

Home data report

255 Avondale Avenue, Westboro, Laurentian View, Ottawa,
Ontario, Canada, K1Z 7G7



Total Area: 2129 sq. ft

Basement 1: 495 sq. ft, 1st Floor: 685 sq. ft, 2nd Floor: 949 sq. ft

Excluded: Basement 188 sq. ft, Garage 221 sq. ft, Fireplace 7 sq. ft, Walls: 185 sq. ft

Property summary



Home data report

**255 Avondale Avenue, Westboro, Laurentian View, Ottawa,
Ontario, Canada, K1Z 7G7**

 **1**
Half baths

 **1**
Garages

Home data report

255 Avondale Avenue, Westboro, Laurentian View, Ottawa,
Ontario, Canada, K1Z 7G7



Room dimensions

Floor 1 Below grade

Total:495sqft

Excluded: 188sqft

#		Dimensions	sqft	Counted as living area
1	Bath	5'7" x 8'7"	48 sq. ft	Yes
2	Basement	12'2" x 23'0"	279 sq. ft	No
3	Recreation Room	18'1" x 24'10"	449 sq. ft	Yes

Home data report

255 Avondale Avenue, Westboro, Laurentian View, Ottawa, Ontario, Canada, K1Z 7G7



Room dimensions

Floor 2

Total:685sqft

Excluded: 228sqft

#		Dimensions	sqft	Counted as living area
4	Garage	11'0" x 20'2"	221 sq. ft	No
5	Bath	2'6" x 7'7"	19 sq. ft	Yes
6	Living Room	11'10" x 15'4"	181 sq. ft	Yes
7	Foyer	5'6" x 16'5"	90 sq. ft	Yes
8	Kitchen	18'1" x 16'5"	297 sq. ft	Yes
9	Dining Area	6'3" x 15'5"	96 sq. ft	Yes

Home data report

255 Avondale Avenue, Westboro, Laurentian View, Ottawa,
Ontario, Canada, K1Z 7G7



Room dimensions

Floor 3

Total:949sqft Excluded: 0sqft

#		Dimensions	sqft	Counted as living area
10	Bath	10'10" x 6'1"	66 sq. ft	Yes
11	Bedroom	8'10" x 17'7"	155 sq. ft	Yes
12	Bedroom	8'11" x 15'6"	138 sq. ft	Yes
13	Primary Bath	7'3" x 16'6"	119 sq. ft	Yes
14	Primary Bedroom	10'10" x 19'9"	214 sq. ft	Yes
15	W.I.C.	9'1" x 6'9"	61 sq. ft	Yes
16	Hall	6'11" x 21'4"	147 sq. ft	Yes

255 Avondale Avenue, Westboro, Laurentian View, Ottawa,
Ontario, Canada, K1Z 7G7

1 Floor 1 - Bath



Dimensions: 5'7" x 8'7"
Area: 48 sq. ft
Counted as living area: No

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

2 Floor 1 - Basement



Dimensions: 12'2" x 23'0"
Area: 279 sq. ft
Counted as living area: No

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

255 Avondale Avenue, Westboro, Laurentian View, Ottawa,
Ontario, Canada, K1Z 7G7

3 Floor 1 - Recreation Room



Dimensions: 18'1" x 24'10"
Area: 449 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 2 - Garage



Dimensions: 11'0" x 20'2"
Area: 221 sq. ft
Counted as living area: No

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

5 Floor 2 - Bath



Dimensions: 2'6" x 7'7"
Area: 19 sq. ft
Counted as living area: Yes

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

255 Avondale Avenue, Westboro, Laurentian View, Ottawa,
Ontario, Canada, K1Z 7G7

6 Floor 2 - Living Room



Dimensions: 11'10" x 15'4"
Area: 181 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 - Foyer



Dimensions: 5'6" x 16'5"
Area: 90 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 - Kitchen



Dimensions: 18'1" x 16'5"
Area: 297 sq. ft
Counted as living area: Yes

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

255 Avondale Avenue, Westboro, Laurentian View, Ottawa,
Ontario, Canada, K1Z 7G7

9 Floor 2 - Dining Area



Dimensions: 6'3" x 15'5"
Area: 96 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 3 - Bath



Dimensions: 10'10" x 6'1"
Area: 66 sq. ft
Counted as living area: Yes

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

11 Floor 3 - Bedroom



Dimensions: 8'10" x 17'7"
Area: 155 sq. ft
Counted as living area: Yes

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

255 Avondale Avenue, Westboro, Laurentian View, Ottawa,
Ontario, Canada, K1Z 7G7

12 Floor 3 - Bedroom



Dimensions: 8'11" x 15'6"
Area: 138 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 3 - Primary Bath



Dimensions: 7'3" x 16'6"
Area: 119 sq. ft
Counted as living area: Yes

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

14 Floor 3 - Primary Bedroom



Dimensions: 10'10" x 19'9"
Area: 214 sq. ft
Counted as living area: Yes

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

255 Avondale Avenue, Westboro, Laurentian View, Ottawa,
Ontario, Canada, K1Z 7G7

15 Floor 3 - W.I.C.



Dimensions: 9'1" x 6'9"
Area: 61 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 3 - Hall



Dimensions: 6'11" x 21'4"
Area: 147 sq. ft
Counted as living area: Yes

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