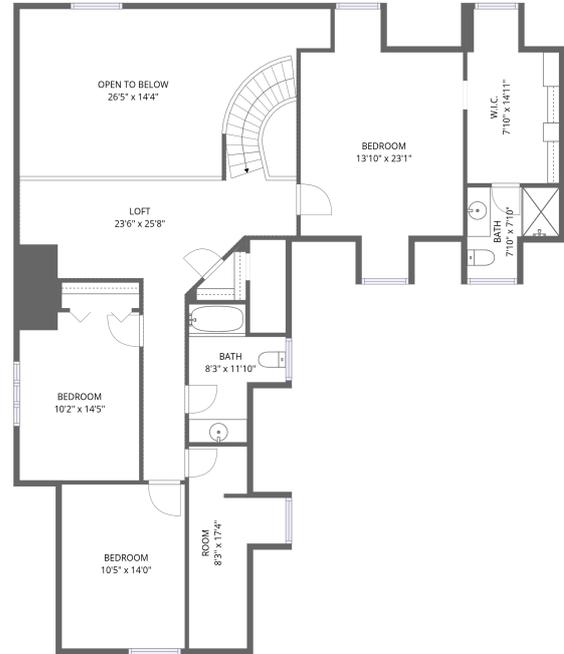
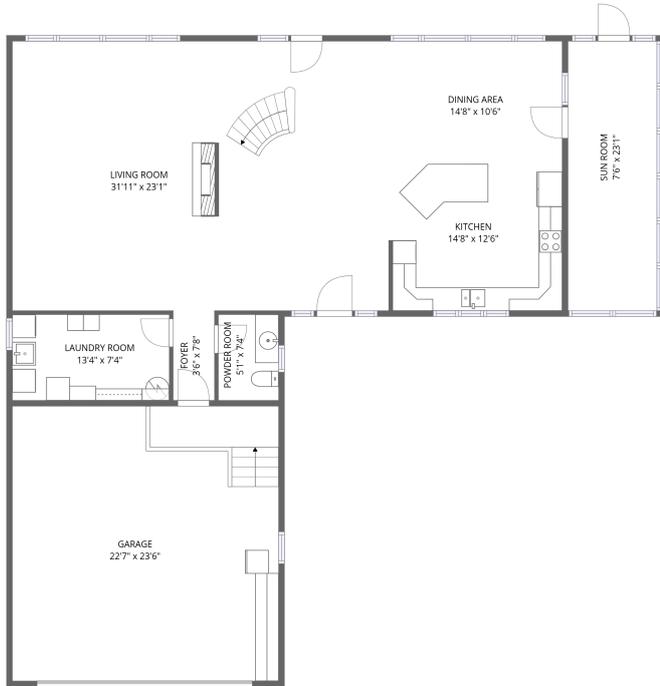


## Home data report

# 107 Stinsons Bay Rd, Kawartha Lakes, ON, CA



**Total Area: 2550 sq. ft**

1st Floor: 1326 sq. ft, 2nd Floor: 1224 sq. ft

Excluded: Laundry room 98 sq. ft, Garage 531 sq. ft, Low ceiling 40 sq. ft, Open to below 300 sq. ft, Walls: 249 sq. ft

## Property summary

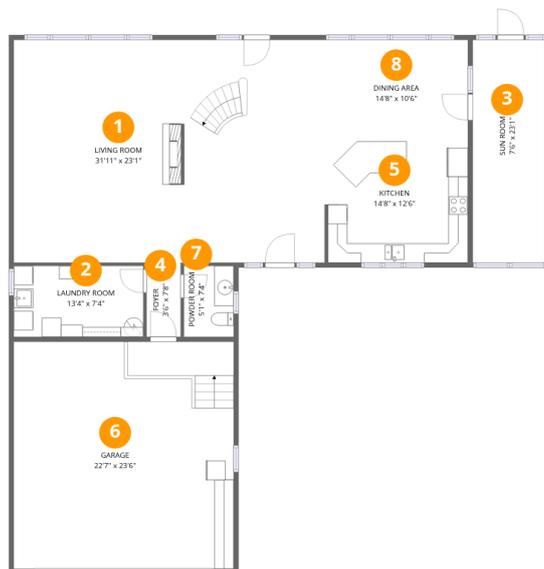


Home data report

# 107 Stinsons Bay Rd, Kawartha Lakes, ON, CA

 **1**  
Half baths

 **1**  
Garages



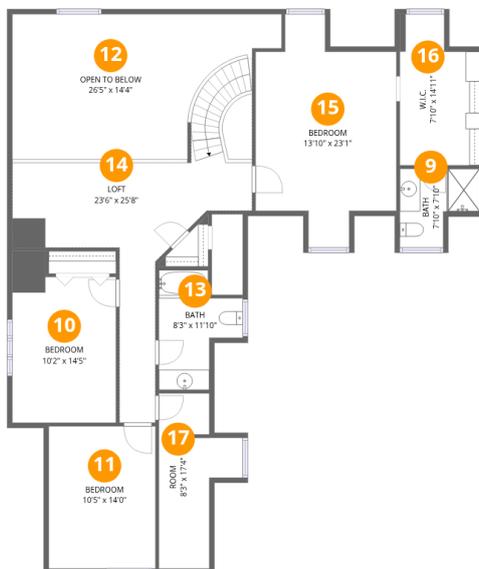
## Room dimensions

Floor 1

Total: 1326 sqft Excluded: 629 sqft

#		Dimensions	sqft	Counted as living area
1	Living Room	31'11" x 23'1"	736 sq. ft	Yes
2	Laundry Room	13'4" x 7'4"	98 sq. ft	No
3	Sun Room	7'6" x 23'1"	173 sq. ft	Yes
4	Foyer	3'6" x 7'8"	27 sq. ft	Yes
5	Kitchen	14'8" x 12'6"	184 sq. ft	Yes
6	Garage	22'7" x 23'6"	530 sq. ft	No
7	Powder Room	5'1" x 7'4"	38 sq. ft	Yes
8	Dining Area	14'8" x 10'6"	154 sq. ft	Yes

# 107 Stinsons Bay Rd, Kawartha Lakes, ON, CA



## Room dimensions

Floor 2

Total: 1224sqft

Excluded: 340sqft

#		Dimensions	sqft	Counted as living area
9	Bath	7'10" x 7'10"	61 sq. ft	Yes
10	Bedroom	10'2" x 14'5"	146 sq. ft	Yes
11	Bedroom	10'5" x 14'0"	146 sq. ft	Yes
12	Open To Below	26'5" x 14'4"	378 sq. ft	No
13	Bath	8'3" x 11'10"	97 sq. ft	Yes
14	Loft	23'6" x 25'8"	603 sq. ft	Yes
15	Bedroom	13'10" x 23'1"	318 sq. ft	Yes
16	W.I.C.	7'10" x 14'11"	117 sq. ft	Yes
17	Room	8'3" x 17'4"	142 sq. ft	Yes

## 1 Floor 1 - Living Room



Dimensions: 31'11" x 23'1"  
Area: 736 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 - Laundry Room



Dimensions: 13'4" x 7'4"  
Area: 98 sq. ft  
Counted as living area: No

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

### 3 Floor 1 - Sun Room



Dimensions: 7'6" x 23'1"  
Area: 173 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 - Foyer



Dimensions: 3'6" x 7'8"  
Area: 27 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 - Kitchen



Dimensions: 14'8" x 12'6"  
Area: 184 sq. ft  
Counted as living area: Yes

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

## 6 Floor 1 - Garage



Dimensions: 22'7" x 23'6"  
Area: 530 sq. ft  
Counted as living area: No

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

## 7 Floor 1 - Powder Room



Dimensions: 5'1" x 7'4"  
Area: 38 sq. ft  
Counted as living area: Yes

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

## 8 Floor 1 - Dining Area



Dimensions: 14'8" x 10'6"  
Area: 154 sq. ft  
Counted as living area: Yes

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

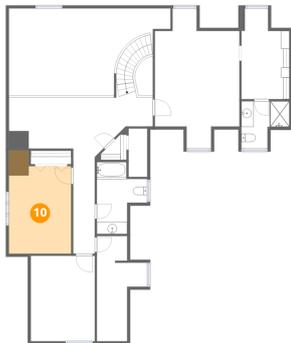
**9** Floor 2 - Bath



Dimensions: 7'10" x 7'10"  
Area: 61 sq. ft  
Counted as living area: Yes

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

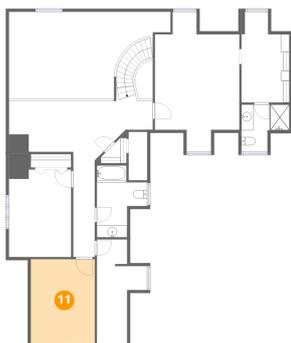
**10** Floor 2 - Bedroom



Dimensions: 10'2" x 14'5"  
Area: 146 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 - Bedroom



Dimensions: 10'5" x 14'0"  
Area: 146 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 - Open To Below



Dimensions: 26'5" x 14'4"  
Area: 378 sq. ft  
Counted as living area: No

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

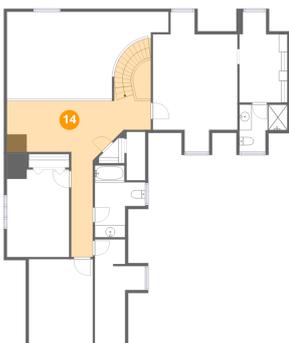
## 13 Floor 2 - Bath



Dimensions: 8'3" x 11'10"  
Area: 97 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 - Loft



Dimensions: 23'6" x 25'8"  
Area: 603 sq. ft  
Counted as living area: Yes

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

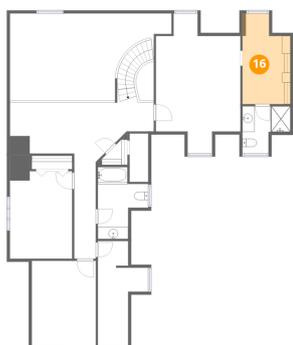
**15** Floor 2 - Bedroom



Dimensions: 13'10" x 23'1"  
Area: 318 sq. ft  
Counted as living area: Yes

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

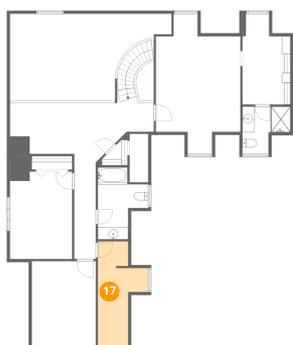
**16** Floor 2 - W.I.C.



Dimensions: 7'10" x 14'11"  
Area: 117 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 - Room



Dimensions: 8'3" x 17'4"  
Area: 142 sq. ft  
Counted as living area: Yes

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