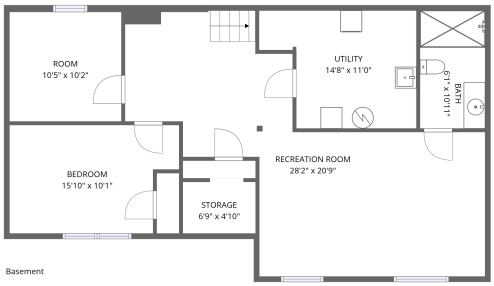
Home data report

38 Townsend Avenue, Bradford, Ontario L3Z 1Y1, Canada





Total Area: 2115 sq. ft

Basement: 1037 sq. ft, 1st Floor: 1078 sq. ft

Excluded: Storage 36 sq. ft, Garage 260 sq. ft, Porch 110 sq. ft, Covered patio 289 sq. ft, Patio 156 sq. ft

Property summary

2 FLOORS

4 Bedrooms

2 Bathrooms

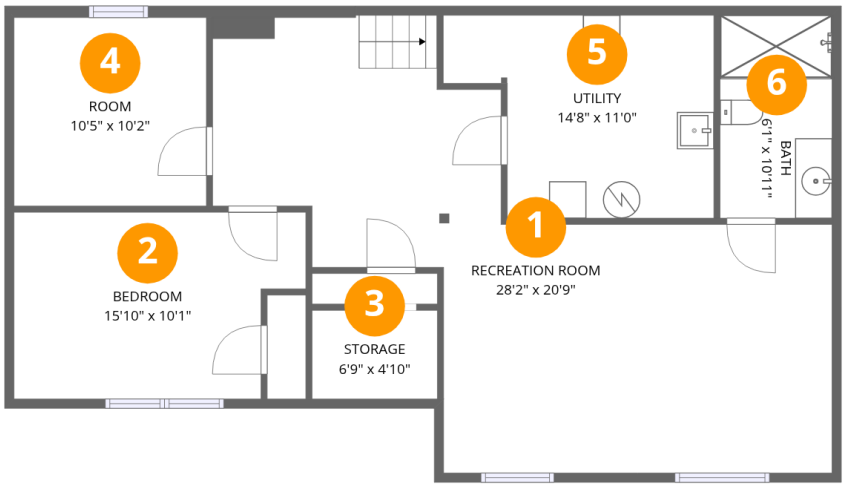
1 Garage

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38 Townsend Avenue, Bradford, Ontario L3Z 1Y1, Canada



Room dimensions

Floor 1 Below grade

Total:1037sqft **Excluded:** 36sqft

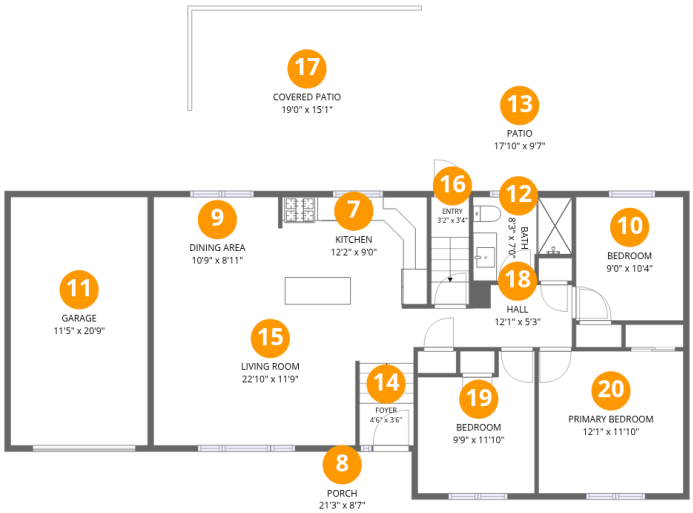
#		Dimensions	sqft	Counted as living area
1	Recreation Room	28'2" x 20'9"	456 sq. ft	Yes
2	Bedroom	15'10" x 10'1"	145 sq. ft	Yes
3	Storage	6'9" x 4'10"	33 sq. ft	No
4	Room	10'5" x 10'2"	106 sq. ft	Yes
5	Utility	14'8" x 11'0"	135 sq. ft	Yes
6	Bath	6'1" x 10'11"	67 sq. ft	Yes

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38 Townsend Avenue, Bradford, Ontario L3Z 1Y1, Canada



Room dimensions

Floor 2

Total:1078sqft **Excluded:** 815sqft

#		Dimensions	sqft	Counted as living area
7	Kitchen	12'2" x 9'0"	109 sq. ft	Yes
8	Porch	21'3" x 8'7"	110 sq. ft	No
9	Dining Area	10'9" x 8'11"	95 sq. ft	Yes
10	Bedroom	9'0" x 10'4"	93 sq. ft	Yes
11	Garage	11'5" x 20'9"	238 sq. ft	No
12	Bath	8'3" x 7'0"	51 sq. ft	Yes
13	Patio	17'10" x 9'7"	156 sq. ft	No
14	Foyer	4'6" x 3'6"	32 sq. ft	Yes
15	Living Room	22'10" x 11'9"	225 sq. ft	Yes
16	Entry	3'2" x 3'4"	28 sq. ft	Yes
17	Covered Patio	19'0" x 15'1"	289 sq. ft	No

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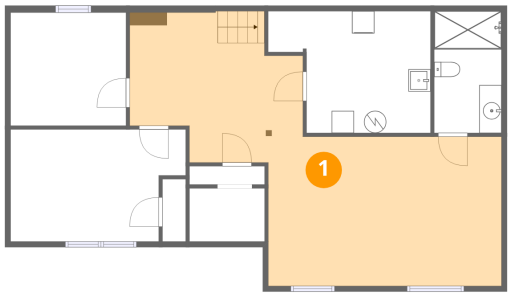
#		Dimensions	sqft	Counted as living area
18	Hall	12'1" x 5'3"	56 sq. ft	Yes
19	Bedroom	9'9" x 11'10"	101 sq. ft	Yes
20	Primary Bedroom	12'1" x 11'10"	144 sq. ft	Yes

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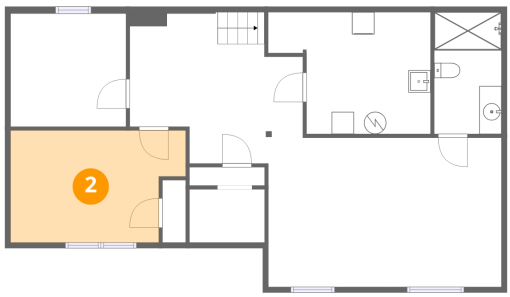
1 Floor 1 - Recreation Room



Dimensions: 28'2" x 20'9"
Area: 456 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 - Bedroom



Dimensions: 15'10" x 10'1"
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

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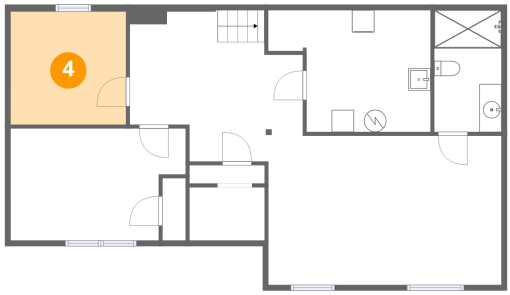
3 Floor 1 - Storage



Dimensions: 6'9" x 4'10"
Area: 33 sq. ft
Counted as living area: No

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

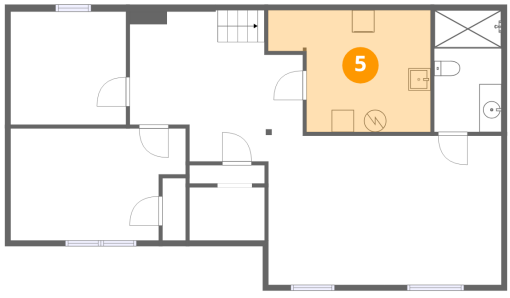
4 Floor 1 - Room



Dimensions: 10'5" x 10'2"
Area: 106 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: 14'8" x 11'0"
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

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38 Townsend Avenue, Bradford, Ontario L3Z 1Y1, Canada

6 Floor 1 - Bath



Dimensions: 6'1" x 10'11"
Area: 67 sq. ft
Counted as living area: Yes

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

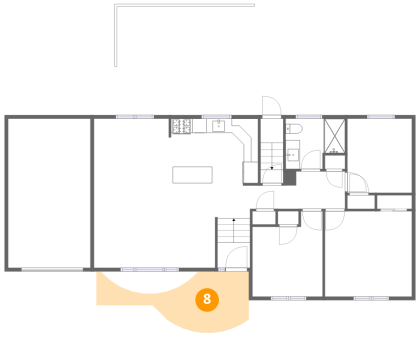
7 Floor 2 - Kitchen



Dimensions: 12'2" x 9'0"
Area: 109 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 - Porch



Dimensions: 21'3" x 8'7"
Area: 110 sq. ft
Counted as living area: No

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

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38 Townsend Avenue, Bradford, Ontario L3Z 1Y1, Canada

9 Floor 2 - Dining Area



Dimensions: 10'9" x 8'11"
Area: 95 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 - Bedroom



Dimensions: 9'0" x 10'4"
Area: 93 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 - Garage



Dimensions: 11'5" x 20'9"
Area: 238 sq. ft
Counted as living area: No

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

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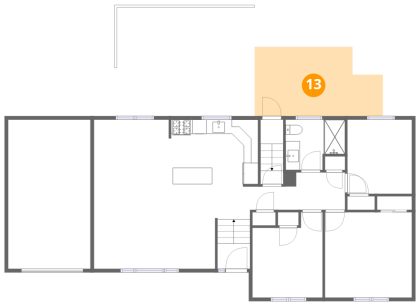
12 Floor 2 - Bath



Dimensions: 8'3" x 7'0"
Area: 51 sq. ft
Counted as living area: Yes

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

13 Floor 2 - Patio



Dimensions: 17'10" x 9'7"
Area: 156 sq. ft
Counted as living area: No

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

14 Floor 2 - Foyer



Dimensions: 4'6" x 3'6"
Area: 32 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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38 Townsend Avenue, Bradford, Ontario L3Z 1Y1, Canada

15 Floor 2 - Living Room



Dimensions: 22'10" x 11'9"
Area: 225 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 - Entry



Dimensions: 3'2" x 3'4"
Area: 28 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 - Covered Patio



Dimensions: 19'0" x 15'1"
Area: 289 sq. ft
Counted as living area: No

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

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Home data report

38 Townsend Avenue, Bradford, Ontario L3Z 1Y1, Canada

18 Floor 2 - Hall



Dimensions: 12'1" x 5'3"
Area: 56 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 2 - Bedroom



Dimensions: 9'9" x 11'10"
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

20 Floor 2 - Primary Bedroom



Dimensions: 12'1" x 11'10"
Area: 144 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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