



**Total Area: 1255 sq. ft**

Basement 1: 584 sq. ft, 1st Floor: 671 sq. ft

Excluded: Utility 70 sq. ft, Porch 49 sq. ft, Deck 179 sq. ft, Walls: 125 sq. ft

## Property summary





## Room dimensions

Floor 1 Below grade

Total: 584sqft Excluded: 70sqft

#		Dimensions	sqft	Counted as living area
1	Office	11'5" x 11'6"	131 sq. ft	Yes
2	Room	10'11" x 8'1"	88 sq. ft	Yes
3	Utility	8'4" x 15'7"	130 sq. ft	No
4	Hall	8'10" x 7'6"	66 sq. ft	Yes
5	Bath	7'8" x 5'3"	40 sq. ft	Yes
6	Bedroom	10'5" x 14'9"	154 sq. ft	Yes
7	Laundry	11'5" x 7'4"	83 sq. ft	Yes

# 318 Shelburne Pl, Shelburne, ON, CA



## Room dimensions

Floor 2

Total: 671 sqft

Excluded: 228 sqft

#		Dimensions	sqft	Counted as living area
8	Dining Area	10'7" x 15'7"	165 sq. ft	Yes
9	Bath	7'9" x 5'1"	40 sq. ft	Yes
10	Living Room	10'7" x 11'11"	126 sq. ft	Yes
11	Primary Bedroom	11'5" x 13'7"	155 sq. ft	Yes
12	Deck	14'1" x 13'3"	187 sq. ft	No
13	Foyer	6'2" x 3'8"	23 sq. ft	Yes
14	Porch	8'8" x 2'9"	24 sq. ft	No
15	Hall	4'4" x 4'1"	18 sq. ft	Yes
16	Kitchen	9'6" x 15'3"	145 sq. ft	Yes

## 1 Floor 1 - Office

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Dimensions: 11'5" x 11'6"  
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

## 2 Floor 1 - Room

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Dimensions: 10'11" x 8'1"  
Area: 88 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 - Utility



Dimensions: 8'4" x 15'7"  
Area: 130 sq. ft  
Counted as living area: No

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

### 4 Floor 1 - Hall



Dimensions: 8'10" x 7'6"  
Area: 66 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 - Bath



Dimensions: 7'8" x 5'3"  
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

## 6 Floor 1 - Bedroom



Dimensions: 10'5" x 14'9"  
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

## 7 Floor 1 - Laundry



Dimensions: 11'5" x 7'4"  
Area: 83 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 - Dining Area



Dimensions: 10'7" x 15'7"  
Area: 165 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: 7'9" x 5'1"  
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

## 10 Floor 2 - Living Room



Dimensions: 10'7" x 11'11"  
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

## 11 Floor 2 - Primary Bedroom



Dimensions: 11'5" x 13'7"  
Area: 155 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 - Deck



Dimensions: 14'1" x 13'3"  
Area: 187 sq. ft  
Counted as living area: No

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

## 13 Floor 2 - Foyer



Dimensions: 6'2" x 3'8"  
Area: 23 sq. ft  
Counted as living area: Yes

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

## 14 Floor 2 - Porch



Dimensions: 8'8" x 2'9"  
Area: 24 sq. ft  
Counted as living area: No

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

**15** Floor 2 - Hall

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Dimensions: 4'4" x 4'1"  
Area: 18 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

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Dimensions: 9'6" x 15'3"  
Area: 145 sq. ft  
Counted as living area: Yes

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