

Home data report

2795 Flannery Drive, Riverside Park, Riverside Park South,
Ottawa, Ontario, Canada, K1V 9S9



Total Area: 1827 sq. ft

Basement 2: 232 sq. ft, Basement 1: 141 sq. ft, 1st Floor: 334 sq. ft, 2nd Floor: 529 sq. ft,
3rd Floor: 591 sq. ft

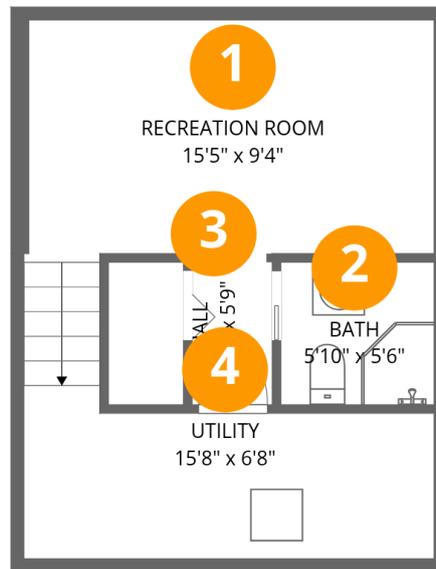
Excluded: Utility 91 sq. ft, Walls: 197 sq. ft

Property summary



Home data report

2795 Flannery Drive, Riverside Park, Riverside Park South,
Ottawa, Ontario, Canada, K1V 9S9



Room dimensions

Floor 1 Below grade

Total:232sqft Excluded: 91sqft

#		Dimensions	sqft	Counted as living area
1	Recreation Room	15'5" x 9'4"	144 sq. ft	Yes
2	Bath	5'10" x 5'6"	32 sq. ft	Yes
3	Hall	3'1" x 5'9"	18 sq. ft	Yes
4	Utility	15'8" x 6'8"	104 sq. ft	No

Home data report

2795 Flannery Drive, Riverside Park, Riverside Park South,
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Room dimensions

Floor 2 Below grade

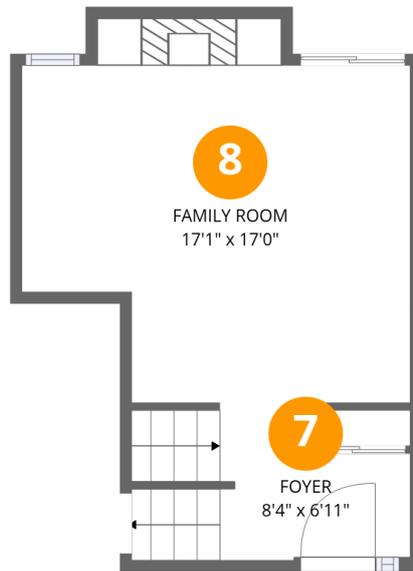
Total:141sqft

Excluded: 0sqft

#		Dimensions	sqft	Counted as living area
5	Laundry	7'11" x 11'5"	91 sq. ft	Yes
6	Hall	3'3" x 6'7"	21 sq. ft	Yes

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2795 Flannery Drive, Riverside Park, Riverside Park South,
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Room dimensions

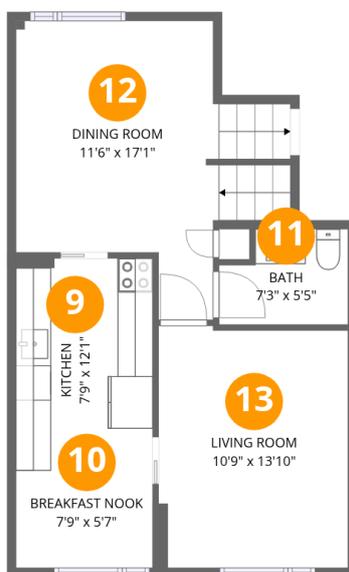
Floor 3

Total:334sqft Excluded: 0sqft

#		Dimensions	sqft	Counted as living area
7	Foyer	8'4" x 6'11"	58 sq. ft	Yes
8	Family Room	17'1" x 17'0"	291 sq. ft	Yes

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Room dimensions

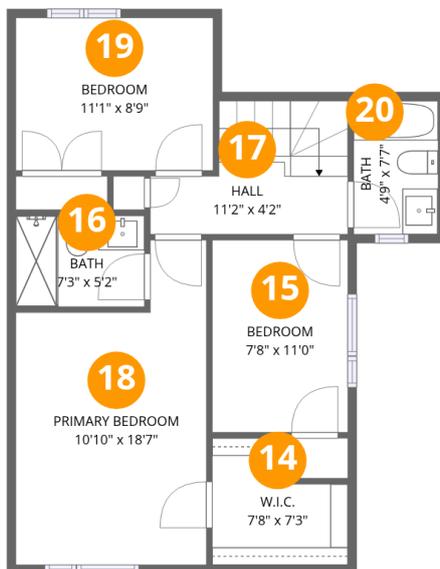
Floor 4

Total:529sqft Excluded: 0sqft

#		Dimensions	sqft	Counted as living area
9	Kitchen	7'9" x 12'1"	94 sq. ft	Yes
10	Breakfast Nook	7'9" x 5'7"	43 sq. ft	Yes
11	Bath	7'3" x 5'5"	39 sq. ft	Yes
12	Dining Room	11'6" x 17'1"	196 sq. ft	Yes
13	Living Room	10'9" x 13'10"	149 sq. ft	Yes

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Room dimensions

Floor 5

Total:591sqft Excluded: 0sqft

#		Dimensions	sqft	Counted as living area
14	W.I.C.	7'8" x 7'3"	56 sq. ft	Yes
15	Bedroom	7'8" x 11'0"	84 sq. ft	Yes
16	Bath	7'3" x 5'2"	38 sq. ft	Yes
17	Hall	11'2" x 4'2"	46 sq. ft	Yes
18	Primary Bedroom	10'10" x 18'7"	200 sq. ft	Yes
19	Bedroom	11'1" x 8'9"	97 sq. ft	Yes
20	Bath	4'9" x 7'7"	36 sq. ft	Yes

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1 Floor 1 - Recreation Room



Dimensions: 15'5" x 9'4"
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

2 Floor 1 - Bath



Dimensions: 5'10" x 5'6"
Area: 32 sq. ft
Counted as living area: Yes

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

2795 Flannery Drive, Riverside Park, Riverside Park South,
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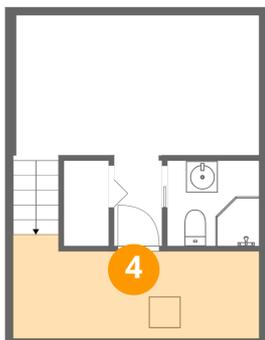
3 Floor 1 - Hall



Dimensions: 3'1" x 5'9"
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

4 Floor 1 - Utility



Dimensions: 15'8" x 6'8"
Area: 104 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 - Laundry



Dimensions: 7'11" x 11'5"
Area: 91 sq. ft
Counted as living area: Yes

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

2795 Flannery Drive, Riverside Park, Riverside Park South,
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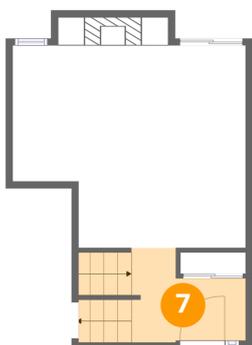
6 Floor 2 - Hall



Dimensions: 3'3" x 6'7"
Area: 21 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 3 - Foyer



Dimensions: 8'4" x 6'11"
Area: 58 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 3 - Family Room



Dimensions: 17'1" x 17'0"
Area: 291 sq. ft
Counted as living area: Yes

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

2795 Flannery Drive, Riverside Park, Riverside Park South,
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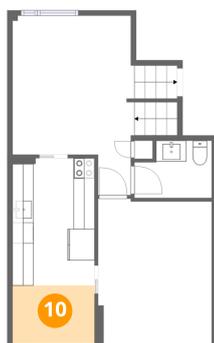
9 Floor 4 - Kitchen



Dimensions: 7'9" x 12'1"
Area: 94 sq. ft
Counted as living area: Yes

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

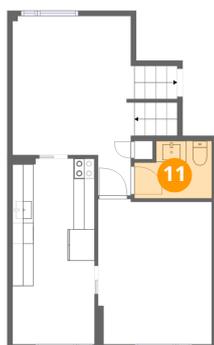
10 Floor 4 - Breakfast Nook



Dimensions: 7'9" x 5'7"
Area: 43 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 4 - Bath



Dimensions: 7'3" x 5'5"
Area: 39 sq. ft
Counted as living area: Yes

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

2795 Flannery Drive, Riverside Park, Riverside Park South,
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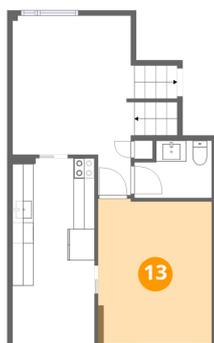
12 Floor 4 - Dining Room



Dimensions: 11'6" x 17'1"
Area: 196 sq. ft
Counted as living area: Yes

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

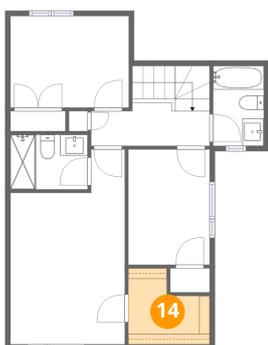
13 Floor 4 - Living Room



Dimensions: 10'9" x 13'10"
Area: 149 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 5 - W.I.C.

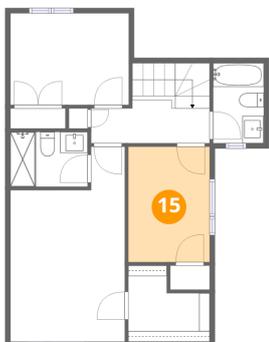


Dimensions: 7'8" x 7'3"
Area: 56 sq. ft
Counted as living area: Yes

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

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15 Floor 5 - Bedroom



Dimensions: 7'8" x 11'0"
Area: 84 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 5 - Bath



Dimensions: 7'3" x 5'2"
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

17 Floor 5 - Hall

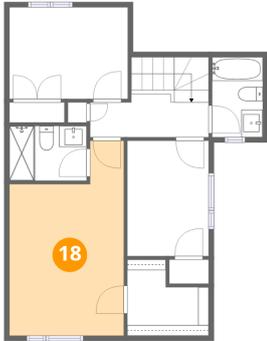


Dimensions: 11'2" x 4'2"
Area: 46 sq. ft
Counted as living area: Yes

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

2795 Flannery Drive, Riverside Park, Riverside Park South,
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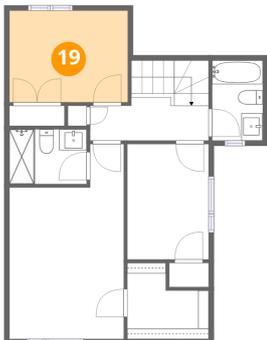
18 Floor 5 - Primary Bedroom



Dimensions: 10'10" x 18'7"
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

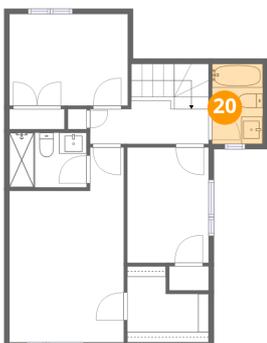
19 Floor 5 - Bedroom



Dimensions: 11'1" x 8'9"
Area: 97 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 5 - Bath



Dimensions: 4'9" x 7'7"
Area: 36 sq. ft
Counted as living area: Yes

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