

Total Area: 2962 sq. ft

Below Ground: 641 sq. ft, Floor 2: 1243 sq. ft, Floor 3: 1078 sq. ft

Excluded: Basement 553 sq. ft, Fireplace 13 sq. ft, Opentobelow 56 sq. ft

#### **Property summary**





#### **Room dimensions**

#### Floor 1 Below ground

#		Max Dimensions	sqft	Included
1	Basement	37'4" x 18'11"	517 sq. ft	No
2	Recreation Room	23'8" x 18'11"	406 sq. ft	Yes
3	Bedroom	13'4" x 13'3"	153 sq. ft	Yes

Total:641sqft Excluded: 553sqft



#### **Room dimensions**

Floor 2 Total:1243sqft Excluded: 13sqft

#		Max Dimensions	sqft	Included
4	Breakfast Nook	10'0" x 13'3"	132 sq. ft	Yes
5	Living Room	11'9" x 13'3"	156 sq. ft	Yes
6	Kitchen	10'1" x 13'3"	134 sq. ft	Yes
7	Family Room	18'2" x 13'3"	251 sq. ft	Yes
8	wc	9'2" x 4'11"	36 sq. ft	Yes
9	Foyer	16'4" x 14'9"	195 sq. ft	Yes
10	Dining Room	12'10" x 11'3"	145 sq. ft	Yes
11	Laundry	10'3" x 8'6"	86 sq. ft	Yes



#### **Room dimensions**

Floor 3 Total:1078sqft Excluded: 56sqft

#		Max Dimensions	sqft	Included
12	Bath	8'7" x 5'3"	45 sq. ft	Yes
13	Bedroom	11'11" x 9'10"	118 sq. ft	Yes
14	Bedroom	11'8" x 13'1"	133 sq. ft	Yes
15	Bedroom	10'6" x 9'11"	103 sq. ft	Yes
16	Bath	10'11" x 7'3"	79 sq. ft	Yes
17	Open To Below	6'4" x 9'8"	53 sq. ft	No
18	Hall	16'5" x 6'8"	120 sq. ft	Yes
19	W.I.C.	8'7" x 9'8"	67 sq. ft	Yes
20	Primary Bedroom	13'0" x 19'2"	247 sq. ft	Yes

## • Floor 1 - Basement



**Max Dimensions:** 37'4" x 18'11"

Calculated Area: 517 sq. ft

Included: No

Heated: Yes Finished: No Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

### <sup>2</sup> Floor 1 - Recreation Room



Max Dimensions: 23'8" x

18'11"

Calculated Area: 406 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

## 3 Floor 1 - Bedroom



Max Dimensions: 13'4" x

13'3"

Calculated Area: 153 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

#### Floor 2 - Breakfast Nook



Max Dimensions: 10'0" x

13'3"

Calculated Area: 132 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: 11'9" x

13'3"

Calculated Area: 156 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

## 6 Floor 2 - Kitchen



Max Dimensions: 10'1" x 13'3"

Calculated Area: 134 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

# Floor 2 - Family Room



Max Dimensions: 18'2" x

13'3"

Calculated Area: 251 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

### Floor 2 - WC



Max Dimensions: 9'2" x

4'11"

Calculated Area: 36 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

# Floor 2 - Foyer



Max Dimensions: 16'4" x 14'9"

Calculated Area: 195 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

# Floor 2 - Dining Room



Max Dimensions: 12'10" x

11'3"

Calculated Area: 145 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

# Floor 2 - Laundry



Max Dimensions: 10'3" x

8'6"

Calculated Area: 86 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

## Ploor 3 - Bath



Max Dimensions: 8'7" x 5'3" Calculated Area: 45 sq. ft

Included: Yes

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

#### <sup>1</sup> Floor 3 - Bedroom



Max Dimensions: 11'11" x

9'10"

Calculated Area: 118 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

#### 4 Floor 3 - Bedroom



Max Dimensions: 11'8" x

13'1"

Calculated Area: 133 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

### 6 Floor 3 - Bedroom



Max Dimensions: 10'6" x

9'11"

Calculated Area: 103 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

#### 6 Floor 3 - Bath



Max Dimensions: 10'11" x

7'3"

Calculated Area: 79 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: Yes Addition: No Conversion: No

# Floor 3 - Open To Below



Max Dimensions: 6'4" x 9'8" Calculated Area: 53 sq. ft

Included: No

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

## Floor 3 - Hall



Max Dimensions: 16'5" x

6'8"

Calculated Area: 120 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

### Floor 3 - W.I.C.



Max Dimensions: 8'7" x 9'8" Calculated Area: 67 sq. ft

Included: Yes

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

# Floor 3 - Primary Bedroom



Max Dimensions: 13'0" x

19'2"

Calculated Area: 247 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes