

Home data report

35 Dressler Drive, Katimavik-Hazeldean, Hazeldean, Kanata, Ontario, Canada, K2L 3A6



Total Area: 2424 sq. ft

Below Ground: 528 sq. ft, 1st Floor: 959 sq. ft, 2nd Floor: 937 sq. ft

Excluded: Utility 237 sq. ft, Laundry 89 sq. ft, Fireplace 12 sq. ft, Stairwell 43 sq. ft, Walls: 187 sq. ft

Property summary

 **3**
Floors

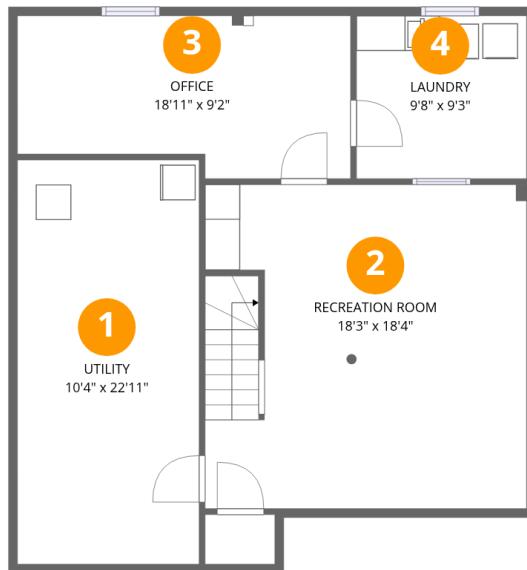
 **4**
Bedrooms

 **2**
Bathrooms

 **1**
Half baths

Home data report

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Room dimensions

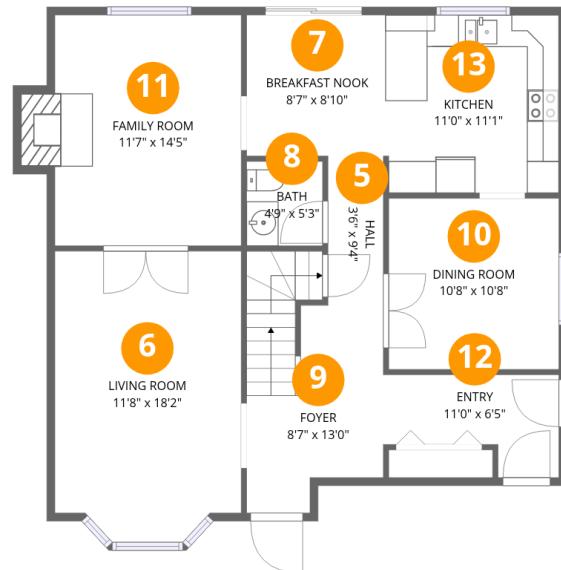
Floor 1 Below grade

Total: 528sqft Excluded: 326sqft

#		Dimensions	sqft	Counted as living area
1	Utility	10'4" x 22'11"	237 sq. ft	No
2	Recreation Room	18'3" x 18'4"	333 sq. ft	Yes
3	Office	18'11" x 9'2"	160 sq. ft	Yes
4	Laundry	9'8" x 9'3"	89 sq. ft	No

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Room dimensions

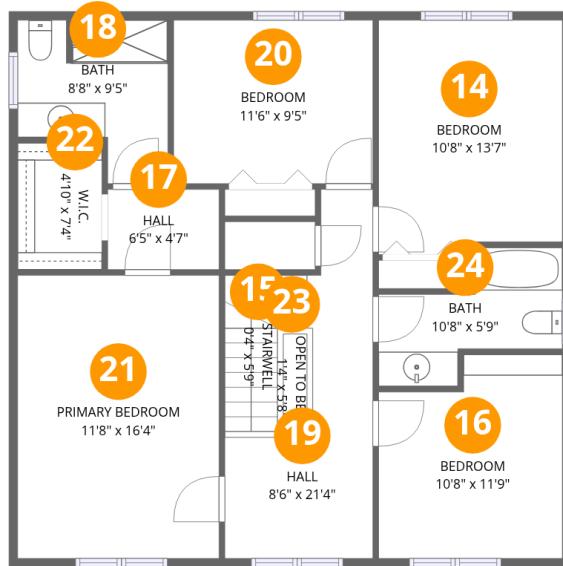
Floor 2

Total: 959sqft Excluded: 12sqft

#		Dimensions	sqft	Counted as living area
5	Hall	3'6" x 9'4"	32 sq. ft	Yes
6	Living Room	11'8" x 18'2"	202 sq. ft	Yes
7	Breakfast Nook	8'7" x 8'10"	75 sq. ft	Yes
8	Bath	4'9" x 5'3"	25 sq. ft	Yes
9	Foyer	8'7" x 13'0"	115 sq. ft	Yes
10	Dining Room	10'8" x 10'8"	114 sq. ft	Yes
11	Family Room	11'7" x 14'5"	178 sq. ft	Yes
12	Entry	11'0" x 6'5"	56 sq. ft	Yes
13	Kitchen	11'0" x 11'1"	121 sq. ft	Yes

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Room dimensions

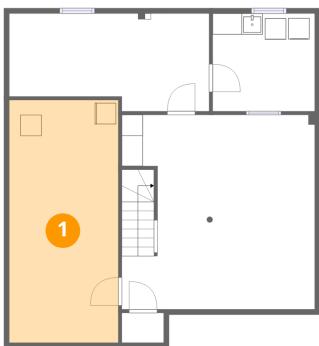
Floor 3

Total: 937sqft Excluded: 43sqft

#		Dimensions	sqft	Counted as living area
14	Bedroom	10'8" x 13'7"	140 sq. ft	Yes
15	Stairwell	0'4" x 5'9"	35 sq. ft	No
16	Bedroom	10'8" x 11'9"	115 sq. ft	Yes
17	Hall	6'5" x 4'7"	30 sq. ft	Yes
18	Bath	8'8" x 9'5"	67 sq. ft	Yes
19	Hall	8'6" x 21'4"	112 sq. ft	Yes
20	Bedroom	11'6" x 9'5"	109 sq. ft	Yes
21	Primary Bedroom	11'8" x 16'4"	191 sq. ft	Yes
22	W.I.C.	4'10" x 7'4"	36 sq. ft	Yes
23	Open To Below	1'4" x 5'8"	8 sq. ft	Yes
24	Bath	10'8" x 5'9"	57 sq. ft	Yes

35 Dressler Drive, Katimavik-Hazeldean, Hazeldean, Kanata, Ontario, Canada, K2L 3A6

1 Floor 1 - Utility



Dimensions: 10'4" x 22'11"
Area: 237 sq. ft
Counted as living area: No

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

2 Floor 1 - Recreation Room



Dimensions: 18'3" x 18'4"
Area: 333 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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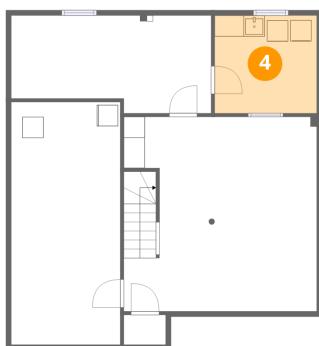
3 Floor 1 - Office



Dimensions: 18'11" x 9'2"
Area: 160 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: 9'8" x 9'3"
Area: 89 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 2 - Hall



Dimensions: 3'6" x 9'4"
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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6 Floor 2 - Living Room



Dimensions: 11'8" x 18'2"
Area: 202 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 - Breakfast Nook



Dimensions: 8'7" x 8'10"
Area: 75 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 - Bath



Dimensions: 4'9" x 5'3"
Area: 25 sq. ft
Counted as living area: Yes

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

35 Dressler Drive, Katimavik-Hazeldean, Hazeldean, Kanata, Ontario, Canada, K2L 3A6

9 Floor 2 - Foyer



Dimensions: 8'7" x 13'0"
Area: 115 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 - Dining Room



Dimensions: 10'8" x 10'8"
Area: 114 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 - Family Room



Dimensions: 11'7" x 14'5"
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

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12 Floor 2 - Entry



Dimensions: 11'0" x 6'5"
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

13 Floor 2 - Kitchen



Dimensions: 11'0" x 11'1"
Area: 121 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 3 - Bedroom

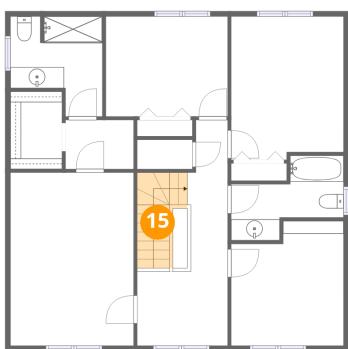


Dimensions: 10'8" x 13'7"
Area: 140 sq. ft
Counted as living area: Yes

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

35 Dressler Drive, Katimavik-Hazeldean, Hazeldean, Kanata, Ontario, Canada, K2L 3A6

15 Floor 3 - Stairwell



Dimensions: 0'4" x 5'9"
Area: 35 sq. ft
Counted as living area: No

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

16 Floor 3 - Bedroom



Dimensions: 10'8" x 11'9"
Area: 115 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 - Hall



Dimensions: 6'5" x 4'7"
Area: 30 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: 8'8" x 9'5"
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

19 Floor 3 - Hall



Dimensions: 8'6" x 21'4"
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

20 Floor 3 - Bedroom



Dimensions: 11'6" x 9'5"
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

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21 Floor 3 - Primary Bedroom



Dimensions: 11'8" x 16'4"
Area: 191 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 - W.I.C.



Dimensions: 4'10" x 7'4"
Area: 36 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 - Open To Below



Dimensions: 1'4" x 5'8"
Area: 8 sq. ft
Counted as living area: Yes

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

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24 Floor 3 - Bath



Dimensions: 10'8" x 5'9"
Area: 57 sq. ft
Counted as living area: Yes

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