


Home report

375 Hepatica Way, Orléans Avalon - Notting Gate - Fallingbrook
- Gardenway South, Orléans, Ontario, Canada, K4A 0Z1



Property summary

 **1** Garages

 **4** Bedrooms

 **2** Bathrooms

 **2** Half baths

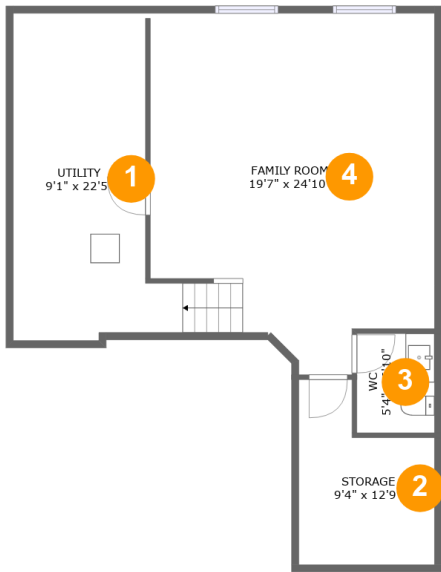
 **3** Floors

 **2,066** Gross living area sqft

 **3,295** Total sqft

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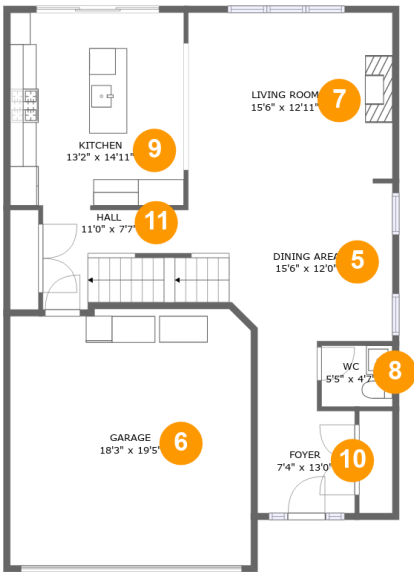
Room dimensions

Floor 1 Total sqft: 858 Living area: 0

#		Dimensions	sqft	Counted as living area
1	Utility	9'1" x 22'5"	203 sq. ft	No
2	Storage	9'4" x 12'9"	96 sq. ft	No
3	WC	5'4" x 6'10"	36 sq. ft	No
4	Family Room	19'7" x 24'10"	447 sq. ft	No

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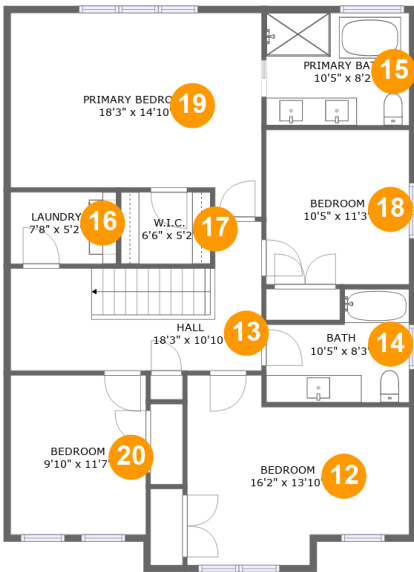
Room dimensions

Floor 2 Total sqft: 1243 Living area: 872

#		Dimensions	sqft	Counted as living area
5	Dining Area	15'6" x 12'0"	172 sq. ft	Yes
6	Garage	18'3" x 19'5"	350 sq. ft	No
7	Living Room	15'6" x 12'11"	200 sq. ft	Yes
8	WC	5'5" x 4'7"	25 sq. ft	Yes
9	Kitchen	13'2" x 14'11"	194 sq. ft	Yes
10	Foyer	7'4" x 13'0"	81 sq. ft	Yes
11	Hall	11'0" x 7'7"	79 sq. ft	Yes

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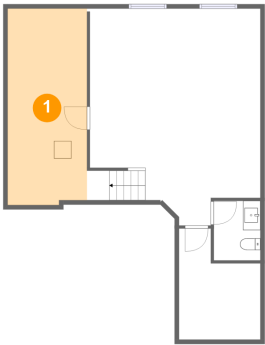
Room dimensions

Floor 3 Total sqft: 1194 Living area: 1194

#		Dimensions	sqft	Counted as living area
12	Bedroom	16'2" x 13'10"	182 sq. ft	Yes
13	Hall	18'3" x 10'10"	147 sq. ft	Yes
14	Bath	10'5" x 8'3"	71 sq. ft	Yes
15	Primary Bath	10'5" x 8'2"	85 sq. ft	Yes
16	Laundry	7'8" x 5'2"	40 sq. ft	Yes
17	W.I.C.	6'6" x 5'2"	34 sq. ft	Yes
18	Bedroom	10'5" x 11'3"	117 sq. ft	Yes
19	Primary Bedroom	18'3" x 14'10"	239 sq. ft	Yes
20	Bedroom	9'10" x 11'7"	114 sq. ft	Yes

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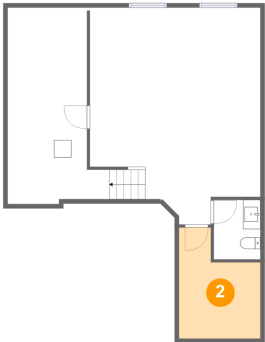
1 Floor 1 - Utility



Dimensions: 9'1" x 22'5"
Area: 203 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 - Storage

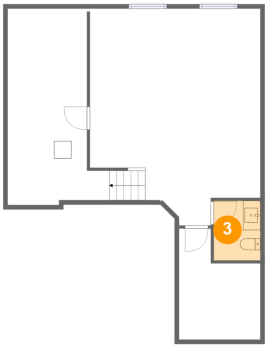


Dimensions: 9'4" x 12'9"
Area: 96 sq. ft
Counted as living area: No

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

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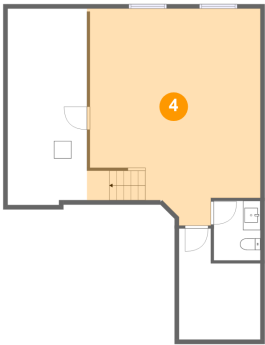
3 Floor 1 - WC



Dimensions: 5'4" x 6'10"
Area: 36 sq. ft
Counted as living area: No

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

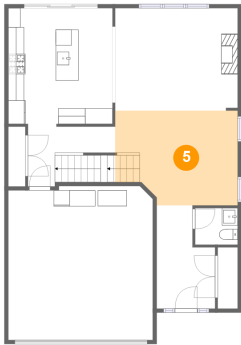
4 Floor 1 - Family Room



Dimensions: 19'7" x 24'10"
Area: 447 sq. ft
Counted as living area: No

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

5 Floor 2 - Dining Area



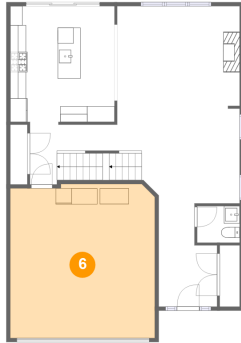
Dimensions: 15'6" x 12'0"
Area: 172 sq. ft
Counted as living area: Yes

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

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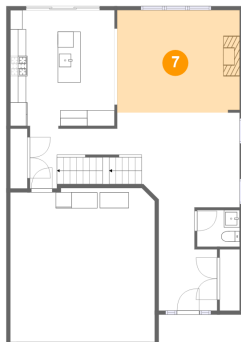
6 Floor 2 - Garage



Dimensions: 18'3" x 19'5"
Area: 350 sq. ft
Counted as living area: No

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

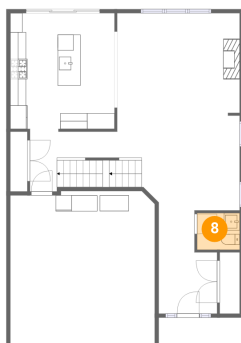
7 Floor 2 - Living Room



Dimensions: 15'6" x 12'11"
Area: 200 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 - WC

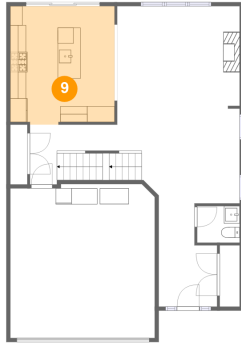


Dimensions: 5'5" x 4'7"
Area: 25 sq. ft
Counted as living area: Yes

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

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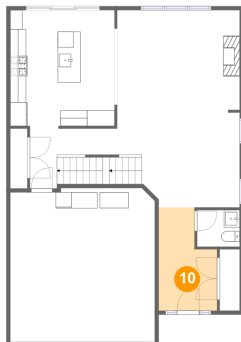
9 Floor 2 - Kitchen



Dimensions: 13'2" x 14'11"
Area: 194 sq. ft
Counted as living area: Yes

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

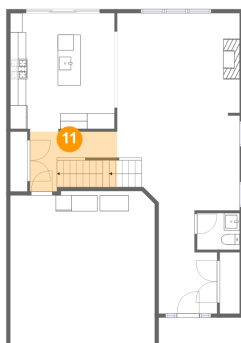
10 Floor 2 - Foyer



Dimensions: 7'4" x 13'0"
Area: 81 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 - Hall

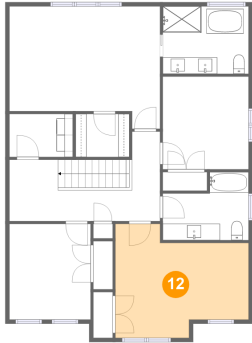


Dimensions: 11'0" x 7'7"
Area: 79 sq. ft
Counted as living area: Yes

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

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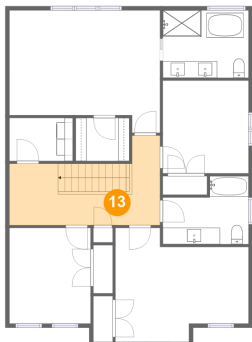
12 Floor 3 - Bedroom



Dimensions: 16'2" x 13'10"
Area: 182 sq. ft
Counted as living area: Yes

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

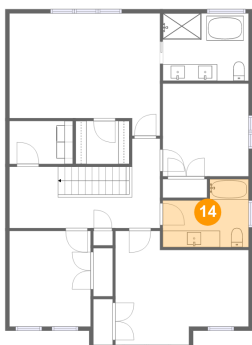
13 Floor 3 - Hall



Dimensions: 18'3" x 10'10"
Area: 147 sq. ft
Counted as living area: Yes

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

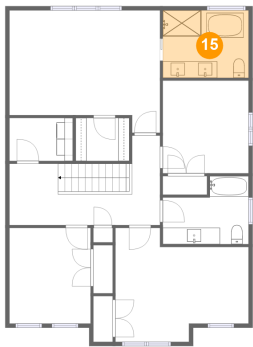
14 Floor 3 - Bath



Dimensions: 10'5" x 8'3"
Area: 71 sq. ft
Counted as living area: Yes

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

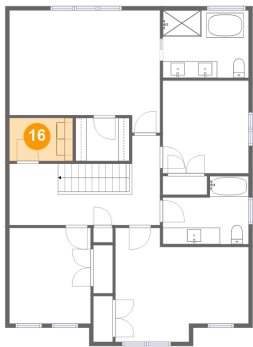
15 Floor 3 - Primary Bath



Dimensions: 10'5" x 8'2"
Area: 85 sq. ft
Counted as living area: Yes

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

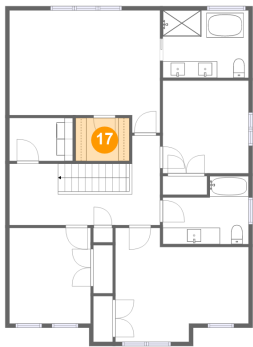
16 Floor 3 - Laundry



Dimensions: 7'8" x 5'2"
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

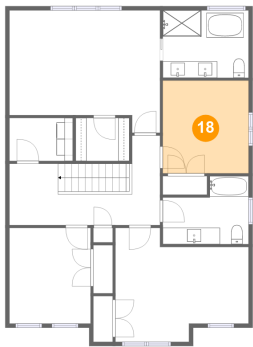
17 Floor 3 - W.I.C.



Dimensions: 6'6" x 5'2"
Area: 34 sq. ft
Counted as living area: Yes

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

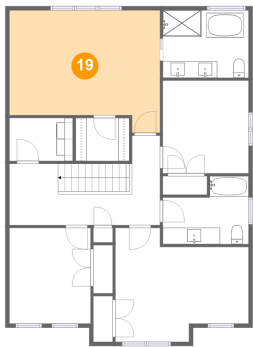
18 Floor 3 - Bedroom



Dimensions: 10'5" x 11'3"
Area: 117 sq. ft
Counted as living area: Yes

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

19 Floor 3 - Primary Bedroom



Dimensions: 18'3" x 14'10"
Area: 239 sq. ft
Counted as living area: Yes

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

20 Floor 3 - Bedroom



Dimensions: 9'10" x 11'7"
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