

Home data report

33 Okanagan Drive, Qualicum, Bruce Farm, Nepean, Ontario, Canada, K2H 7E9



Total Area: 3006 sq. ft

Basement: 815 sq. ft, 1st Floor: 1146 sq. ft, 2nd Floor: 1045 sq. ft

Excluded: Utility 201 sq. ft, Garage 355 sq. ft, Fireplace 12 sq. ft, Walls: 229 sq. ft

Property summary



Home data report

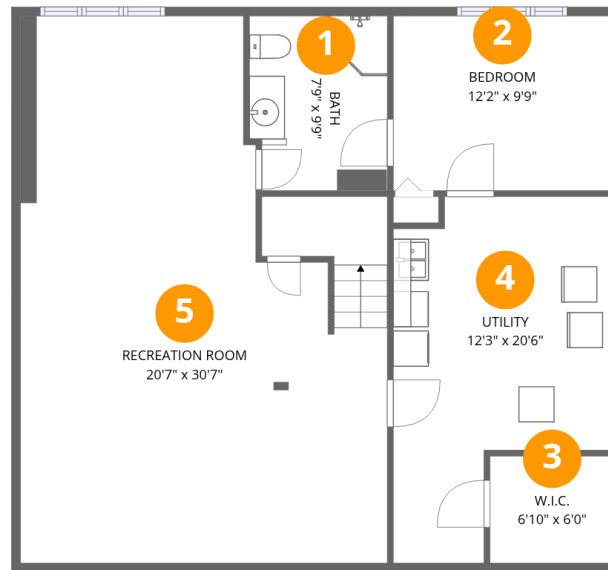
**33 Okanagan Drive, Qualicum, Bruce Farm, Nepean, Ontario,
Canada, K2H 7E9**

 **1**
Half baths

 **1**
Garages

Home data report

33 Okanagan Drive, Qualicum, Bruce Farm, Nepean, Ontario, Canada, K2H 7E9



Room dimensions

Floor 1 Below grade

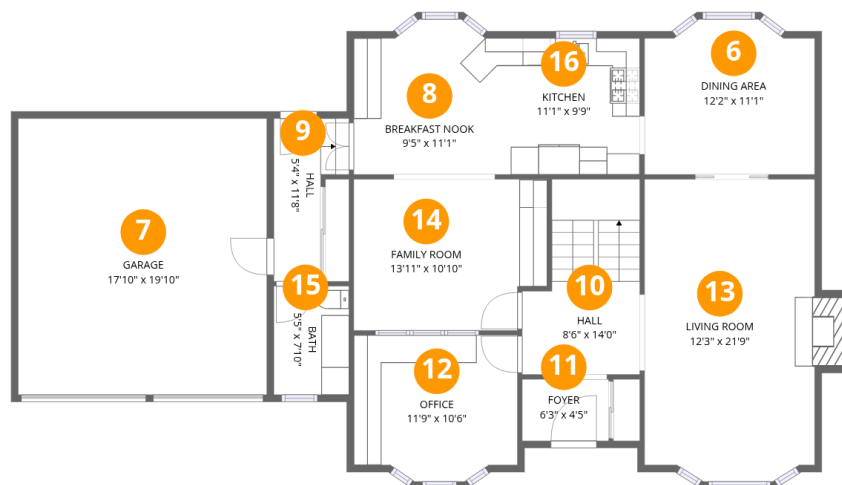
Total:815sqft

Excluded: 201sqft

#		Dimensions	sqft	Counted as living area
1	Bath	7'9" x 9'9"	75 sq. ft	Yes
2	Bedroom	12'2" x 9'9"	119 sq. ft	Yes
3	W.I.C.	6'10" x 6'0"	41 sq. ft	Yes
4	Utility	12'3" x 20'6"	251 sq. ft	No
5	Recreation Room	20'7" x 30'7"	629 sq. ft	Yes

Home data report

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Room dimensions

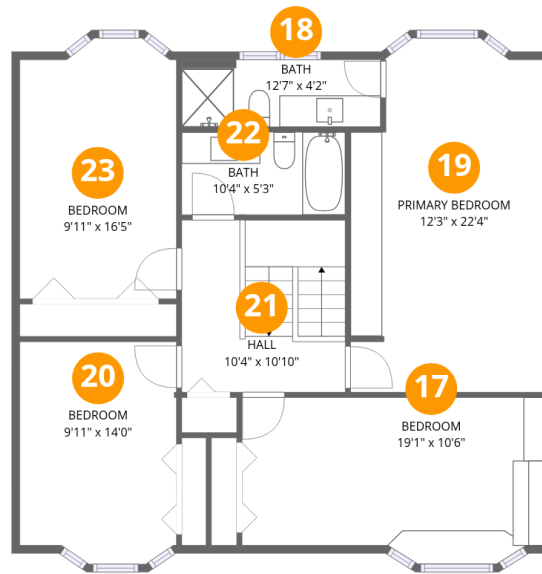
Floor 2

Total: 1146sqft Excluded: 367sqft

#		Dimensions	sqft	Counted as living area
6	Dining Area	12'2" x 11'1"	136 sq. ft	Yes
7	Garage	17'10" x 19'10"	355 sq. ft	No
8	Breakfast Nook	9'5" x 11'1"	105 sq. ft	Yes
9	Hall	5'4" x 11'8"	63 sq. ft	Yes
10	Hall	8'6" x 14'0"	119 sq. ft	Yes
11	Foyer	6'3" x 4'5"	28 sq. ft	Yes
12	Office	11'9" x 10'6"	123 sq. ft	Yes
13	Living Room	12'3" x 21'9"	265 sq. ft	Yes
14	Family Room	13'11" x 10'10"	151 sq. ft	Yes
15	Bath	5'5" x 7'10"	42 sq. ft	Yes
16	Kitchen	11'1" x 9'9"	109 sq. ft	Yes

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Room dimensions

Floor 3

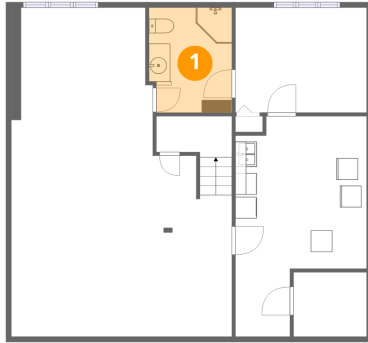
Total:1045sqft

Excluded: 0sqft

#		Dimensions	sqft	Counted as living area
17	Bedroom	19'1" x 10'6"	200 sq. ft	Yes
18	Bath	12'7" x 4'2"	52 sq. ft	Yes
19	Primary Bedroom	12'3" x 22'4"	273 sq. ft	Yes
20	Bedroom	9'11" x 14'0"	139 sq. ft	Yes
21	Hall	10'4" x 10'10"	112 sq. ft	Yes
22	Bath	10'4" x 5'3"	54 sq. ft	Yes
23	Bedroom	9'11" x 16'5"	163 sq. ft	Yes

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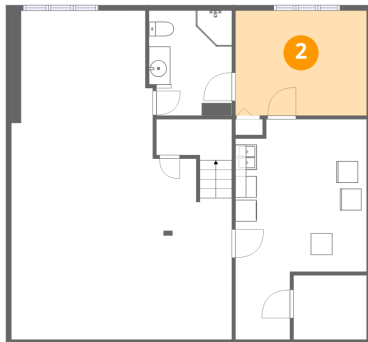
1 Floor 1 - Bath



Dimensions: 7'9" x 9'9"
Area: 75 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

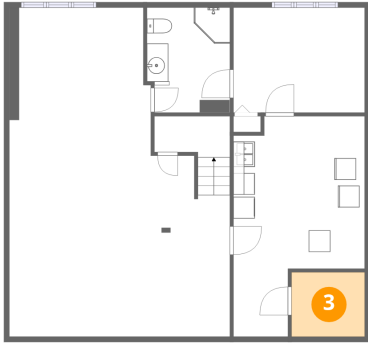


Dimensions: 12'2" x 9'9"
Area: 119 sq. ft
Counted as living area: Yes

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

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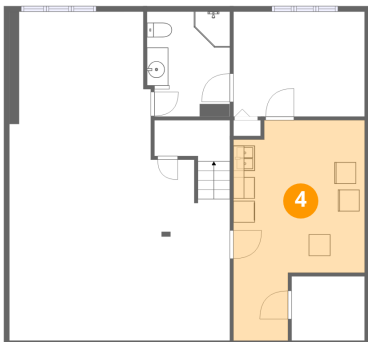
3 Floor 1 - W.I.C.



Dimensions: 6'10" x 6'0"
Area: 41 sq. ft
Counted as living area: No

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

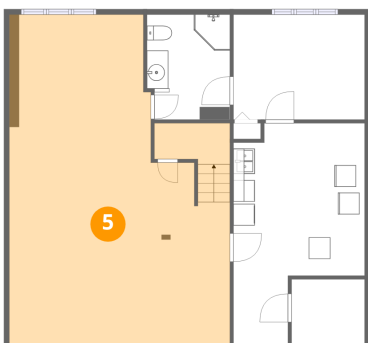
4 Floor 1 - Utility



Dimensions: 12'3" x 20'6"
Area: 251 sq. ft
Counted as living area: No

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

5 Floor 1 - Recreation Room

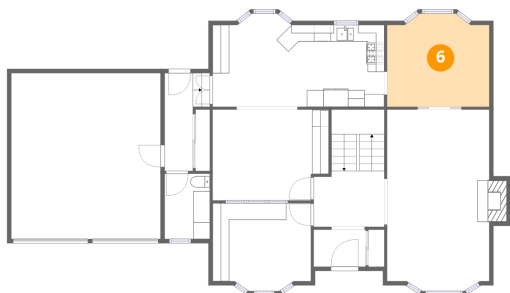


Dimensions: 20'7" x 30'7"
Area: 629 sq. ft
Counted as living area: Yes

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

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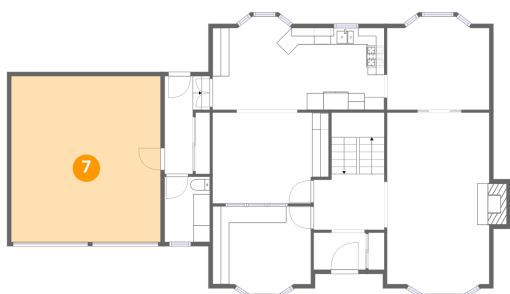
6 Floor 2 - Dining Area



Dimensions: 12'2" x 11'1"
Area: 136 sq. ft
Counted as living area: Yes

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

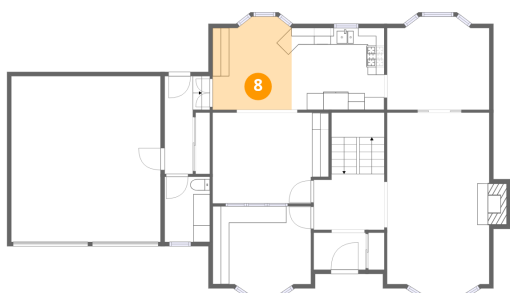
7 Floor 2 - Garage



Dimensions: 17'10" x 19'10"
Area: 355 sq. ft
Counted as living area: No

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

8 Floor 2 - Breakfast Nook

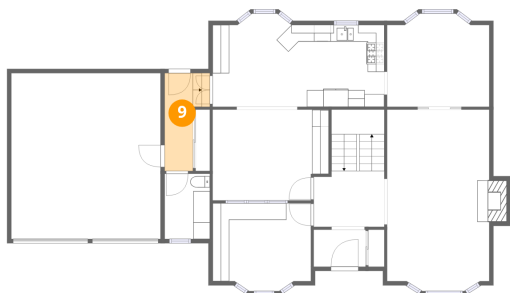


Dimensions: 9'5" x 11'1"
Area: 105 sq. ft
Counted as living area: Yes

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

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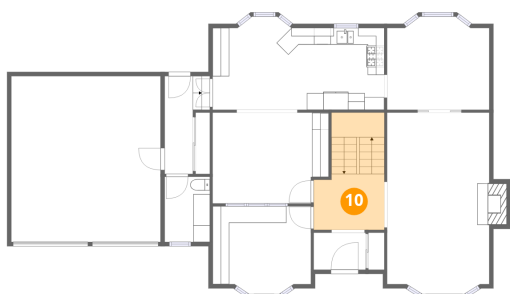
9 Floor 2 - Hall



Dimensions: 5'4" x 11'8"
Area: 63 sq. ft
Counted as living area: Yes

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

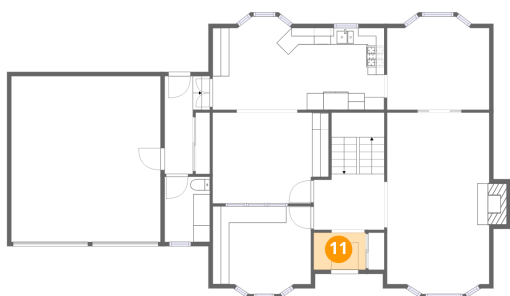
10 Floor 2 - Hall



Dimensions: 8'6" x 14'0"
Area: 119 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 - Foyer

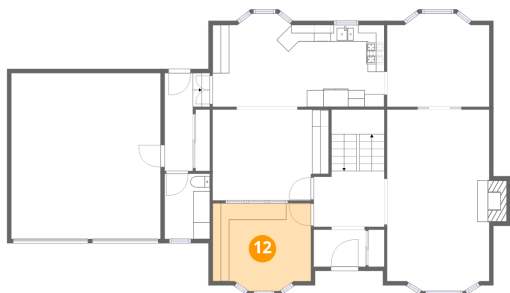


Dimensions: 6'3" x 4'5"
Area: 28 sq. ft
Counted as living area: Yes

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

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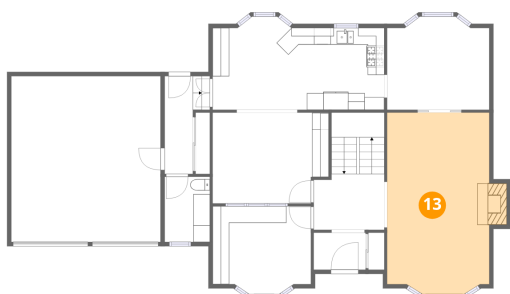
12 Floor 2 - Office



Dimensions: 11'9" x 10'6"
Area: 123 sq. ft
Counted as living area: Yes

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

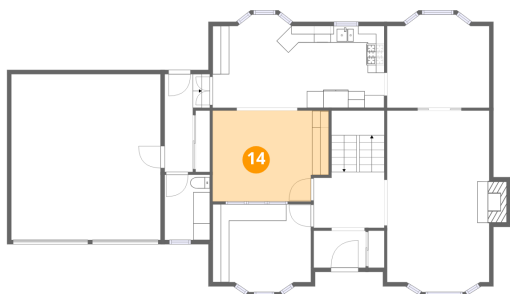
13 Floor 2 - Living Room



Dimensions: 12'3" x 21'9"
Area: 265 sq. ft
Counted as living area: Yes

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

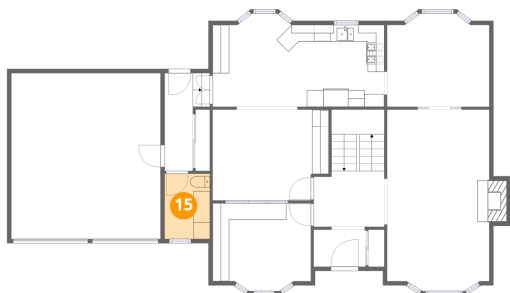
14 Floor 2 - Family Room



Dimensions: 13'11" x 10'10"
Area: 151 sq. ft
Counted as living area: Yes

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

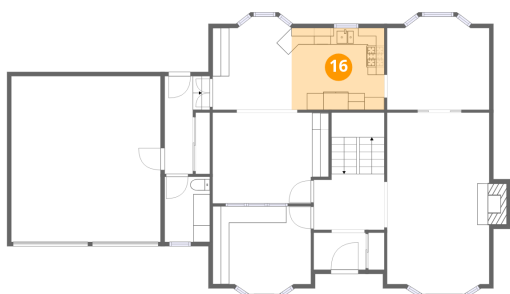
15 Floor 2 - Bath



Dimensions: 5'5" x 7'10"
Area: 42 sq. ft
Counted as living area: Yes

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

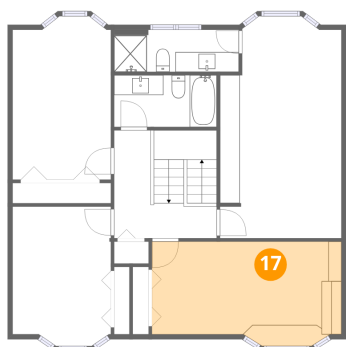
16 Floor 2 - Kitchen



Dimensions: 11'1" x 9'9"
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

17 Floor 3 - Bedroom

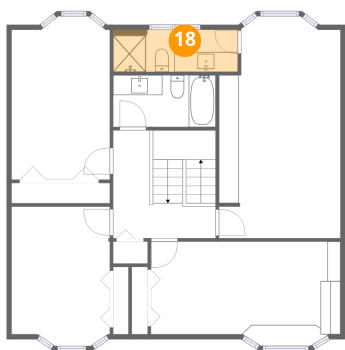


Dimensions: 19'1" x 10'6"
Area: 200 sq. ft
Counted as living area: Yes

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: 12'7" x 4'2"
Area: 52 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 - Primary Bedroom



Dimensions: 12'3" x 22'4"
Area: 273 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

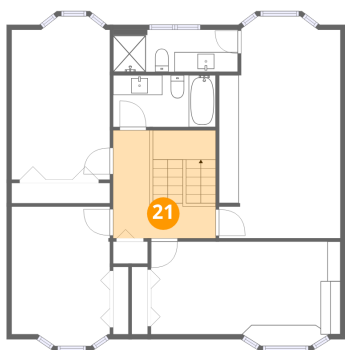


Dimensions: 9'11" x 14'0"
Area: 139 sq. ft
Counted as living area: Yes

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

33 Okanagan Drive, Qualicum, Bruce Farm, Nepean, Ontario, Canada, K2H 7E9

21 Floor 3 - Hall



Dimensions: 10'4" x 10'10"
Area: 112 sq. ft
Counted as living area: Yes

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

22 Floor 3 - Bath



Dimensions: 10'4" x 5'3"
Area: 54 sq. ft
Counted as living area: Yes

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

23 Floor 3 - Bedroom



Dimensions: 9'11" x 16'5"
Area: 163 sq. ft
Counted as living area: Yes

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