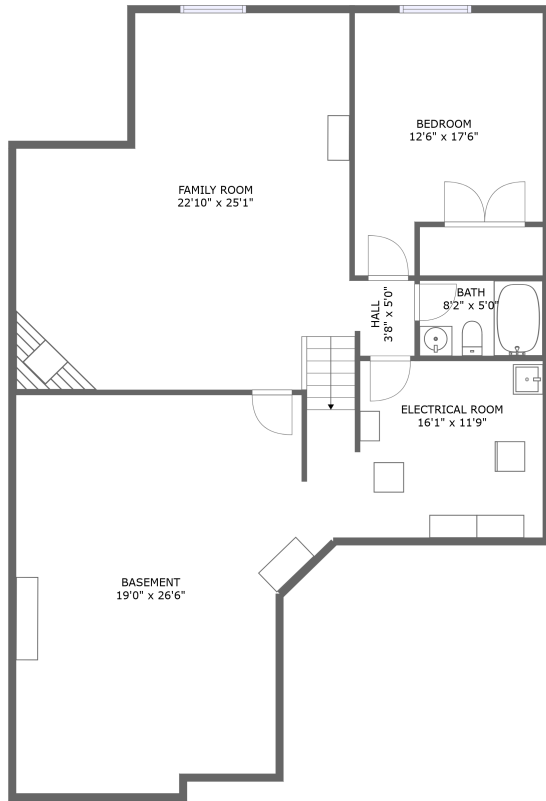
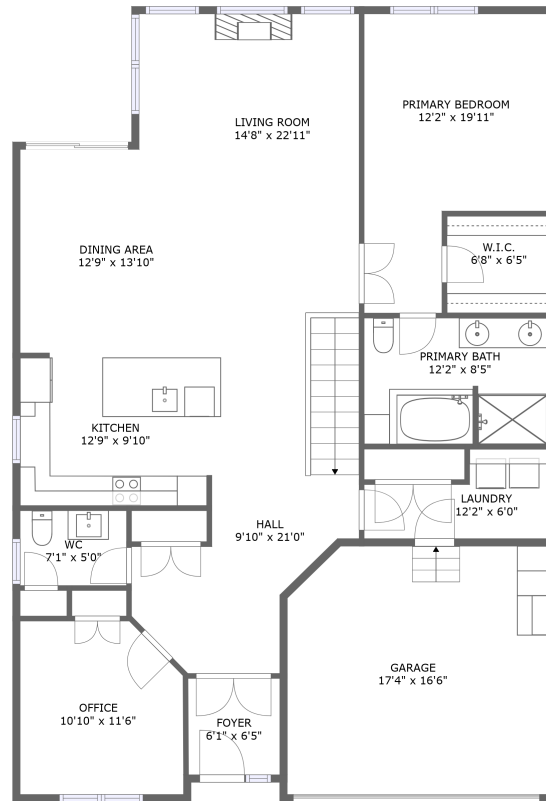


285 Chinian Street, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans, Ontario,




FLOOR 1



FLOOR 2

Property summary


 **1** Garages

 **2** Bedrooms

 **2** Bathrooms

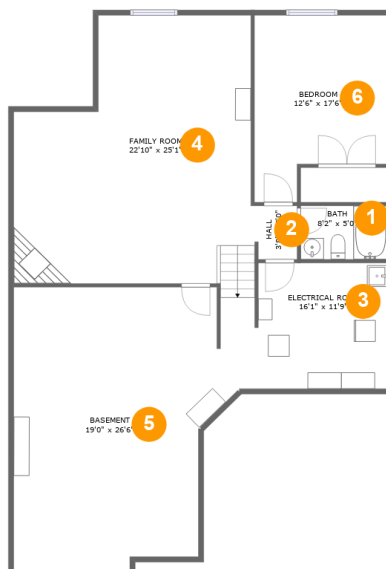
 **1** Half baths

 **2** Floors

 **2,374** Gross living area sqft

 **3,366** Total sqft

285 Chinian Street, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans, Ontario,



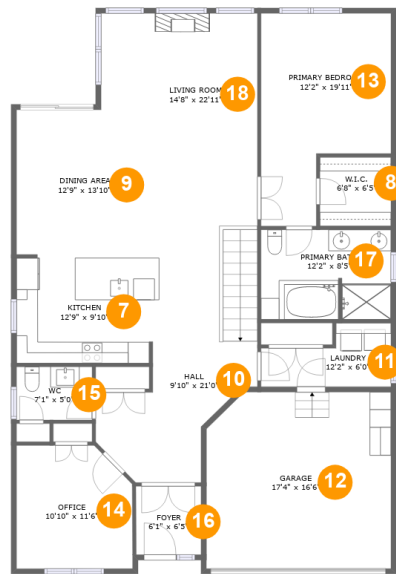
Room dimensions

Floor 1

Total sqft: 1534 Living area: 839

#		Dimensions	sqft	Counted as living area
1	Bath	8'2" x 5'0"	41 sq. ft	Yes
2	Hall	3'8" x 5'0"	18 sq. ft	Yes
3	Electrical Room	16'1" x 11'9"	176 sq. ft	No
4	Family Room	22'10" x 25'1"	494 sq. ft	Yes
5	Basement	19'0" x 26'6"	472 sq. ft	No
6	Bedroom	12'6" x 17'6"	189 sq. ft	Yes

285 Chinian Street, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans, Ontario,



Room dimensions

Floor 2

Total sqft: 1832 Living area: 1535

#		Dimensions	sqft	Counted as living area
7	Kitchen	12'9" x 9'10"	125 sq. ft	Yes
8	W.I.C.	6'8" x 6'5"	43 sq. ft	Yes
9	Dining Area	12'9" x 13'10"	176 sq. ft	Yes
10	Hall	9'10" x 21'0"	204 sq. ft	Yes
11	Laundry	12'2" x 6'0"	56 sq. ft	Yes
12	Garage	17'4" x 16'6"	280 sq. ft	No
13	Primary Bedroom	12'2" x 19'11"	195 sq. ft	Yes
14	Office	10'10" x 11'6"	119 sq. ft	Yes
15	WC	7'1" x 5'0"	35 sq. ft	Yes
16	Foyer	6'1" x 6'5"	39 sq. ft	Yes
17	Primary Bath	12'2" x 8'5"	101 sq. ft	Yes

Scan captured on Wed, 29 Jan 2025 15:40:44 GMT

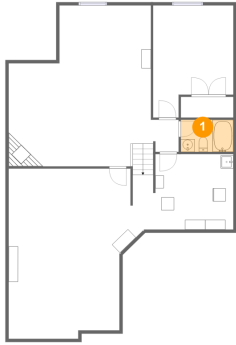
Information is calculated by Cubicasa technology deemed highly reliable but not guaranteed.

285 Chinian Street, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans, Ontario,

#		Dimensions	sqft	Counted as living area
18	Living Room	14'8" x 22'11"	268 sq. ft	Yes

285 Chinian Street, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans, Ontario,

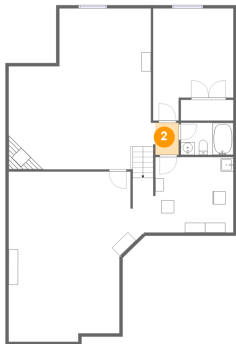
1 Floor 1 - Bath



Dimensions: 8'2" x 5'0"
Area: 41 sq. ft
Counted as living area: Yes

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

2 Floor 1 - Hall

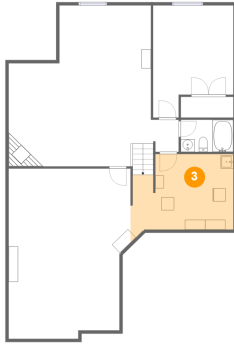


Dimensions: 3'8" x 5'0"
Area: 18 sq. ft
Counted as living area: Yes

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

285 Chinian Street, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans, Ontario,

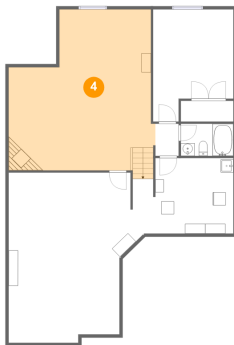
3 Floor 1 - Electrical Room



Dimensions: 16'1" x 11'9"
Area: 176 sq. ft
Counted as living area: No

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

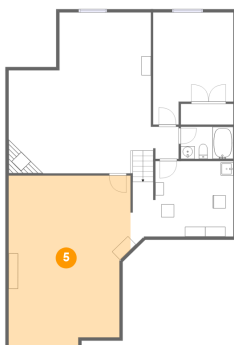
4 Floor 1 - Family Room



Dimensions: 22'10" x 25'1"
Area: 494 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 - Basement

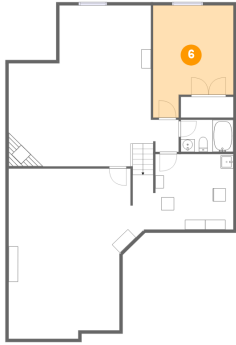


Dimensions: 19'0" x 26'6"
Area: 472 sq. ft
Counted as living area: No

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

285 Chinian Street, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans, Ontario,

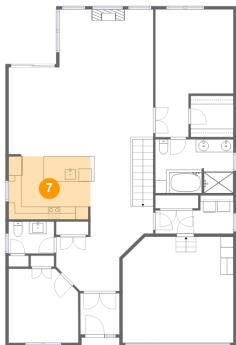
6 Floor 1 - Bedroom



Dimensions: 12'6" x 17'6"
Area: 189 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 2 - Kitchen



Dimensions: 12'9" x 9'10"
Area: 125 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 - W.I.C.



Dimensions: 6'8" x 6'5"
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

285 Chinian Street, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans, Ontario,

9 Floor 2 - Dining Area



Dimensions: 12'9" x 13'10"
Area: 176 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 - Hall



Dimensions: 9'10" x 21'0"
Area: 204 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 - Laundry

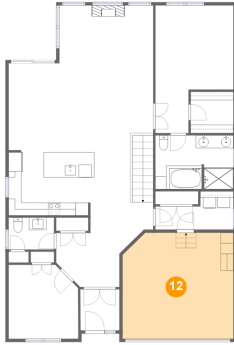


Dimensions: 12'2" x 6'0"
Area: 56 sq. ft
Counted as living area: Yes

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

285 Chinian Street, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans, Ontario,

12 Floor 2 - Garage



Dimensions: 17'4" x 16'6"
Area: 280 sq. ft
Counted as living area: No

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

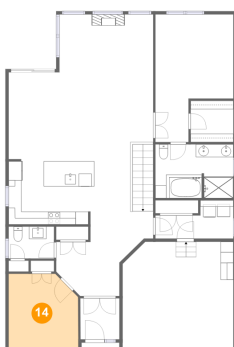
13 Floor 2 - Primary Bedroom



Dimensions: 12'2" x 19'11"
Area: 195 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 - Office

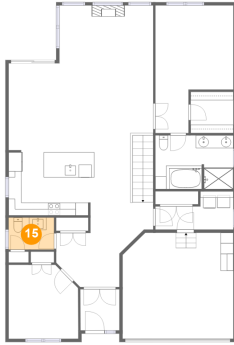


Dimensions: 10'10" x 11'6"
Area: 119 sq. ft
Counted as living area: Yes

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

285 Chinian Street, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans, Ontario,

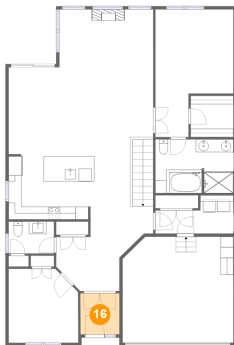
15 Floor 2 - WC



Dimensions: 7'1" x 5'0"
Area: 35 sq. ft
Counted as living area: Yes

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

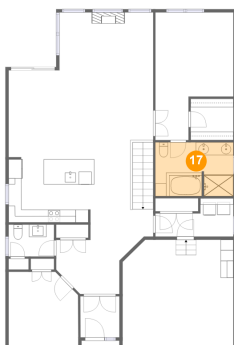
16 Floor 2 - Foyer



Dimensions: 6'1" x 6'5"
Area: 39 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 - Primary Bath

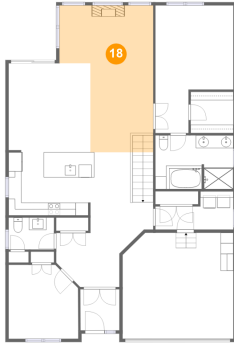


Dimensions: 12'2" x 8'5"
Area: 101 sq. ft
Counted as living area: Yes

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

285 Chinian Street, Orléans Avalon - Notting Gate - Fallingbrook - Gardenway South, Orléans, Ontario,

18 Floor 2 - Living Room



Dimensions: 14'8" x 22'11"
Area: 268 sq. ft
Counted as living area: Yes

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