

## Home data report

# 961 Kingsmere Avenue, Carlingwood West - Glabar Park - McKellar Heights, Glabar Park, Ottawa, Ontario, Canada, K2A



**Total Area: 2414 sq. ft**

Basement 1: 442 sq. ft, 1st Floor: 1324 sq. ft, 2nd Floor: 648 sq. ft

Excluded: Utility 146 sq. ft, Storage 83 sq. ft, Garage 279 sq. ft, Embedded window 20 sq. ft, Walls: 247 sq. ft

## Property summary



Home data report

**961 Kingsmere Avenue, Carlingwood West - Glabar Park -  
McKellar Heights, Glabar Park, Ottawa, Ontario, Canada, K2A**



**1**  
Half baths



**1**  
Garages

## Home data report

# 961 Kingsmere Avenue, Carlingwood West - Glabar Park - McKellar Heights, Glabar Park, Ottawa, Ontario, Canada, K2A



## Room dimensions

Floor 1 Below grade

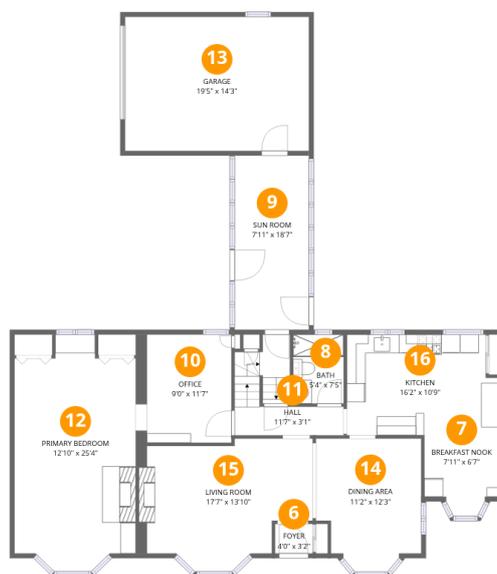
Total:442sqft

Excluded: 229sqft

| # |                 | Dimensions     | sqft       | Counted as living area |
|---|-----------------|----------------|------------|------------------------|
| 1 | Bedroom         | 9'2" x 11'1"   | 101 sq. ft | Yes                    |
| 2 | Bath            | 5'11" x 4'0"   | 24 sq. ft  | Yes                    |
| 3 | Storage         | 18'2" x 7'5"   | 134 sq. ft | No                     |
| 4 | Recreation Room | 18'9" x 18'6"  | 348 sq. ft | Yes                    |
| 5 | Utility         | 11'8" x 13'11" | 162 sq. ft | No                     |

## Home data report

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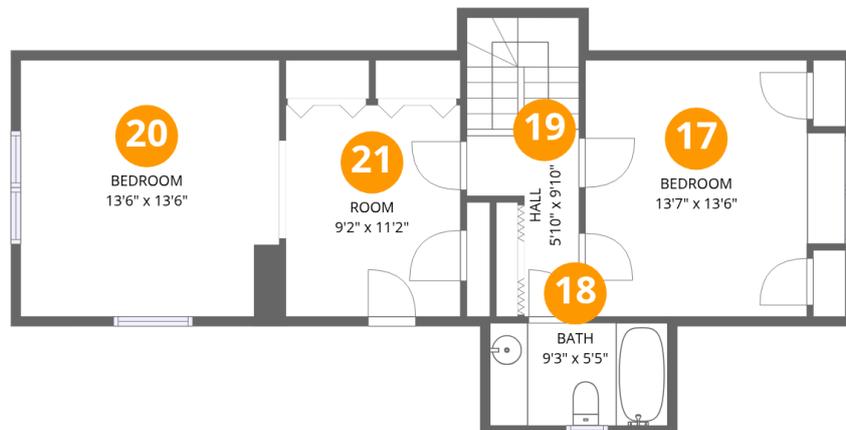
## Room dimensions

Floor 2

Total:1324sqft Excluded: 299sqft

| #  |                 | Dimensions     | sqft       | Counted as living area |
|----|-----------------|----------------|------------|------------------------|
| 6  | Foyer           | 4'0" x 3'2"    | 13 sq. ft  | Yes                    |
| 7  | Breakfast Nook  | 7'11" x 6'7"   | 52 sq. ft  | Yes                    |
| 8  | Bath            | 5'4" x 7'5"    | 40 sq. ft  | Yes                    |
| 9  | Sun Room        | 7'11" x 18'7"  | 147 sq. ft | Yes                    |
| 10 | Office          | 9'0" x 11'7"   | 104 sq. ft | Yes                    |
| 11 | Hall            | 11'7" x 3'1"   | 35 sq. ft  | Yes                    |
| 12 | Primary Bedroom | 12'10" x 25'4" | 324 sq. ft | Yes                    |
| 13 | Garage          | 19'5" x 14'3"  | 278 sq. ft | No                     |
| 14 | Dining Area     | 11'2" x 12'3"  | 137 sq. ft | Yes                    |
| 15 | Living Room     | 17'7" x 13'10" | 244 sq. ft | Yes                    |
| 16 | Kitchen         | 16'2" x 10'9"  | 174 sq. ft | Yes                    |

**961 Kingsmere Avenue, Carlingwood West - Glabar Park - McKellar Heights, Glabar Park, Ottawa, Ontario, Canada, K2A**



**Room dimensions**

Floor 3

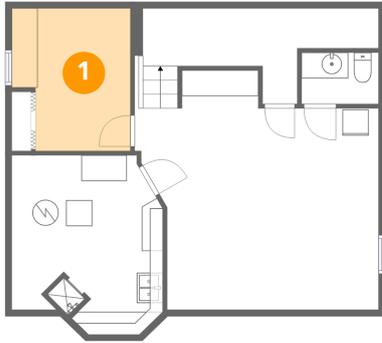
Total:648sqft Excluded: 0sqft

| #  |         | Dimensions    | sqft       | Counted as living area |
|----|---------|---------------|------------|------------------------|
| 17 | Bedroom | 13'7" x 13'6" | 183 sq. ft | Yes                    |
| 18 | Bath    | 9'3" x 5'5"   | 50 sq. ft  | Yes                    |
| 19 | Hall    | 5'10" x 9'10" | 58 sq. ft  | Yes                    |
| 20 | Bedroom | 13'6" x 13'6" | 183 sq. ft | Yes                    |
| 21 | Room    | 9'2" x 11'2"  | 102 sq. ft | Yes                    |

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**1** Floor 1 - Bedroom

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Dimensions: 9'2" x 11'1"  
Area: 101 sq. ft  
Counted as living area: Yes

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

**2** Floor 1 - Bath

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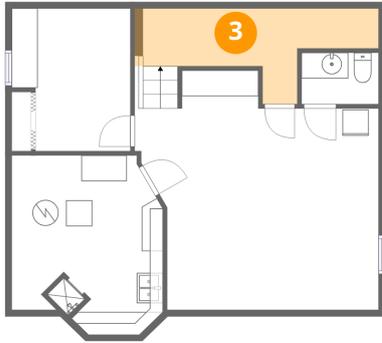


Dimensions: 5'11" x 4'0"  
Area: 24 sq. ft  
Counted as living area: Yes

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

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**3** Floor 1 - Storage



Dimensions: 18'2" x 7'5"  
Area: 134 sq. ft  
Counted as living area: No

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

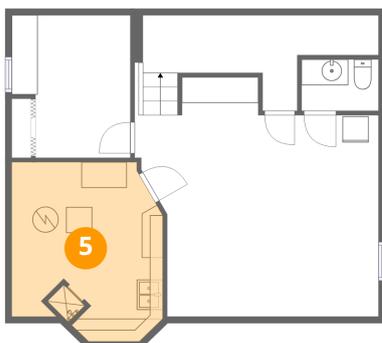
**4** Floor 1 - Recreation Room



Dimensions: 18'9" x 18'6"  
Area: 348 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 - Utility



Dimensions: 11'8" x 13'11"  
Area: 162 sq. ft  
Counted as living area: No

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

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**6** Floor 2 - Foyer



Dimensions: 4'0" x 3'2"  
Area: 13 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 - Breakfast Nook



Dimensions: 7'11" x 6'7"  
Area: 52 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 - Bath



Dimensions: 5'4" x 7'5"  
Area: 40 sq. ft  
Counted as living area: Yes

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

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9 Floor 2 - Sun Room



Dimensions: 7'11" x 18'7"  
Area: 147 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 - Office



Dimensions: 9'0" x 11'7"  
Area: 104 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 - Hall



Dimensions: 11'7" x 3'1"  
Area: 35 sq. ft  
Counted as living area: 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 - Primary Bedroom



Dimensions: 12'10" x 25'4"  
Area: 324 sq. ft  
Counted as living area: Yes

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

**13** Floor 2 - Garage



Dimensions: 19'5" x 14'3"  
Area: 278 sq. ft  
Counted as living area: No

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

**14** Floor 2 - Dining Area



Dimensions: 11'2" x 12'3"  
Area: 137 sq. ft  
Counted as living area: Yes

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

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**15** Floor 2 - Living Room



Dimensions: 17'7" x 13'10"  
Area: 244 sq. ft  
Counted as living area: Yes

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

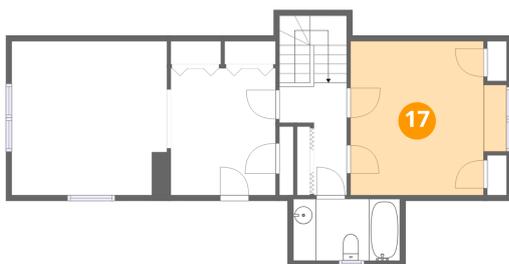
**16** Floor 2 - Kitchen



Dimensions: 16'2" x 10'9"  
Area: 174 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 3 - Bedroom

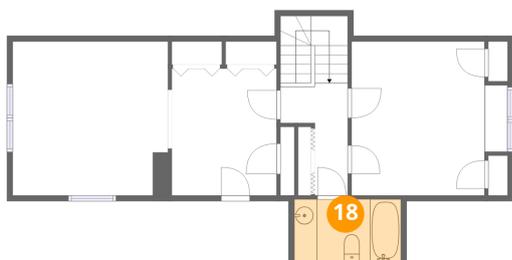


Dimensions: 13'7" x 13'6"  
Area: 183 sq. ft  
Counted as living area: Yes

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

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**18** Floor 3 - Bath



Dimensions: 9'3" x 5'5"  
Area: 50 sq. ft  
Counted as living area: Yes

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

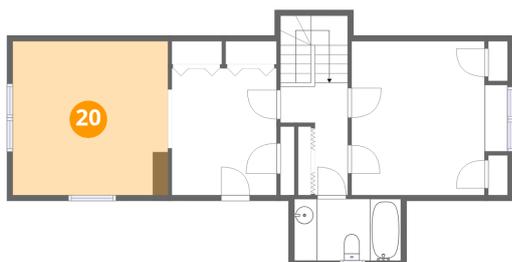
**19** Floor 3 - Hall



Dimensions: 5'10" x 9'10"  
Area: 58 sq. ft  
Counted as living area: Yes

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

**20** Floor 3 - Bedroom



Dimensions: 13'6" x 13'6"  
Area: 183 sq. ft  
Counted as living area: Yes

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

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**21 Floor 3 - Room**



Dimensions: 9'2" x 11'2"  
Area: 102 sq. ft  
Counted as living area: Yes

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