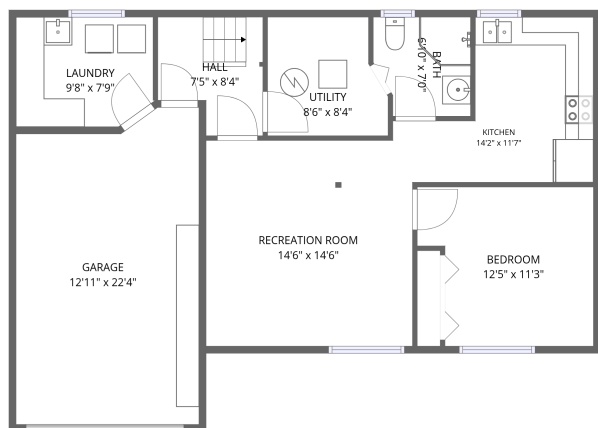
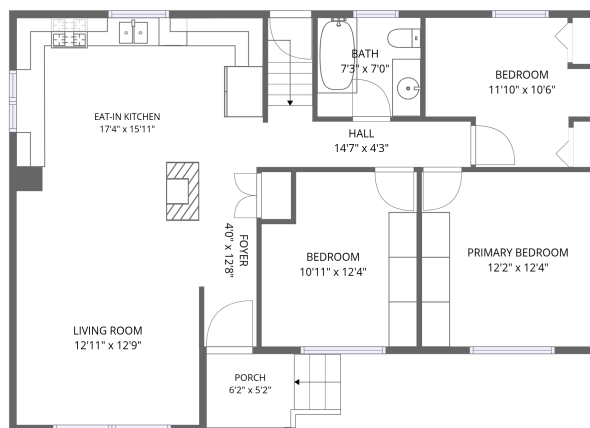


Home data report

112 Luxury Ave, Bradford, ON, CA



Basement



1st floor

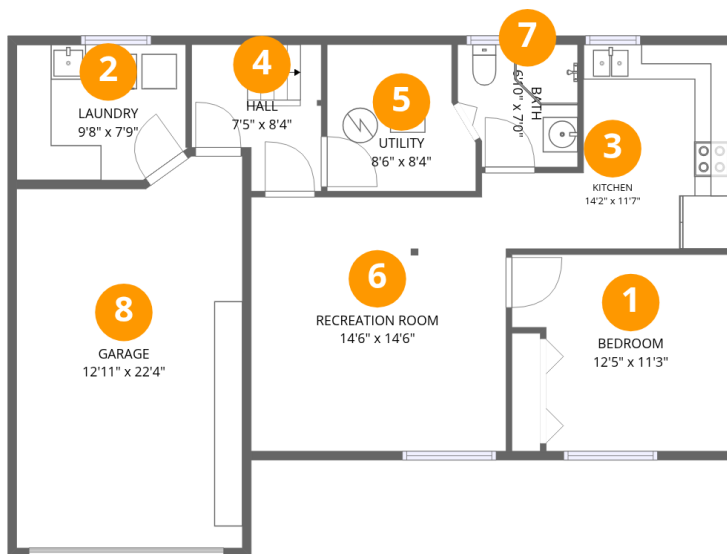
Total Area: 1676 sq. ft

Basement: 662 sq. ft, 1st Floor: 1014 sq. ft

Excluded: Garage 272 sq. ft, Utility 65 sq. ft, Porch 45 sq. ft, Walls: 157 sq. ft

Property summary





Room dimensions

Floor 1 Below grade

Total:662sqft

Excluded: 337sqft

#		Dimensions	sqft	Counted as living area
1	Bedroom	12'5" x 11'3"	125 sq. ft	Yes
2	Laundry	9'8" x 7'9"	72 sq. ft	Yes
3	Kitchen	14'2" x 11'7"	120 sq. ft	Yes
4	Hall	7'5" x 8'4"	53 sq. ft	Yes
5	Utility	8'6" x 8'4"	65 sq. ft	No
6	Recreation Room	14'6" x 14'6"	209 sq. ft	Yes
7	Bath	6'10" x 7'0"	44 sq. ft	Yes
8	Garage	12'11" x 22'4"	272 sq. ft	No



Room dimensions

Floor 2

Total:1014sqft Excluded: 45sqft

#		Dimensions	sqft	Counted as living area
9	Foyer	4'0" x 12'8"	50 sq. ft	Yes
10	Porch	6'2" x 5'2"	45 sq. ft	No
11	Eat-in Kitchen	17'4" x 15'11"	253 sq. ft	Yes
12	Living Room	12'11" x 12'9"	164 sq. ft	Yes
13	Bedroom	10'11" x 12'4"	126 sq. ft	Yes
14	Bedroom	11'10" x 10'6"	100 sq. ft	Yes
15	Bath	7'3" x 7'0"	51 sq. ft	Yes
16	Hall	14'7" x 4'3"	70 sq. ft	Yes
17	Primary Bedroom	12'2" x 12'4"	149 sq. ft	Yes

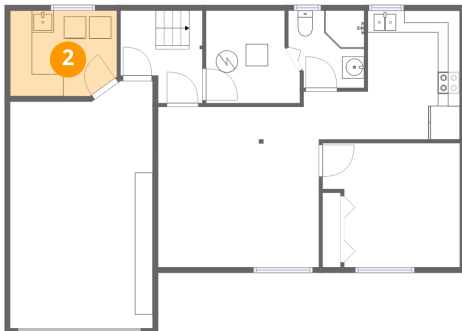
1 Floor 1 - Bedroom



Dimensions: 12'5" x 11'3"
Area: 125 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 - Laundry



Dimensions: 9'8" x 7'9"
Area: 72 sq. ft
Counted as living area: No

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

3 Floor 1 - Kitchen



Dimensions: 14'2" x 11'7"
Area: 120 sq. ft
Counted as living area: Yes

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

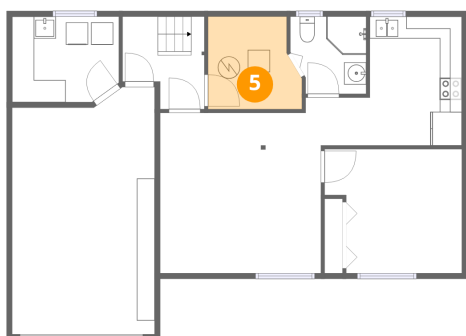
4 Floor 1 - Hall



Dimensions: 7'5" x 8'4"
Area: 53 sq. ft
Counted as living area: Yes

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

5 Floor 1 - Utility



Dimensions: 8'6" x 8'4"
Area: 65 sq. ft
Counted as living area: No

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

6 Floor 1 - Recreation Room



Dimensions: 14'6" x 14'6"
Area: 209 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 1 - Bath



Dimensions: 6'10" x 7'0"
Area: 44 sq. ft
Counted as living area: Yes

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

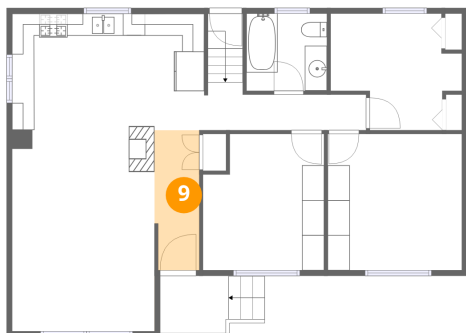
8 Floor 1 - Garage



Dimensions: 12'11" x 22'4"
Area: 272 sq. ft
Counted as living area: No

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

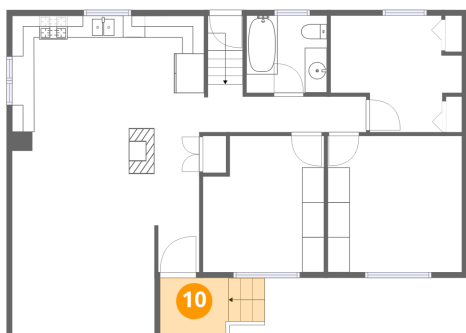
9 Floor 2 - Foyer



Dimensions: 4'0" x 12'8"
Area: 50 sq. ft
Counted as living area: Yes

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

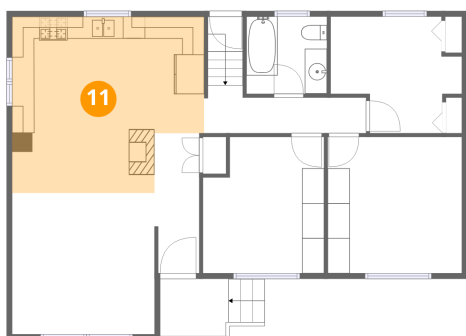
10 Floor 2 - Porch



Dimensions: 6'2" x 5'2"
Area: 45 sq. ft
Counted as living area: No

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

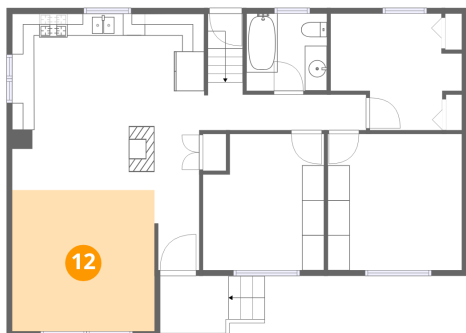
11 Floor 2 - Eat-in Kitchen



Dimensions: 17'4" x 15'11"
Area: 253 sq. ft
Counted as living area: Yes

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

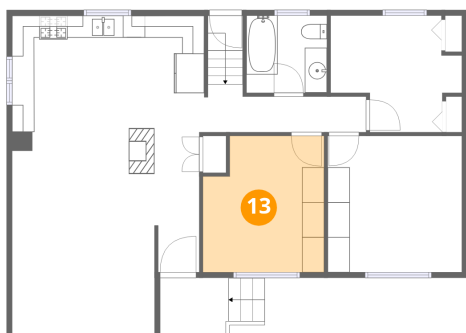
12 Floor 2 - Living Room



Dimensions: 12'11" x 12'9"
Area: 164 sq. ft
Counted as living area: Yes

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

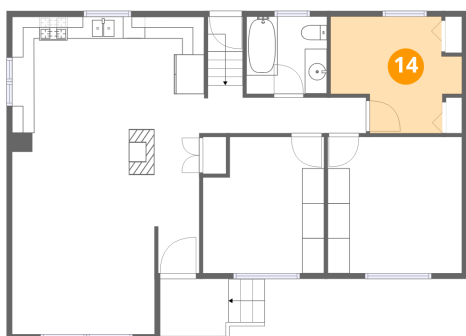
13 Floor 2 - Bedroom



Dimensions: 10'11" x 12'4"
Area: 126 sq. ft
Counted as living area: Yes

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

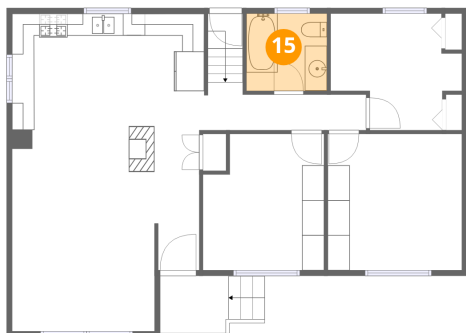
14 Floor 2 - Bedroom



Dimensions: 11'10" x 10'6"
Area: 100 sq. ft
Counted as living area: Yes

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

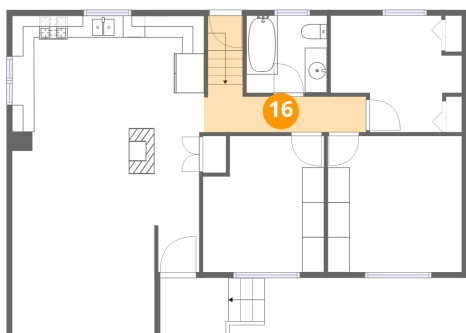
15 Floor 2 - Bath



Dimensions: 7'3" x 7'0"
Area: 51 sq. ft
Counted as living area: Yes

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

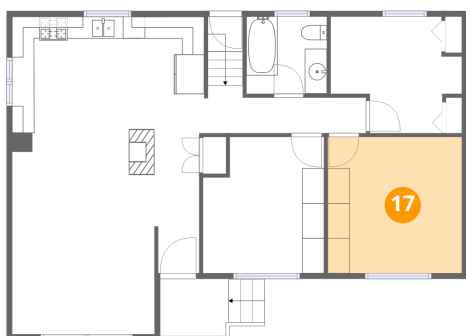
16 Floor 2 - Hall



Dimensions: 14'7" x 4'3"
Area: 70 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 2 - Primary Bedroom



Dimensions: 12'2" x 12'4"
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