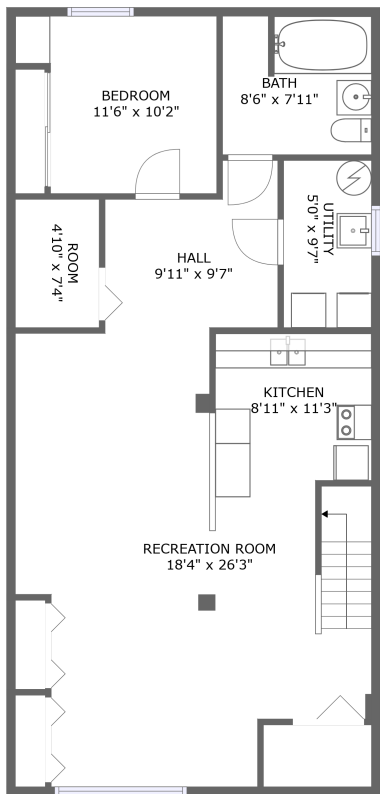
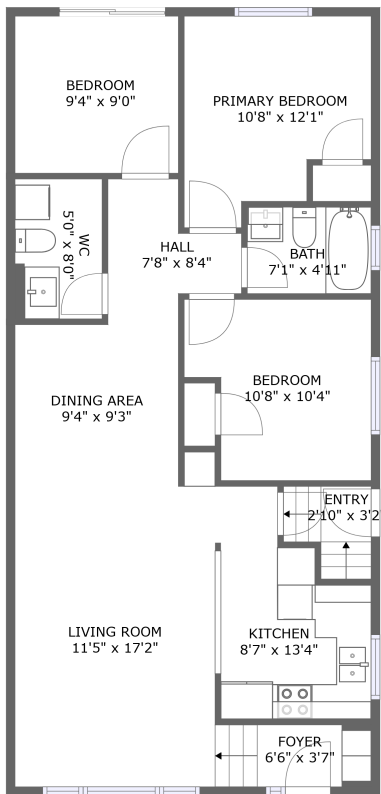


Home report

381 Spartan Avenue, Overbrook, Ottawa, Ontario, Canada, K1K 1J6



FLOOR 1



FLOOR 2


Total Area: 1749 sq. ft

Below Ground: 851 sq. ft, Floor 2: 898 sq. ft

Excluded: Utility 48 sq. ft, Walls: 108 sq. ft

Property summary

 **2** Floors

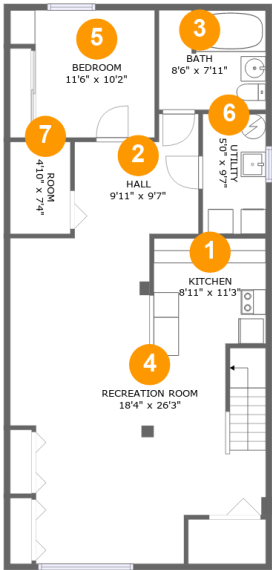
 **4** Bedrooms

 **2** Bathrooms

 **1** Half baths

Home report

381 Spartan Avenue, Overbrook, Ottawa, Ontario, Canada, K1K 1J6



Room dimensions

Floor 1 Below ground Total:851sqft    Excluded: 48sqft

#		Max Dimensions	sqft	Included
1	Kitchen	8'11" x 11'3"	94 sq. ft	Yes
2	Hall	9'11" x 9'7"	80 sq. ft	Yes
3	Bath	8'6" x 7'11"	66 sq. ft	Yes
4	Recreation Room	18'4" x 26'3"	385 sq. ft	Yes
5	Bedroom	11'6" x 10'2"	102 sq. ft	Yes
6	Utility	5'0" x 9'7"	48 sq. ft	No
7	Room	4'10" x 7'4"	35 sq. ft	Yes

Home report

381 Spartan Avenue, Overbrook, Ottawa, Ontario, Canada, K1K 1J6



Room dimensions

Floor 2

Total:898sqft

Excluded: 0sqft

#		Max Dimensions	sqft	Included
8	Hall	7'8" x 8'4"	46 sq. ft	Yes
9	Foyer	6'6" x 3'7"	32 sq. ft	Yes
10	Bedroom	9'4" x 9'0"	84 sq. ft	Yes
11	Primary Bedroom	10'8" x 12'1"	109 sq. ft	Yes
12	WC	5'0" x 8'0"	40 sq. ft	Yes
13	Kitchen	8'7" x 13'4"	92 sq. ft	Yes
14	Bath	7'1" x 4'11"	35 sq. ft	Yes
15	Living Room	11'5" x 17'2"	200 sq. ft	Yes
16	Bedroom	10'8" x 10'4"	98 sq. ft	Yes
17	Dining Area	9'4" x 9'3"	86 sq. ft	Yes
18	Entry	2'10" x 3'2"	22 sq. ft	Yes

381 Spartan Avenue, Overbrook, Ottawa, Ontario, Canada, K1K 1J6

**1 Floor 1 - Kitchen**



Max Dimensions: 8'11" x 11'3"  
Calculated Area: 94 sq. ft  
Included: Yes

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

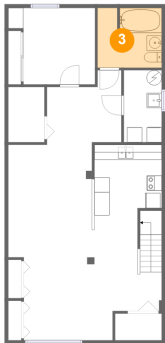
**2 Floor 1 - Hall**



Max Dimensions: 9'11" x 9'7"  
Calculated Area: 80 sq. ft  
Included: Yes

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

3 Floor 1 - Bath



Max Dimensions: 8'6" x 7'11"  
Calculated Area: 66 sq. ft  
Included: Yes

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

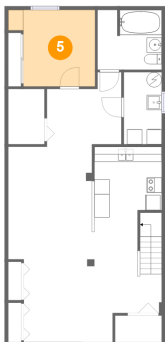
4 Floor 1 - Recreation Room



Max Dimensions: 18'4" x 26'3"  
Calculated Area: 385 sq. ft  
Included: Yes

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

5 Floor 1 - Bedroom



Max Dimensions: 11'6" x 10'2"  
Calculated Area: 102 sq. ft  
Included: Yes

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

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## 6 Floor 1 - Utility



Max Dimensions: 5'0" x 9'7"  
Calculated Area: 48 sq. ft  
Included: No

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

## 7 Floor 1 - Room



Max Dimensions: 4'10" x 7'4"  
Calculated Area: 35 sq. ft  
Included: Yes

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

## 8 Floor 2 - Hall



Max Dimensions: 7'8" x 8'4"  
Calculated Area: 46 sq. ft  
Included: 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 - Foyer



Max Dimensions: 6'6" x 3'7"  
Calculated Area: 32 sq. ft  
Included: Yes

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

10 Floor 2 - Bedroom



Max Dimensions: 9'4" x 9'0"  
Calculated Area: 84 sq. ft  
Included: Yes

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

11 Floor 2 - Primary Bedroom



Max Dimensions: 10'8" x 12'1"  
Calculated Area: 109 sq. ft  
Included: Yes

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

12 Floor 2 - WC



Max Dimensions: 5'0" x 8'0"  
Calculated Area: 40 sq. ft  
Included: Yes

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

13 Floor 2 - Kitchen



Max Dimensions: 8'7" x 13'4"  
Calculated Area: 92 sq. ft  
Included: Yes

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

14 Floor 2 - Bath



Max Dimensions: 7'1" x 4'11"  
Calculated Area: 35 sq. ft  
Included: Yes

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



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15 Floor 2 - Living Room



Max Dimensions: 11'5" x 17'2"  
Calculated Area: 200 sq. ft  
Included: Yes

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

16 Floor 2 - Bedroom



Max Dimensions: 10'8" x 10'4"  
Calculated Area: 98 sq. ft  
Included: Yes

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

17 Floor 2 - Dining Area

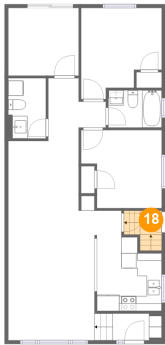


Max Dimensions: 9'4" x 9'3"  
Calculated Area: 86 sq. ft  
Included: Yes

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

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**18** Floor 2 - Entry



Max Dimensions: 2'10" x 3'2"  
Calculated Area: 22 sq. ft  
Included: Yes

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