

Home report

2440 Emmett Road, Cumberland, Cumberland, Ontario, Canada,
K4C 1S1



Total Area: 4475 sq. ft

Below Ground: 300 sq. ft, Floor 2: 2036 sq. ft, Floor 3: 2139 sq. ft

Excluded: Storage 77 sq. ft, Utility 207 sq. ft, Garage 967 sq. ft, Screened porch 205 sq. ft, Open to below 442 sq. ft, Low ceiling 52 sq. ft, Walls: 331 sq. ft

Property summary

 **3** Floors

 **6** Bedrooms

 **4** Bathrooms

Home report

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K4C 1S1**



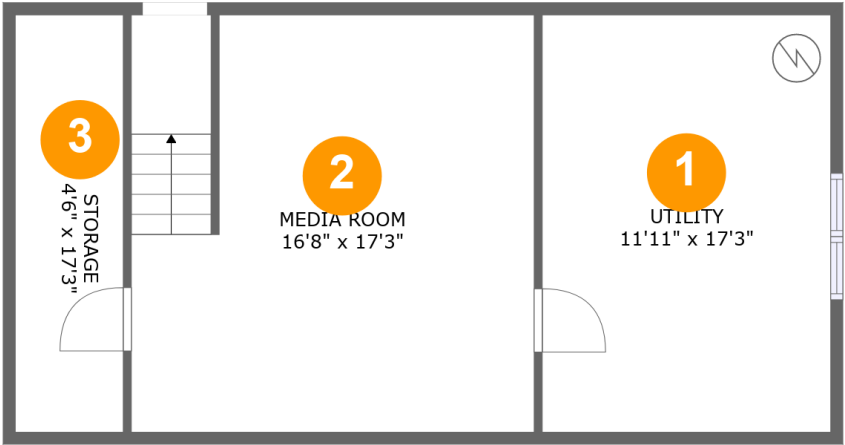
1
Half baths



1
Garages

Home report

2440 Emmett Road, Cumberland, Cumberland, Ontario, Canada,
K4C 1S1



Room dimensions

Floor 1 Below ground Total:300sqft Excluded: 284sqft

#		Max Dimensions	sqft	Included
1	Utility	11'11" x 17'3"	207 sq. ft	No
2	Media Room	16'8" x 17'3"	286 sq. ft	Yes
3	Storage	4'6" x 17'3"	77 sq. ft	No

Home report

2440 Emmett Road, Cumberland, Cumberland, Ontario, Canada,
K4C 1S1



Room dimensions

Floor 2

Total:2036sqft Excluded: 1172sqft

#		Max Dimensions	sqft	Included
4	Laundry	5'6" x 8'6"	47 sq. ft	Yes
5	Living Room	21'5" x 20'2"	411 sq. ft	Yes
6	Kitchen	11'5" x 20'8"	237 sq. ft	Yes
7	Garage	29'0" x 36'3"	967 sq. ft	No
8	Primary Bedroom	14'0" x 26'8"	290 sq. ft	Yes
9	Room	15'1" x 8'10"	110 sq. ft	Yes
10	Primary Bath	14'0" x 10'7"	148 sq. ft	Yes
11	Dining Area	15'3" x 11'5"	174 sq. ft	Yes
12	Pantry	7'8" x 7'10"	61 sq. ft	Yes
13	Office	12'4" x 9'6"	117 sq. ft	Yes
14	Hall	2'11" x 6'9"	20 sq. ft	Yes

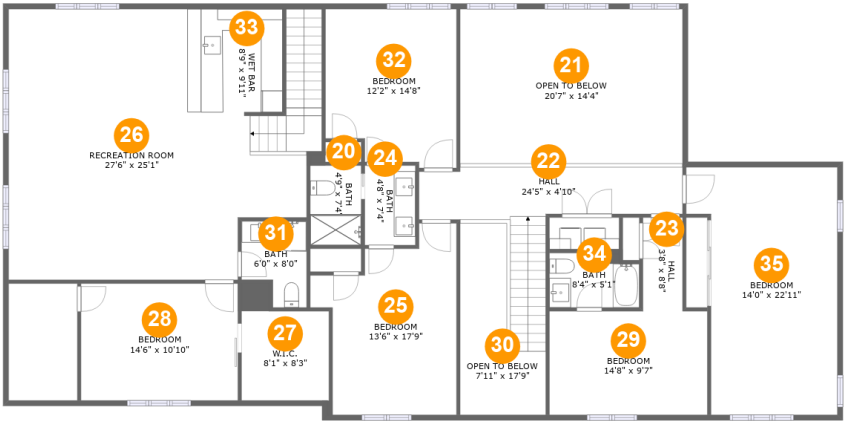
Home report

**2440 Emmett Road, Cumberland, Cumberland, Ontario, Canada,
K4C 1S1**

#		Max Dimensions	sqft	Included
15	WC	3'1" x 8'6"	27 sq. ft	Yes
16	Foyer	8'7" x 17'5"	146 sq. ft	Yes
17	Hall	4'2" x 8'2"	32 sq. ft	Yes
18	W.I.C.	10'4" x 7'5"	77 sq. ft	Yes
19	Screened Porch	17'11" x 11'5"	205 sq. ft	No

Home report

2440 Emmett Road, Cumberland, Cumberland, Ontario, Canada,
K4C 1S1



Room dimensions

Floor 3

Total:2139sqft Excluded: 494sqft

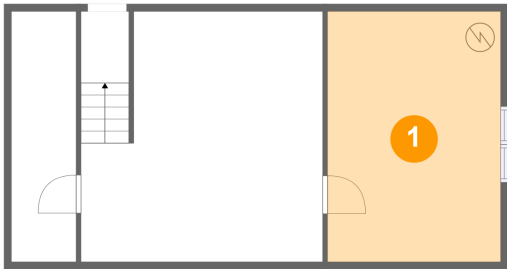
#		Max Dimensions	sqft	Included
20	Bath	4'9" x 7'4"	35 sq. ft	Yes
21	Open To Below	20'7" x 14'4"	301 sq. ft	No
22	Hall	24'5" x 4'10"	113 sq. ft	Yes
23	Hall	3'8" x 8'8"	32 sq. ft	Yes
24	Bath	4'8" x 7'4"	35 sq. ft	Yes
25	Bedroom	13'6" x 17'9"	183 sq. ft	Yes
26	Recreation Room	27'6" x 25'1"	583 sq. ft	Yes
27	W.I.C.	8'1" x 8'3"	67 sq. ft	Yes
28	Bedroom	14'6" x 10'10"	157 sq. ft	Yes
29	Bedroom	14'8" x 9'7"	140 sq. ft	Yes
30	Open To Below	7'11" x 17'9"	141 sq. ft	No

Home report

**2440 Emmett Road, Cumberland, Cumberland, Ontario, Canada,
K4C 1S1**

#		Max Dimensions	sqft	Included
31	Bath	6'0" x 8'0"	41 sq. ft	Yes
32	Bedroom	12'2" x 14'8"	166 sq. ft	Yes
33	Wet Bar	8'9" x 9'11"	86 sq. ft	Yes
34	Bath	8'4" x 5'1"	40 sq. ft	Yes
35	Bedroom	14'0" x 22'11"	278 sq. ft	Yes

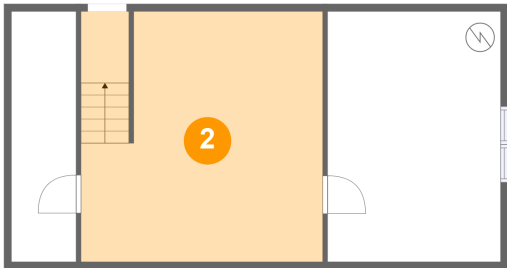
1 Floor 1 - Utility



Max Dimensions: 11'11" x 17'3"
Calculated Area: 207 sq. ft
Included: No

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

2 Floor 1 - Media Room



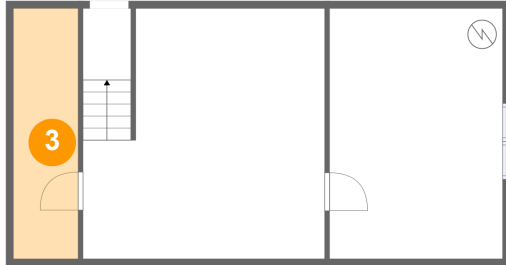
Max Dimensions: 16'8" x 17'3"
Calculated Area: 286 sq. ft
Included: Yes

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

Home report

2440 Emmett Road, Cumberland, Cumberland, Ontario, Canada,
K4C 1S1

3 Floor 1 - Storage



Max Dimensions: 4'6" x 17'3"
Calculated Area: 77 sq. ft
Included: No

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

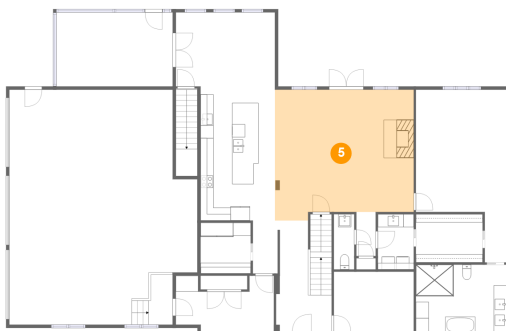
4 Floor 2 - Laundry



Max Dimensions: 5'6" x 8'6"
Calculated Area: 47 sq. ft
Included: Yes

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

5 Floor 2 - Living Room



Max Dimensions: 21'5" x 20'2"
Calculated Area: 411 sq. ft
Included: Yes

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

6 Floor 2 - Kitchen



Max Dimensions: 11'5" x 20'8"
Calculated Area: 237 sq. ft
Included: Yes

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

7 Floor 2 - Garage



Max Dimensions: 29'0" x 36'3"
Calculated Area: 967 sq. ft
Included: No

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

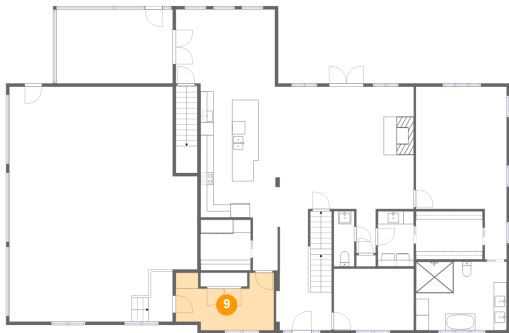
8 Floor 2 - Primary Bedroom



Max Dimensions: 14'0" x 26'8"
Calculated Area: 290 sq. ft
Included: Yes

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

9 Floor 2 - Room



Max Dimensions: 15'1" x 8'10"
Calculated Area: 110 sq. ft
Included: Yes

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

10 Floor 2 - Primary Bath



Max Dimensions: 14'0" x 10'7"
Calculated Area: 148 sq. ft
Included: Yes

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

11 Floor 2 - Dining Area



Max Dimensions: 15'3" x 11'5"
Calculated Area: 174 sq. ft
Included: Yes

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

12 Floor 2 - Pantry



Max Dimensions: 7'8" x 7'10"
Calculated Area: 61 sq. ft
Included: Yes

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

13 Floor 2 - Office



Max Dimensions: 12'4" x 9'6"
Calculated Area: 117 sq. ft
Included: Yes

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

14 Floor 2 - Hall



Max Dimensions: 2'11" x 6'9"
Calculated Area: 20 sq. ft
Included: Yes

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

Home report

2440 Emmett Road, Cumberland, Cumberland, Ontario, Canada,
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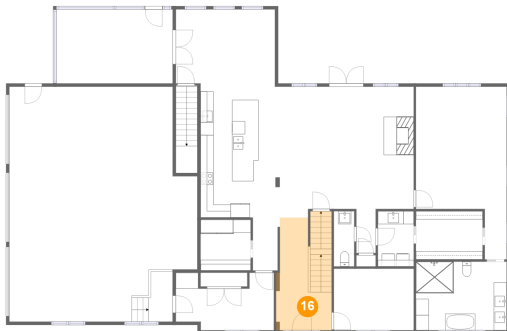
15 Floor 2 - WC



Max Dimensions: 3'1" x 8'6"
Calculated Area: 27 sq. ft
Included: Yes

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

16 Floor 2 - Foyer



Max Dimensions: 8'7" x
17'5"
Calculated Area: 146 sq. ft
Included: Yes

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

17 Floor 2 - Hall



Max Dimensions: 4'2" x 8'2"
Calculated Area: 32 sq. ft
Included: Yes

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

Home report

2440 Emmett Road, Cumberland, Cumberland, Ontario, Canada,
K4C 1S1

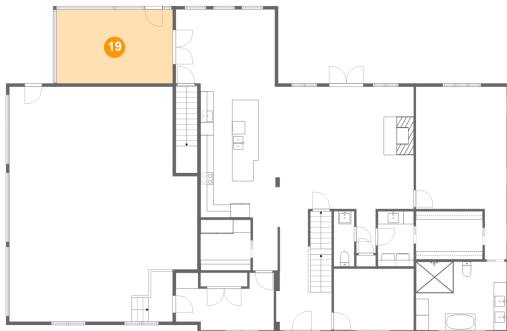
18 Floor 2 - W.I.C.



Max Dimensions: 10'4" x 7'5"
Calculated Area: 77 sq. ft
Included: Yes

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

19 Floor 2 - Screened Porch



Max Dimensions: 17'11" x 11'5"
Calculated Area: 205 sq. ft
Included: No

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

20 Floor 3 - Bath



Max Dimensions: 4'9" x 7'4"
Calculated Area: 35 sq. ft
Included: Yes

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

2440 Emmett Road, Cumberland, Cumberland, Ontario, Canada,
K4C 1S1

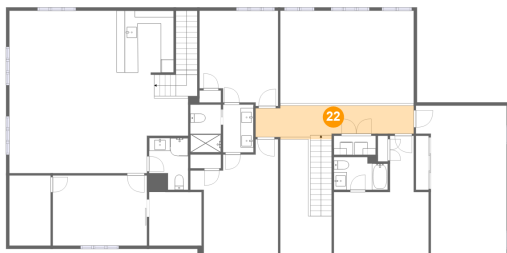
21 Floor 3 - Open To Below



Max Dimensions: 20'7" x 14'4"
Calculated Area: 301 sq. ft
Included: No

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

22 Floor 3 - Hall



Max Dimensions: 24'5" x 4'10"
Calculated Area: 113 sq. ft
Included: Yes

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

23 Floor 3 - Hall



Max Dimensions: 3'8" x 8'8"
Calculated Area: 32 sq. ft
Included: Yes

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

2440 Emmett Road, Cumberland, Cumberland, Ontario, Canada,
K4C 1S1

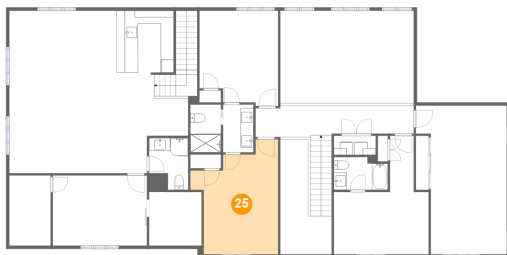
24 Floor 3 - Bath



Max Dimensions: 4'8" x 7'4"
Calculated Area: 35 sq. ft
Included: Yes

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

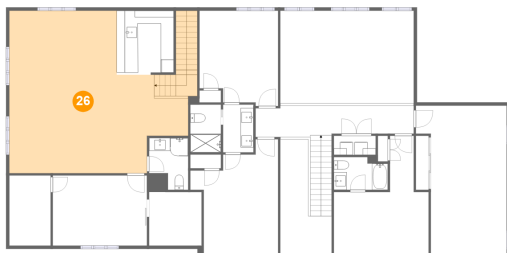
25 Floor 3 - Bedroom



Max Dimensions: 13'6" x 17'9"
Calculated Area: 183 sq. ft
Included: Yes

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

26 Floor 3 - Recreation Room

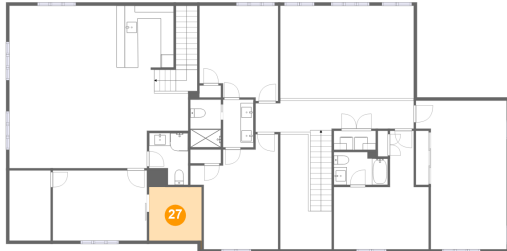


Max Dimensions: 27'6" x 25'1"
Calculated Area: 583 sq. ft
Included: Yes

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

2440 Emmett Road, Cumberland, Cumberland, Ontario, Canada,
K4C 1S1

27 Floor 3 - W.I.C.



Max Dimensions: 8'1" x 8'3"
Calculated Area: 67 sq. ft
Included: Yes

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

28 Floor 3 - Bedroom



Max Dimensions: 14'6" x 10'10"
Calculated Area: 157 sq. ft
Included: Yes

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

29 Floor 3 - Bedroom

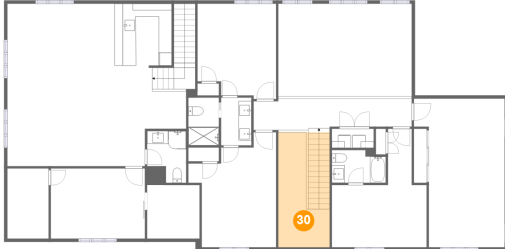


Max Dimensions: 14'8" x 9'7"
Calculated Area: 140 sq. ft
Included: Yes

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

2440 Emmett Road, Cumberland, Cumberland, Ontario, Canada,
K4C 1S1

30 Floor 3 - Open To Below



Max Dimensions: 7'11" x 17'9"
Calculated Area: 141 sq. ft
Included: No

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

31 Floor 3 - Bath



Max Dimensions: 6'0" x 8'0"
Calculated Area: 41 sq. ft
Included: Yes

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

32 Floor 3 - Bedroom



Max Dimensions: 12'2" x 14'8"
Calculated Area: 166 sq. ft
Included: Yes

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

33 Floor 3 - Wet Bar



Max Dimensions: 8'9" x 9'11"
Calculated Area: 86 sq. ft
Included: Yes

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

34 Floor 3 - Bath



Max Dimensions: 8'4" x 5'1"
Calculated Area: 40 sq. ft
Included: Yes

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

35 Floor 3 - Bedroom



Max Dimensions: 14'0" x 22'11"
Calculated Area: 278 sq. ft
Included: Yes

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