

Total Area: 1403 sq. ft

Below Ground: 239 sq. ft, Below Ground: 111 sq. ft, Floor 3: 365 sq. ft, Floor 4: 324 sq. ft,

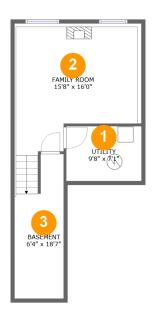
Floor 5: 364 sq. ft

Excluded: Utility 70 sq. ft, Basement 119 sq. ft, Walls: 146 sq. ft

Property summary



171 Ferrara Drive, Smiths Falls, Lanark County, Ontario, Canada, K7A 0A2



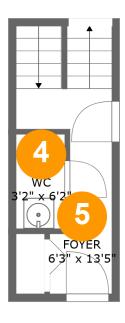
Room dimensions

Floor 1 Below ground

#		Max Dimensions	sqft	Included
1	Utility	9'8" x 7'1"	68 sq. ft	No
2	Family Room	15'8" x 16'0"	233 sq. ft	Yes
3	Basement	6'4" x 18'7"	117 sq. ft	No

Total:239sqft Excluded: 189sqft

171 Ferrara Drive, Smiths Falls, Lanark County, Ontario, Canada, K7A 0A2



Room dimensions

Floor 2 Below ground

#		Max Dimensions	sqft	Included
4	wc	3'2" x 6'2"	20 sq. ft	Yes
5	Foyer	6'3" x 13'5"	76 sq. ft	Yes

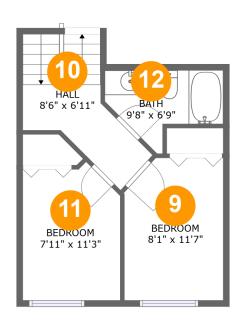
Total:111sqft **Excluded**: 0sqft



Room dimensions

Floor 3 Total:365sqft Excluded: 0sqft

#		Max Dimensions	sqft	Included
6	Dining Area	6'4" x 14'10"	93 sq. ft	Yes
7	Kitchen	10'0" x 9'5"	93 sq. ft	Yes
8	Living Room	16'4" x 10'10"	177 sq. ft	Yes

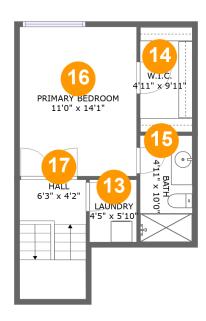


Room dimensions

Floor 4 Total:324sqft Excluded: 0sqft

#		Max Dimensions	sqft	Included
9	Bedroom	8'1" x 11'7"	90 sq. ft	Yes
10	Hall	8'6" x 6'11"	71 sq. ft	Yes
11	Bedroom	7'11" x 11'3"	82 sq. ft	Yes
12	Bath	9'8" x 6'9"	44 sq. ft	Yes

171 Ferrara Drive, Smiths Falls, Lanark County, Ontario, Canada, K7A 0A2

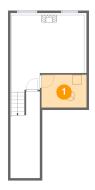


Room dimensions

Floor 5 Total:364sqft Excluded: 0sqft

#		Max Dimensions	sqft	Included
13	Laundry	4'5" x 5'10"	26 sq. ft	Yes
14	W.I.C.	4'11" x 9'11"	49 sq. ft	Yes
15	Bath	4'11" x 10'0"	49 sq. ft	Yes
16	Primary Bedroom	11'0" x 14'1"	155 sq. ft	Yes
17	Hall	6'3" x 4'2"	70 sq. ft	Yes

• Floor 1 - Utility

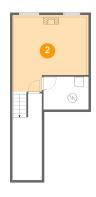


Max Dimensions: 9'8" x 7'1"
Calculated Area: 68 sq. ft

Included: No

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

2 Floor 1 - Family Room



Max Dimensions: 15'8" x

16'0"

Calculated Area: 233 sq. ft

Included: No

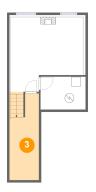
Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

No

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

No

Floor 1 - Basement



Max Dimensions: 6'4" x

18'7"

Calculated Area: 117 sq. ft

Included: No

Heated: Yes Finished: No Enclosed: Yes Contiguous:

Yes

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

Floor 2 - WC

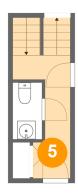


Max Dimensions: 3'2" x 6'2" Calculated Area: 20 sq. ft

Included: Yes

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

5 Floor 2 - Foyer



Max Dimensions: 6'3" x

13'5"

Calculated Area: 76 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

6 Floor 3 - Dining Area



Max Dimensions: 6'4" x

14'10"

Calculated Area: 93 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

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

Floor 3 - Kitchen



Max Dimensions: 10'0" x

9'5

Calculated Area: 93 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

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

Floor 3 - Living Room



Max Dimensions: 16'4" x

10'10"

Calculated Area: 177 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

171 Ferrara Drive, Smiths Falls, Lanark County, Ontario, Canada, K7A 0A2

9 Floor 4 - Bedroom



Max Dimensions: 8'1" x 11'7"

11/

Calculated Area: 90 sq. ft

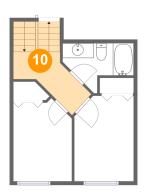
Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

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

Floor 4 - Hall



Max Dimensions: 8'6" x

6'11"

Calculated Area: 71 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

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

Floor 4 - Bedroom



Max Dimensions: 7'11" x

11'3"

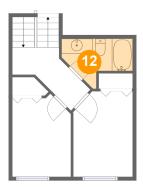
Calculated Area: 82 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Ploor 4 - Bath



Max Dimensions: 9'8" x 6'9" Calculated Area: 44 sq. ft

Included: Yes

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

Floor 5 - Laundry



Max Dimensions: 4'5" x

5'10"

Calculated Area: 26 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

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

Floor 5 - W.I.C.



Max Dimensions: 4'11" x

9'11"

Calculated Area: 49 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

¹⁵ Floor 5 - Bath



Max Dimensions: 4'11" x 10'0"

Calculated Area: 49 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

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

Floor 5 - Primary Bedroom



Max Dimensions: 11'0" x

14'1"

Calculated Area: 155 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

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

Floor 5 - Hall



Max Dimensions: 6'3" x 4'2" Calculated Area: 70 sq. ft

Included: Yes

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