

44 Fred Silvester Rd,Whitchurch-Stouffville,ON,CA




Total Area: 2175 sq. ft

Basement: 613 sq. ft, 1st Floor: 707 sq. ft, 2nd Floor: 855 sq. ft

Excluded: Storage 80 sq. ft, Utility 71 sq. ft, Garage 205 sq. ft, Fireplace 9 sq. ft, Open to below 17 sq. ft, Walls: 221 sq. ft

Property summary

 **3** Floors

 **3** Bedrooms

 **3** Bathrooms

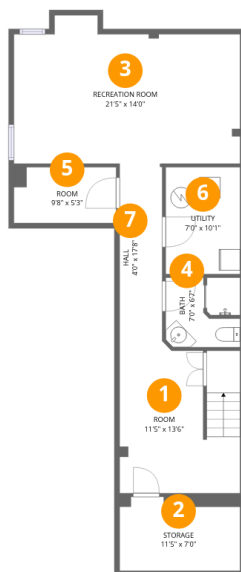
Home data report

44 Fred Silvester Rd,Whitchurch-Stouffville,ON,CA

 **1**
Half baths

 **1**
Garages

44 Fred Silvester Rd,Whitchurch-Stouffville,ON,CA



Room dimensions

Floor 1 Below grade

Total:613sqft

Excluded: 151sqft

#		Dimensions	sqft	Counted as living area
1	Room	11'5" x 13'6"	151 sq. ft	Yes
2	Storage	11'5" x 7'0"	80 sq. ft	No
3	Recreation Room	21'5" x 14'0"	269 sq. ft	Yes
4	Bath	7'0" x 6'7"	44 sq. ft	Yes
5	Room	9'8" x 5'3"	51 sq. ft	Yes
6	Utility	7'0" x 10'1"	71 sq. ft	No
7	Hall	4'0" x 17'8"	72 sq. ft	Yes

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Room dimensions

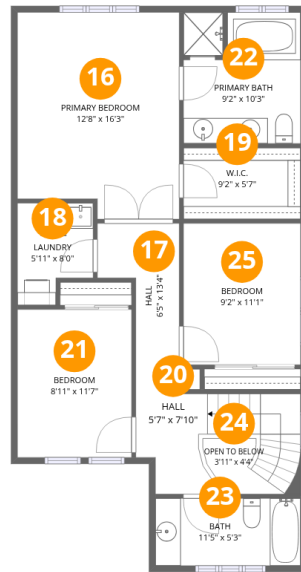
Floor 2

Total:707sqft

Excluded: 214sqft

#		Dimensions	sqft	Counted as living area
8	Bath	4'7" x 6'1"	28 sq. ft	Yes
9	Living Room	10'10" x 13'0"	148 sq. ft	Yes
10	Kitchen	11'5" x 9'1"	100 sq. ft	Yes
11	Breakfast Nook	11'5" x 8'11"	101 sq. ft	Yes
12	Dining Area	11'5" x 11'7"	132 sq. ft	Yes
13	Hall	5'10" x 3'2"	19 sq. ft	Yes
14	Garage	10'4" x 19'11"	205 sq. ft	No
15	Foyer	8'9" x 13'10"	138 sq. ft	Yes

44 Fred Silvester Rd,Whitchurch-Stouffville,ON,CA



Room dimensions

Floor 3

Total:855sqft Excluded: 17sqft

#		Dimensions	sqft	Counted as living area
16	Primary Bedroom	12'8" x 16'3"	196 sq. ft	Yes
17	Hall	6'5" x 13'4"	58 sq. ft	Yes
18	Laundry	5'11" x 8'0"	41 sq. ft	Yes
19	W.I.C.	9'2" x 5'7"	51 sq. ft	Yes
20	Hall	5'7" x 7'10"	81 sq. ft	Yes
21	Bedroom	8'11" x 11'7"	104 sq. ft	Yes
22	Primary Bath	9'2" x 10'3"	93 sq. ft	Yes
23	Bath	11'5" x 5'3"	60 sq. ft	Yes
24	Open To Below	3'11" x 4'4"	17 sq. ft	No
25	Bedroom	9'2" x 11'1"	102 sq. ft	Yes

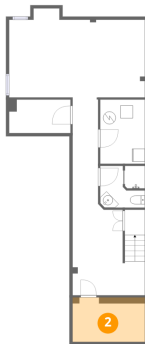
1 Floor 1 - Room



Dimensions: 11'5" x 13'6"
Area: 151 sq. ft
Counted as living area: Yes

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

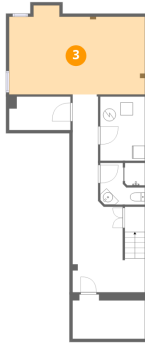
2 Floor 1 - Storage



Dimensions: 11'5" x 7'0"
Area: 80 sq. ft
Counted as living area: No

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

3 Floor 1 - Recreation Room



Dimensions: 21'5" x 14'0"
Area: 269 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 - Bath



Dimensions: 7'0" x 6'7"
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

5 Floor 1 - Room



Dimensions: 9'8" x 5'3"
Area: 51 sq. ft
Counted as living area: Yes

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

6 Floor 1 - Utility



Dimensions: 7'0" x 10'1"
Area: 71 sq. ft
Counted as living area: No

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

7 Floor 1 - Hall



Dimensions: 4'0" x 17'8"
Area: 72 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: 4'7" x 6'1"
Area: 28 sq. ft
Counted as living area: Yes

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

9 Floor 2 - Living Room



Dimensions: 10'10" x 13'0"
Area: 148 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 - Kitchen



Dimensions: 11'5" x 9'1"
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

11 Floor 2 - Breakfast Nook



Dimensions: 11'5" x 8'11"
Area: 101 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 - Dining Area



Dimensions: 11'5" x 11'7"
Area: 132 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 - Hall



Dimensions: 5'10" x 3'2"
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

14 Floor 2 - Garage



Dimensions: 10'4" x 19'11"
Area: 205 sq. ft
Counted as living area: No

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

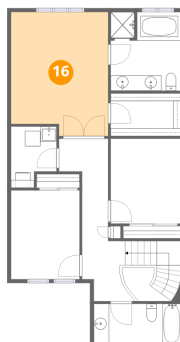
15 Floor 2 - Foyer



Dimensions: 8'9" x 13'10"
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

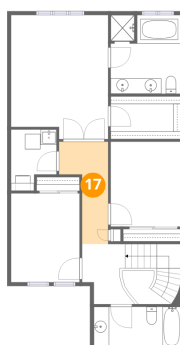
16 Floor 3 - Primary Bedroom



Dimensions: 12'8" x 16'3"
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

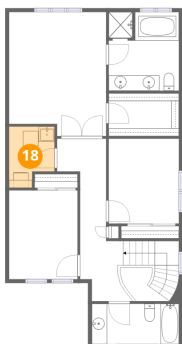
17 Floor 3 - Hall



Dimensions: 6'5" x 13'4"
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

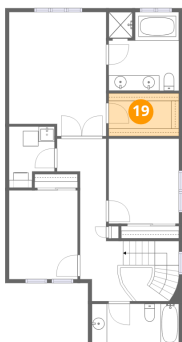
18 Floor 3 - Laundry



Dimensions: 5'11" x 8'0"
Area: 41 sq. ft
Counted as living area: Yes

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

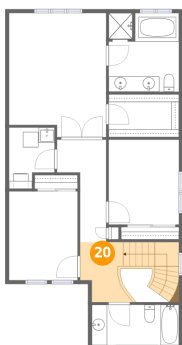
19 Floor 3 - W.I.C.



Dimensions: 9'2" x 5'7"
Area: 51 sq. ft
Counted as living area: Yes

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

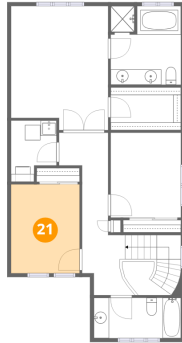
20 Floor 3 - Hall



Dimensions: 5'7" x 7'10"
Area: 81 sq. ft
Counted as living area: Yes

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

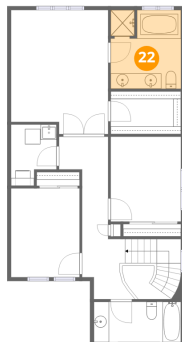
21 Floor 3 - Bedroom



Dimensions: 8'11" x 11'7"
Area: 104 sq. ft
Counted as living area: Yes

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

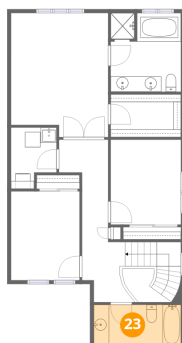
22 Floor 3 - Primary Bath



Dimensions: 9'2" x 10'3"
Area: 93 sq. ft
Counted as living area: Yes

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

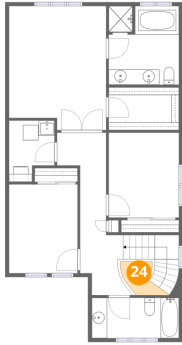
23 Floor 3 - Bath



Dimensions: 11'5" x 5'3"
Area: 60 sq. ft
Counted as living area: Yes

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

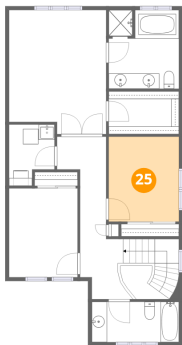
24 Floor 3 - Open To Below



Dimensions: 3'11" x 4'4"
Area: 17 sq. ft
Counted as living area: No

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

25 Floor 3 - Bedroom



Dimensions: 9'2" x 11'1"
Area: 102 sq. ft
Counted as living area: Yes

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