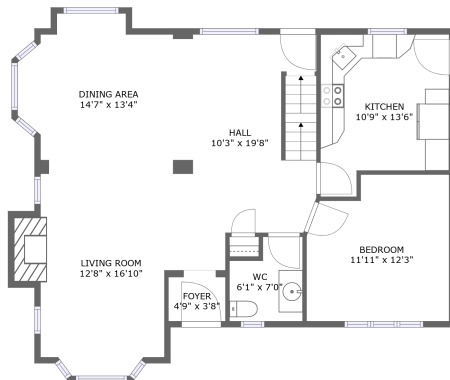
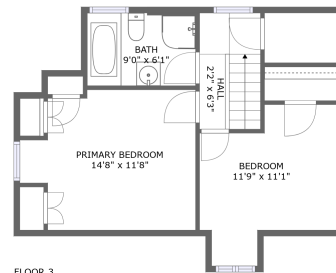


Home report

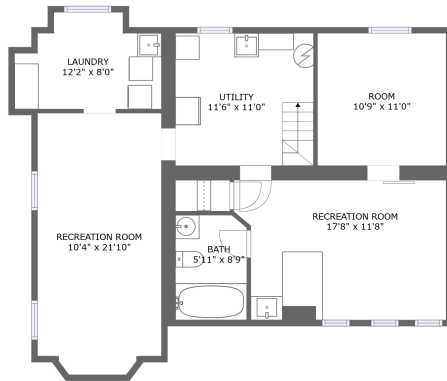
1048 Royal York Road, The Kingsway, Etobicoke, Ontario,
Canada, M8X 2G7



FLOOR 2



FLOOR 3



FLOOR 1

Total GLA: 1372 sq. ft

Below Ground: 940 sq. ft, Floor 2: 941 sq. ft, Floor 3: 431 sq. ft

Excluded: Fireplace 14 sq. ft, Low ceiling 79 sq. ft

Property summary



3
Floors



3
Bedrooms



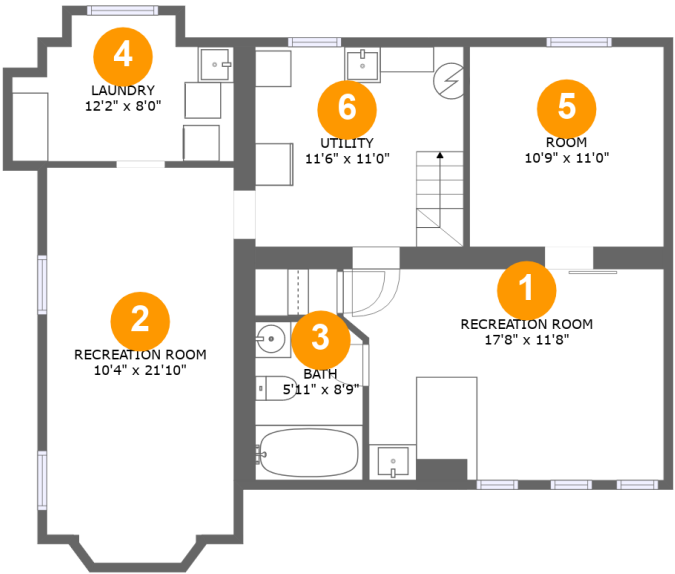
2
Bathrooms



1
Half baths

Home report

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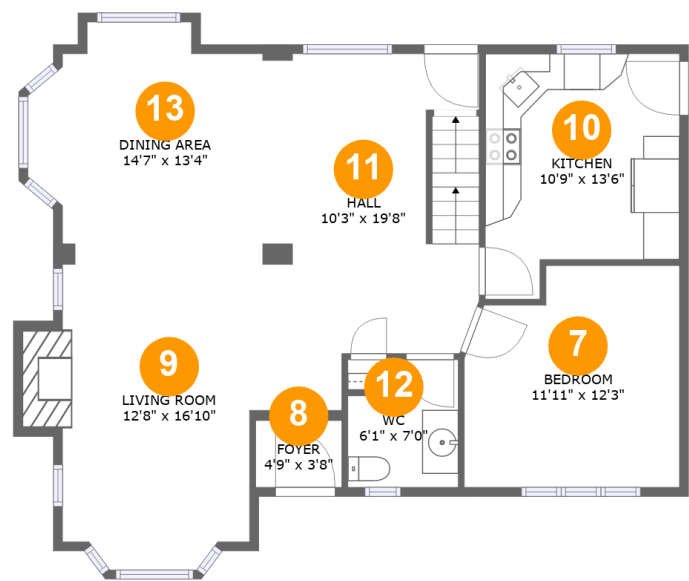
Room dimensions

Floor 1 Below ground Total:940sqft Excluded: 0sqft

#		Max Dimensions	sqft	Included
1	Recreation Room	17'8" x 11'8"	194 sq. ft	Yes
2	Recreation Room	10'4" x 21'10"	218 sq. ft	Yes
3	Bath	5'11" x 8'9"	51 sq. ft	Yes
4	Laundry	12'2" x 8'0"	84 sq. ft	Yes
5	Room	10'9" x 11'0"	118 sq. ft	Yes
6	Utility	11'6" x 11'0"	127 sq. ft	Yes

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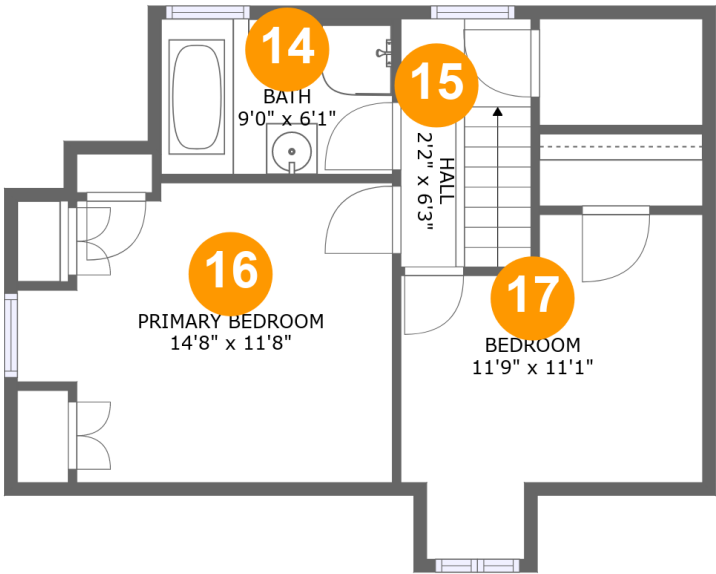
Room dimensions

Floor 2 Total:941sqft Excluded: 14sqft

#		Max Dimensions	sqft	Included
7	Bedroom	11'11" x 12'3"	134 sq. ft	Yes
8	Foyer	4'9" x 3'8"	18 sq. ft	Yes
9	Living Room	12'8" x 16'10"	198 sq. ft	Yes
10	Kitchen	10'9" x 13'6"	128 sq. ft	Yes
11	Hall	10'3" x 19'8"	174 sq. ft	Yes
12	WC	6'1" x 7'0"	37 sq. ft	Yes
13	Dining Area	14'7" x 13'4"	169 sq. ft	Yes

Home report

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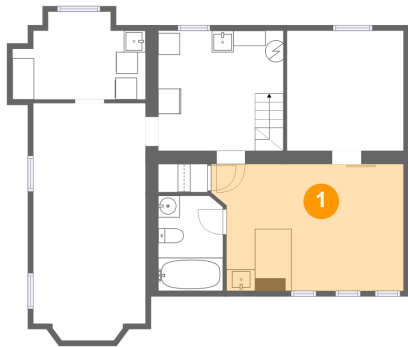
Room dimensions

Floor 3 Total:431sqft Excluded: 79sqft

#		Max Dimensions	sqft	Included
14	Bath	9'0" x 6'1"	55 sq. ft	Yes
15	Hall	2'2" x 6'3"	49 sq. ft	Yes
16	Primary Bedroom	14'8" x 11'8"	139 sq. ft	Yes
17	Bedroom	11'9" x 11'1"	117 sq. ft	Yes

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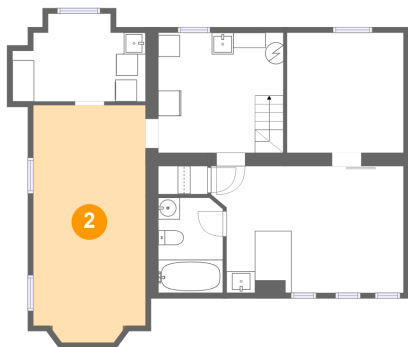
1 Floor 1 - Recreation Room



Max Dimensions: 17'8" x 11'8"
Calculated Area: 194 sq. ft
Included: Yes

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

2 Floor 1 - Recreation Room



Max Dimensions: 10'4" x 21'10"
Calculated Area: 218 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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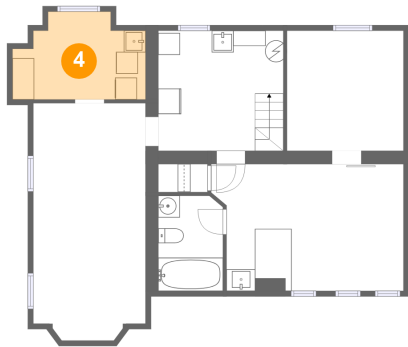
3 Floor 1 - Bath



Max Dimensions: 5'11" x 8'9"
Calculated Area: 51 sq. ft
Included: Yes

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

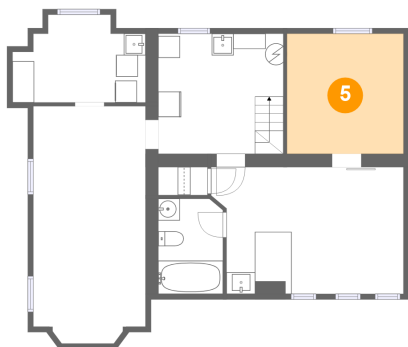
4 Floor 1 - Laundry



Max Dimensions: 12'2" x 8'0"
Calculated Area: 84 sq. ft
Included: Yes

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

5 Floor 1 - Room

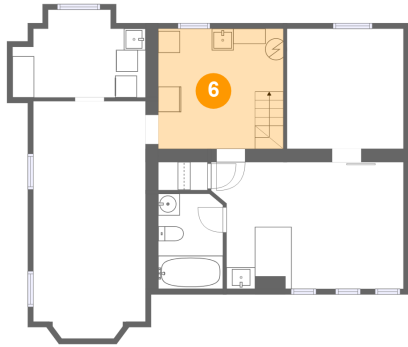


Max Dimensions: 10'9" x 11'0"
Calculated Area: 118 sq. ft
Included: Yes

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

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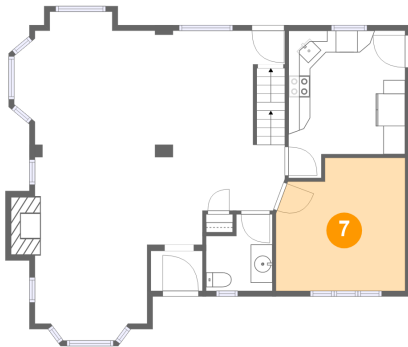
6 Floor 1 - Utility



Max Dimensions: 11'6" x 11'0"
Calculated Area: 127 sq. ft
Included: Yes

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

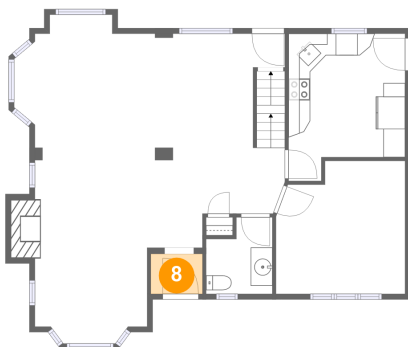
7 Floor 2 - Bedroom



Max Dimensions: 11'11" x 12'3"
Calculated Area: 134 sq. ft
Included: Yes

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

8 Floor 2 - Foyer

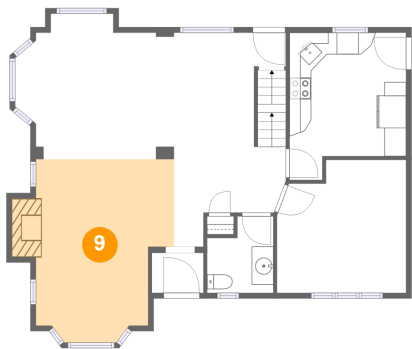


Max Dimensions: 4'9" x 3'8"
Calculated Area: 18 sq. ft
Included: Yes

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

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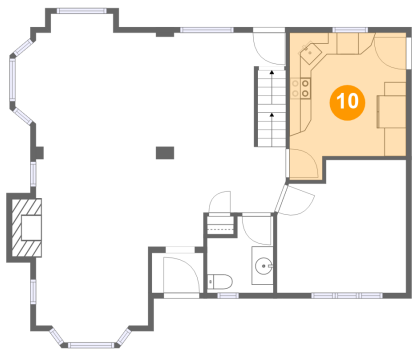
9 Floor 2 - Living Room



Max Dimensions: 12'8" x 16'10"
Calculated Area: 198 sq. ft
Included: Yes

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

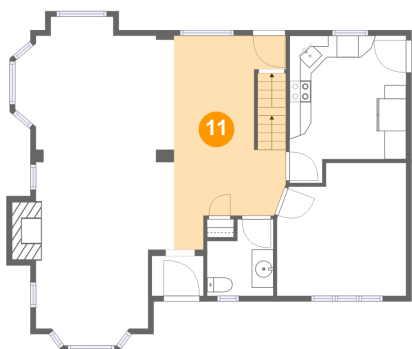
10 Floor 2 - Kitchen



Max Dimensions: 10'9" x 13'6"
Calculated Area: 128 sq. ft
Included: Yes

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

11 Floor 2 - Hall

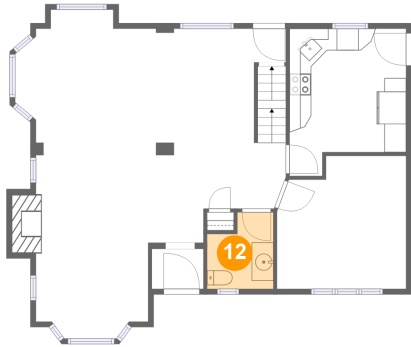


Max Dimensions: 10'3" x 19'8"
Calculated Area: 174 sq. ft
Included: Yes

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

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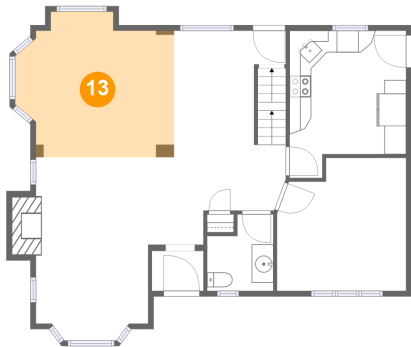
12 Floor 2 - WC



Max Dimensions: 6'1" x 7'0"
Calculated Area: 37 sq. ft
Included: Yes

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

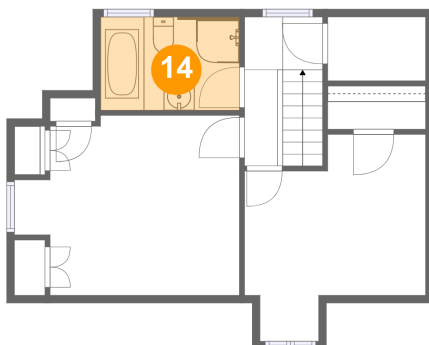
13 Floor 2 - Dining Area



Max Dimensions: 14'7" x 13'4"
Calculated Area: 169 sq. ft
Included: Yes

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

14 Floor 3 - Bath



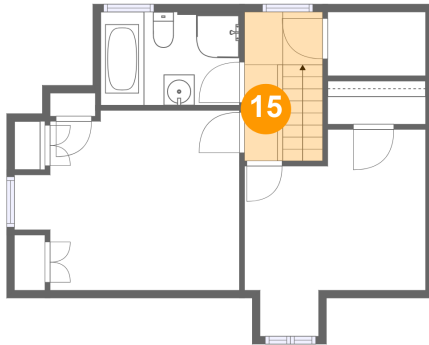
Max Dimensions: 9'0" x 6'1"
Calculated Area: 55 sq. ft
Included: Yes

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

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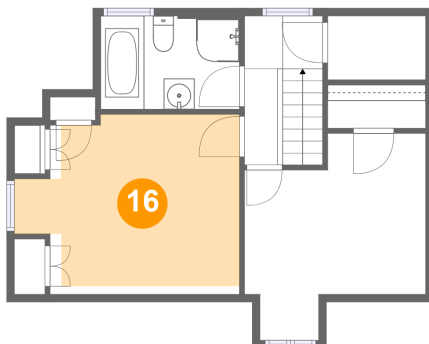
15 Floor 3 - Hall



Max Dimensions: 2'2" x 6'3"
Calculated Area: 49 sq. ft
Included: Yes

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

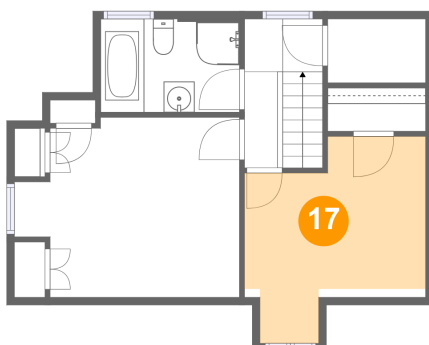
16 Floor 3 - Primary Bedroom



Max Dimensions: 14'8" x 11'8"
Calculated Area: 139 sq. ft
Included: Yes

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

17 Floor 3 - Bedroom



Max Dimensions: 11'9" x 11'1"
Calculated Area: 117 sq. ft
Included: Yes

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