 sq. ft	Yes
15	Primary Bath	14'4" x 14'0"	131 sq. ft	Yes
16	Primary Bedroom	19'0" x 21'11"	236 sq. ft	Yes
17	Bedroom	10'6" x 13'0"	121 sq. ft	Yes
18	Hall	10'10" x 6'4"	99 sq. ft	Yes

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1 Floor 1 - Room



Dimensions: 5'7" x 10'4"
Area: 56 sq. ft
Counted as living area: No

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

2 Floor 1 - Bath



Dimensions: 8'6" x 4'9"
Area: 33 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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3 Floor 1 - Recreation Room



Dimensions: 21'10" x 23'3"
Area: 385 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 - Hall



Dimensions: 2'9" x 3'4"
Area: 71 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 1 - Hall

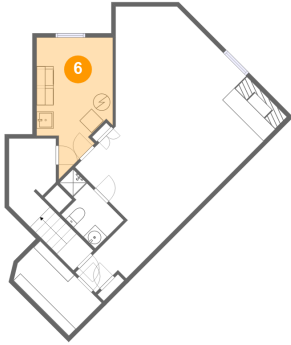


Dimensions: 4'9" x 8'8"
Area: 36 sq. ft
Counted as living area: Yes

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

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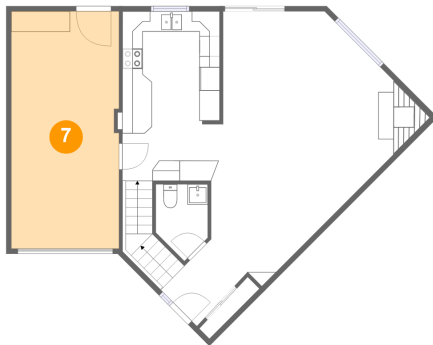
6 Floor 1 - Utility



Dimensions: 9'0" x 16'0"
Area: 113 sq. ft
Counted as living area: No

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

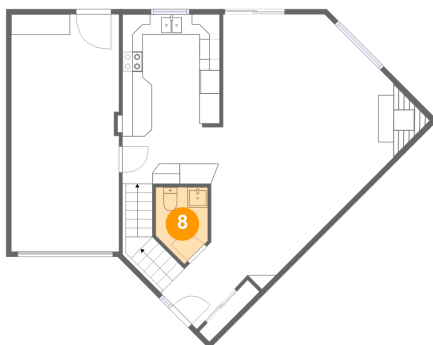
7 Floor 2 - Garage



Dimensions: 10'7" x 23'2"
Area: 244 sq. ft
Counted as living area: No

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

8 Floor 2 - WC

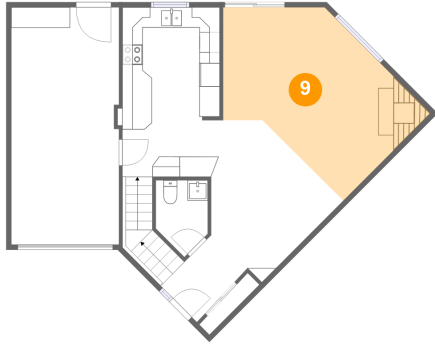


Dimensions: 5'1" x 7'6"
Area: 32 sq. ft
Counted as living area: Yes

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

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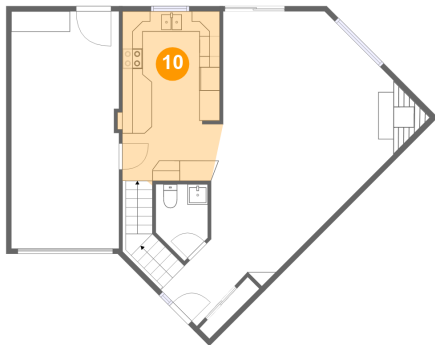
9 Floor 2 - Living Room



Dimensions: 20'3" x 17'0"
Area: 232 sq. ft
Counted as living area: Yes

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

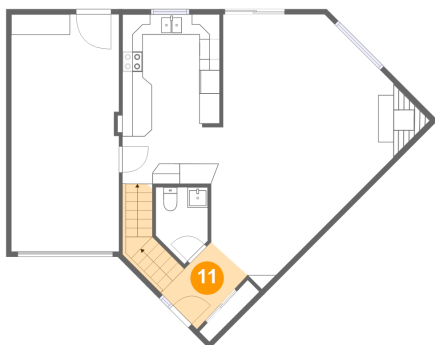
10 Floor 2 - Kitchen



Dimensions: 10'0" x 16'7"
Area: 157 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 2 - Foyer

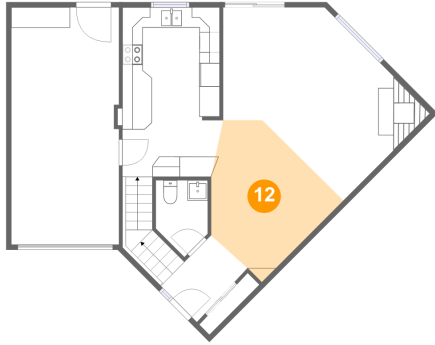


Dimensions: 4'11" x 7'0"
Area: 69 sq. ft
Counted as living area: Yes

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

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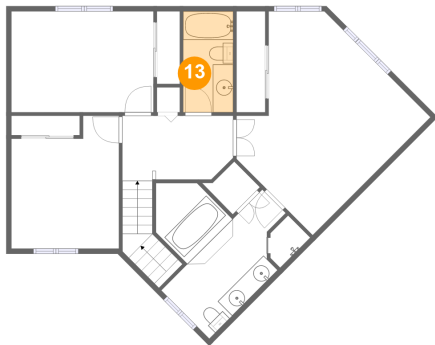
12 Floor 2 - Dining Area



Dimensions: 12'11" x 15'10"
Area: 127 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 - Bath



Dimensions: 4'11" x 9'10"
Area: 48 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: 13'11" x 9'11"
Area: 138 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 - Primary Bath



Dimensions: 14'4" x 14'0"
Area: 131 sq. ft
Counted as living area: Yes

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

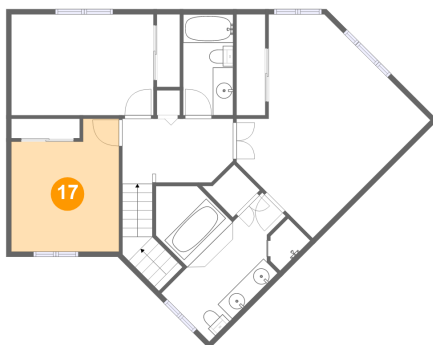
16 Floor 3 - Primary Bedroom



Dimensions: 19'0" x 21'11"
Area: 236 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

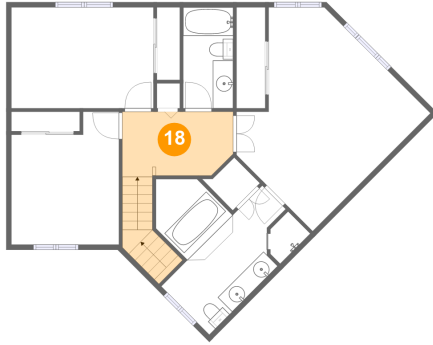


Dimensions: 10'6" x 13'0"
Area: 121 sq. ft
Counted as living area: Yes

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

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18 Floor 3 - Hall



Dimensions: 10'10" x 6'4"
Area: 99 sq. ft
Counted as living area: Yes

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