



Home report


2277 Esprit Drive, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans, Ontario, Canada, K4A 0A5





Property summary


 **1** Garages


 **4** Bedrooms

 **3** Bathrooms

 **0** Half baths

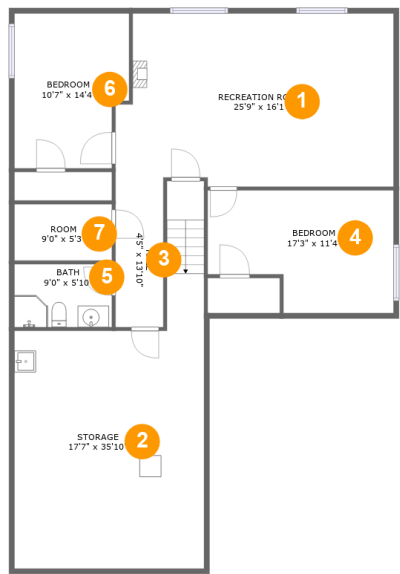
 **2** Floors

 **2,588** Gross living area sqft

 **3,276** Total sqft

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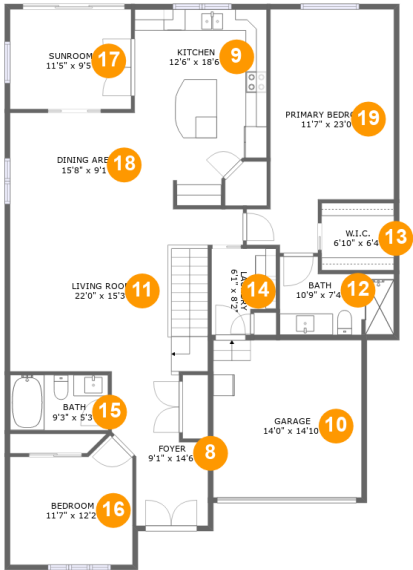
Room dimensions

Floor 1 Total sqft: 1477 Living area: 1011

#		Dimensions	sqft	Counted as living area
1	Recreation Room	25'9" x 16'1"	392 sq. ft	Yes
2	Storage	17'7" x 35'10"	434 sq. ft	No
3	Hall	4'5" x 13'10"	61 sq. ft	Yes
4	Bedroom	17'3" x 11'4"	170 sq. ft	Yes
5	Bath	9'0" x 5'10"	53 sq. ft	Yes
6	Bedroom	10'7" x 14'4"	142 sq. ft	Yes
7	Room	9'0" x 5'3"	47 sq. ft	Yes

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Room dimensions

Floor 2 Total sqft: 1799 Living area: 1577

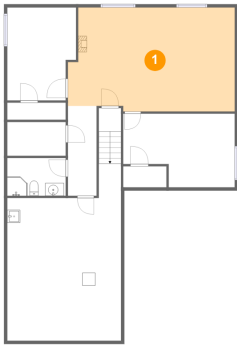
#		Dimensions	sqft	Counted as living area
8	Foyer	9'1" x 14'6"	111 sq. ft	Yes
9	Kitchen	12'6" x 18'6"	191 sq. ft	Yes
10	Garage	14'0" x 14'10"	207 sq. ft	No
11	Living Room	22'0" x 15'3"	296 sq. ft	Yes
12	Bath	10'9" x 7'4"	67 sq. ft	Yes
13	W.I.C.	6'10" x 6'4"	43 sq. ft	Yes
14	Laundry	6'1" x 8'2"	44 sq. ft	Yes
15	Bath	9'3" x 5'3"	48 sq. ft	Yes
16	Bedroom	11'7" x 12'2"	122 sq. ft	Yes
17	Sunroom	11'5" x 9'5"	107 sq. ft	Yes
18	Dining Area	15'8" x 9'1"	129 sq. ft	Yes

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#		Dimensions	sqft	Counted as living area
19	Primary Bedroom	11'7" x 23'0"	238 sq. ft	Yes

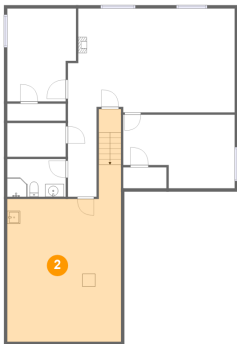
1 Floor 1 - Recreation Room



Dimensions: 25'9" x 16'1"
Area: 392 sq. ft
Counted as living area: Yes

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

2 Floor 1 - Storage

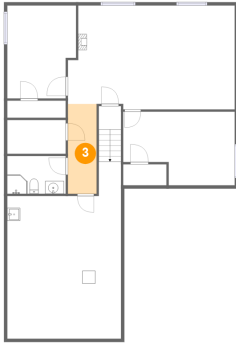


Dimensions: 17'7" x 35'10"
Area: 434 sq. ft
Counted as living area: No

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

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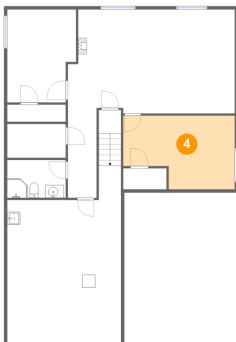
3 Floor 1 - Hall



Dimensions: 4'5" x 13'10"
Area: 61 sq. ft
Counted as living area: Yes

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

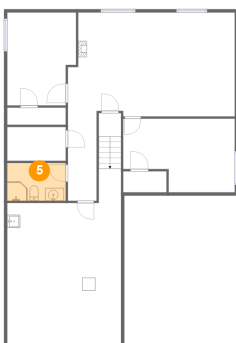
4 Floor 1 - Bedroom



Dimensions: 17'3" x 11'4"
Area: 170 sq. ft
Counted as living area: Yes

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

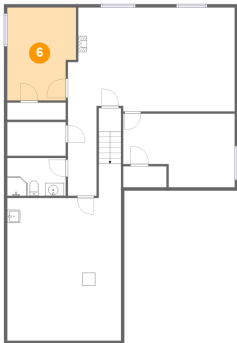
5 Floor 1 - Bath



Dimensions: 9'0" x 5'10"
Area: 53 sq. ft
Counted as living area: Yes

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

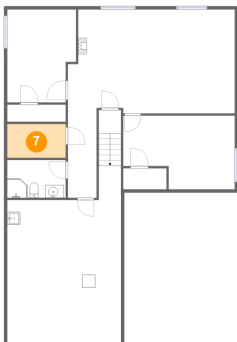
6 Floor 1 - Bedroom



Dimensions: 10'7" x 14'4"
Area: 142 sq. ft
Counted as living area: Yes

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

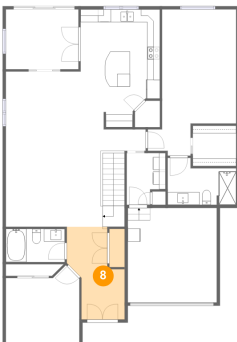
7 Floor 1 - Room



Dimensions: 9'0" x 5'3"
Area: 47 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 - Foyer

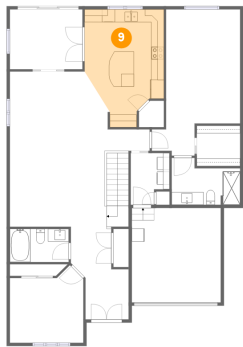


Dimensions: 9'1" x 14'6"
Area: 111 sq. ft
Counted as living area: Yes

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

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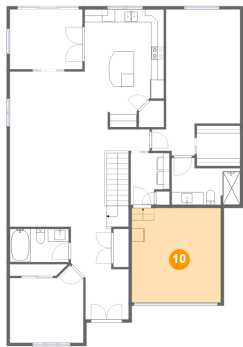
9 Floor 2 - Kitchen



Dimensions: 12'6" x 18'6"
Area: 191 sq. ft
Counted as living area: Yes

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

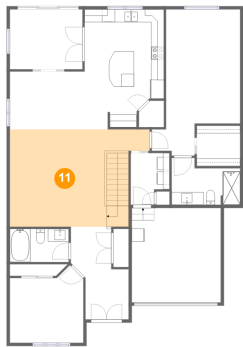
10 Floor 2 - Garage



Dimensions: 14'0" x 14'10"
Area: 207 sq. ft
Counted as living area: No

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

11 Floor 2 - Living Room

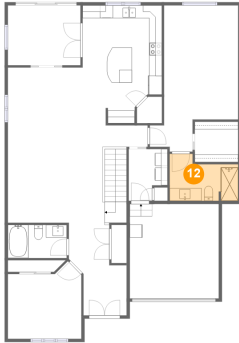


Dimensions: 22'0" x 15'3"
Area: 296 sq. ft
Counted as living area: Yes

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

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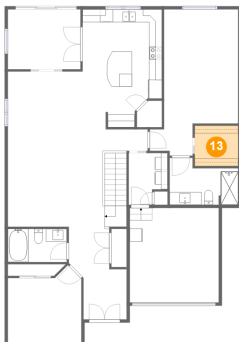
12 Floor 2 - Bath



Dimensions: 10'9" x 7'4"
Area: 67 sq. ft
Counted as living area: Yes

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

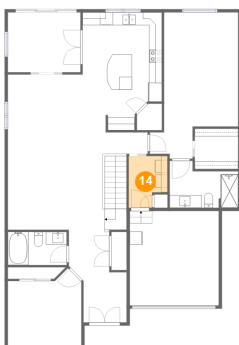
13 Floor 2 - W.I.C.



Dimensions: 6'10" x 6'4"
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

14 Floor 2 - Laundry

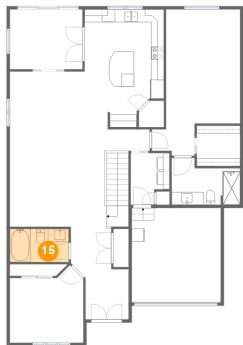


Dimensions: 6'1" x 8'2"
Area: 44 sq. ft
Counted as living area: Yes

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

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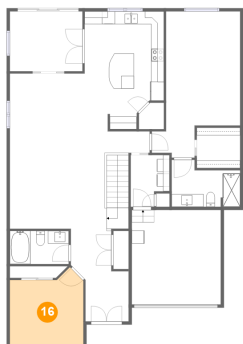
15 Floor 2 - Bath



Dimensions: 9'3" x 5'3"
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

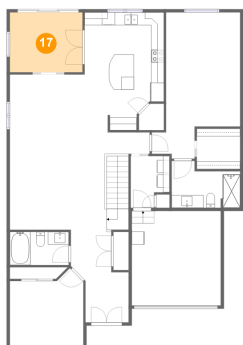
16 Floor 2 - Bedroom



Dimensions: 11'7" x 12'2"
Area: 122 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 2 - Sunroom

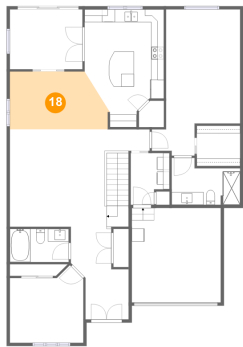


Dimensions: 11'5" x 9'5"
Area: 107 sq. ft
Counted as living area: Yes

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

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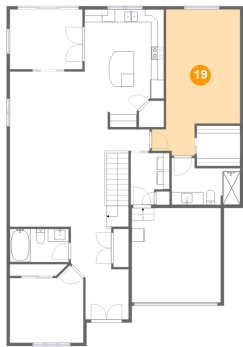
18 Floor 2 - Dining Area



Dimensions: 15'8" x 9'1"
Area: 129 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 2 - Primary Bedroom



Dimensions: 11'7" x 23'0"
Area: 238 sq. ft
Counted as living area: Yes

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