

## Home data report

77 Joicey Blvd, North York, ON, CA



**Total Area: 3490 sq. ft**

Basement: 990 sq. ft, 1st Floor: 1259 sq. ft, 2nd Floor: 1241 sq. ft

Excluded: Utility 222 sq. ft, Garage 178 sq. ft, Fireplace 6 sq. ft, Balcony 156 sq. ft, Walls: 281 sq. ft

## Property summary



Home data report

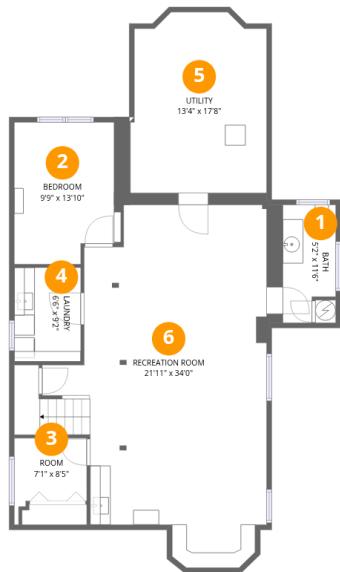
# 77 Joicey Blvd, North York, ON, CA

 2  
Half baths

 1  
Garages

Home data report

# 77 Joicey Blvd, North York, ON, CA



## Room dimensions

Floor 1 Below grade

Total: 990sqft      Excluded: 222sqft

#		Dimensions	sqft	Counted as living area
1	Bath	5'2" x 11'6"	59 sq. ft	Yes
2	Bedroom	9'9" x 13'10"	135 sq. ft	Yes
3	Room	7'1" x 8'5"	60 sq. ft	Yes
4	Laundry	6'6" x 9'2"	60 sq. ft	Yes
5	Utility	13'4" x 17'8"	235 sq. ft	No
6	Recreation Room	21'11" x 34'0"	745 sq. ft	Yes

Home data report

# 77 Joicey Blvd, North York, ON, CA



## Room dimensions

Floor 2

Total: 1259sqft      Excluded: 184sqft

#		Dimensions	sqft	Counted as living area
7	Family Room	13'11" x 17'9"	247 sq. ft	Yes
8	Office	6'2" x 12'9"	79 sq. ft	Yes
9	Foyer	10'3" x 12'4"	126 sq. ft	Yes
10	Kitchen	10'2" x 18'5"	188 sq. ft	Yes
11	Dining Area	14'5" x 15'1"	217 sq. ft	Yes
12	Living Room	14'6" x 21'5"	309 sq. ft	Yes
13	Bath	6'2" x 4'7"	28 sq. ft	Yes
14	Hall	3'8" x 8'3"	31 sq. ft	Yes
15	Garage	9'9" x 18'3"	178 sq. ft	No

## Home data report

# 77 Joicey Blvd, North York, ON, CA



## Room dimensions

Floor 3

Total: 1241sqft      Excluded: 156sqft

#		Dimensions	sqft	Counted as living area
16	Primary Bedroom	13'11" x 16'8"	232 sq. ft	Yes
17	Bedroom	10'6" x 8'5"	89 sq. ft	Yes
18	Bedroom	12'5" x 12'7"	156 sq. ft	Yes
19	Bath	8'8" x 7'3"	63 sq. ft	Yes
20	Primary Bath	8'8" x 12'7"	109 sq. ft	Yes
21	Balcony	10'7" x 7'2"	76 sq. ft	No
22	Hall	3'3" x 13'6"	44 sq. ft	Yes
23	Hall	10'1" x 10'1"	101 sq. ft	Yes
24	Bedroom	9'9" x 18'3"	178 sq. ft	Yes
25	Balcony	6'3" x 12'9"	80 sq. ft	No
26	Bedroom	11'7" x 11'4"	131 sq. ft	Yes

Scan captured on Tue, 27 Jan 2026 19:17:43 GMT

## 1 Floor 1 - Bath



Dimensions: 5'2" x 11'6"  
Area: 59 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 - Bedroom



Dimensions: 9'9" x 13'10"  
Area: 135 sq. ft  
Counted as living area: Yes

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

### 3 Floor 1 - Room



Dimensions: 7'1" x 8'5"  
Area: 60 sq. ft  
Counted as living area: Yes

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

### 4 Floor 1 - Laundry



Dimensions: 6'6" x 9'2"  
Area: 60 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: 13'4" x 17'8"  
Area: 235 sq. ft  
Counted as living area: No

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

## 6 Floor 1 - Recreation Room



Dimensions: 21'11" x 34'0"  
Area: 745 sq. ft  
Counted as living area: Yes

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

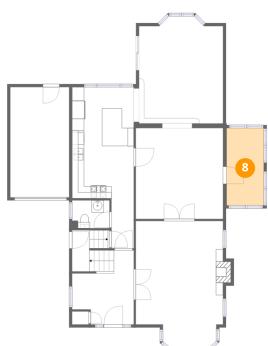
## 7 Floor 2 - Family Room



Dimensions: 13'11" x 17'9"  
Area: 247 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 - Office



Dimensions: 6'2" x 12'9"  
Area: 79 sq. ft  
Counted as living area: Yes

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

## 9 Floor 2 - Foyer



Dimensions: 10'3" x 12'4"  
Area: 126 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 - Kitchen



Dimensions: 10'2" x 18'5"  
Area: 188 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 - Dining Area



Dimensions: 14'5" x 15'1"  
Area: 217 sq. ft  
Counted as living area: Yes

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

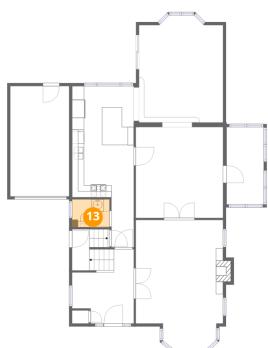
## 12 Floor 2 - Living Room



Dimensions: 14'6" x 21'5"  
Area: 309 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 - Bath



Dimensions: 6'2" x 4'7"  
Area: 28 sq. ft  
Counted as living area: Yes

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

## 14 Floor 2 - Hall



Dimensions: 3'8" x 8'3"  
Area: 31 sq. ft  
Counted as living area: Yes

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

## 15 Floor 2 - Garage



Dimensions: 9'9" x 18'3"  
Area: 178 sq. ft  
Counted as living area: No

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

## 16 Floor 3 - Primary Bedroom



Dimensions: 13'11" x 16'8"  
Area: 232 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: 10'6" x 8'5"  
Area: 89 sq. ft  
Counted as living area: Yes

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

## 18 Floor 3 - Bedroom



Dimensions: 12'5" x 12'7"  
Area: 156 sq. ft  
Counted as living area: Yes

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

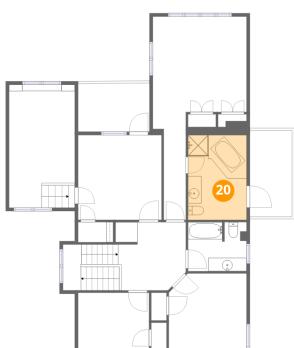
## 19 Floor 3 - Bath



Dimensions: 8'8" x 7'3"  
Area: 63 sq. ft  
Counted as living area: Yes

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

## 20 Floor 3 - Primary Bath



Dimensions: 8'8" x 12'7"  
Area: 109 sq. ft  
Counted as living area: Yes

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

## 21 Floor 3 - Balcony



Dimensions: 10'7" x 7'2"  
Area: 76 sq. ft  
Counted as living area: No

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

## 22 Floor 3 - Hall



Dimensions: 3'3" x 13'6"  
Area: 44 sq. ft  
Counted as living area: Yes

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

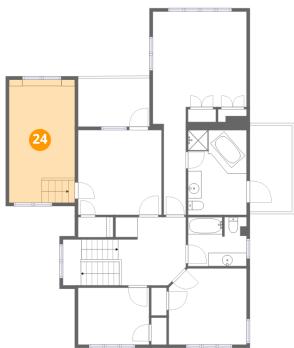
## 23 Floor 3 - Hall



Dimensions: 10'1" x 10'1"  
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

## 24 Floor 3 - Bedroom



Dimensions: 9'9" x 18'3"  
Area: 178 sq. ft  
Counted as living area: Yes

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

## 25 Floor 3 - Balcony



Dimensions: 6'3" x 12'9"  
Area: 80 sq. ft  
Counted as living area: No

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

## 26 Floor 3 - Bedroom



Dimensions: 11'7" x 11'4"  
Area: 131 sq. ft  
Counted as living area: Yes

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