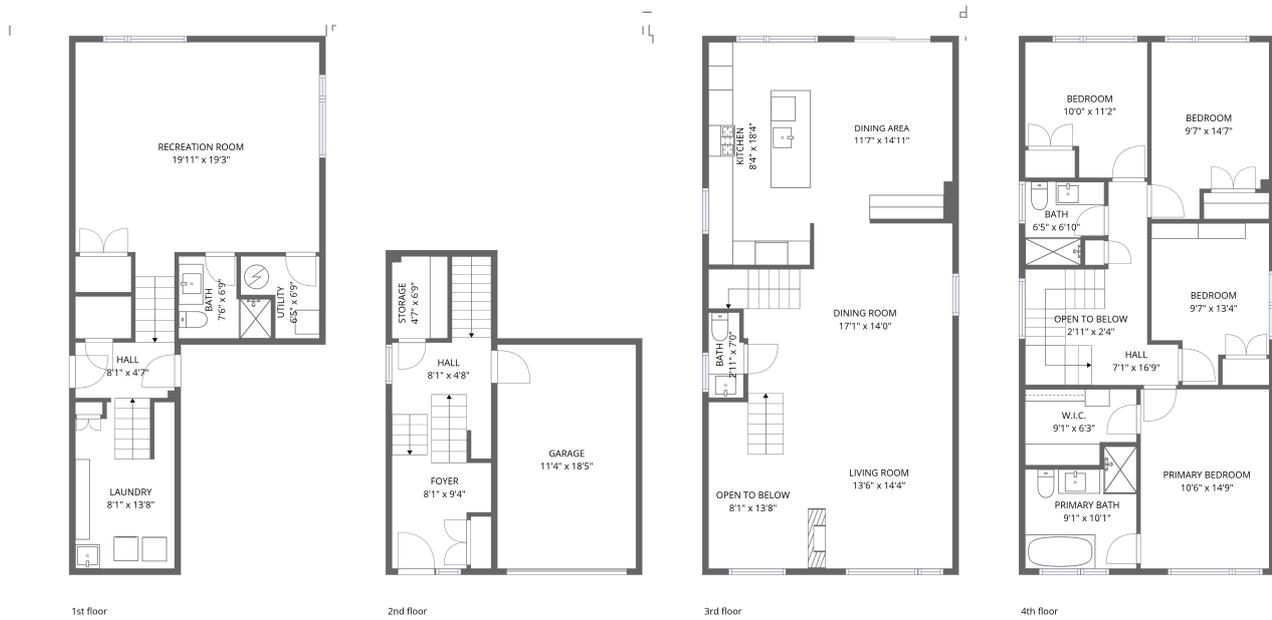


Home data report

498 Melrose Ave, Toronto, ON, CA



Total Area: 2396 sq. ft

1st Floor: 605 sq. ft, 2nd Floor: 177 sq. ft, 3rd Floor: 759 sq. ft, 4th Floor: 855 sq. ft

Excluded: Utility 33 sq. ft, Garage 208 sq. ft, Storage 31 sq. ft, Open to below 110 sq. ft,

Walls: 249 sq. ft

Property summary

 **4** Floors

 **4** Bedrooms

 **3** Bathrooms

Home data report

498 Melrose Ave, Toronto, ON, CA

 **1**
Half baths

 **1**
Garages

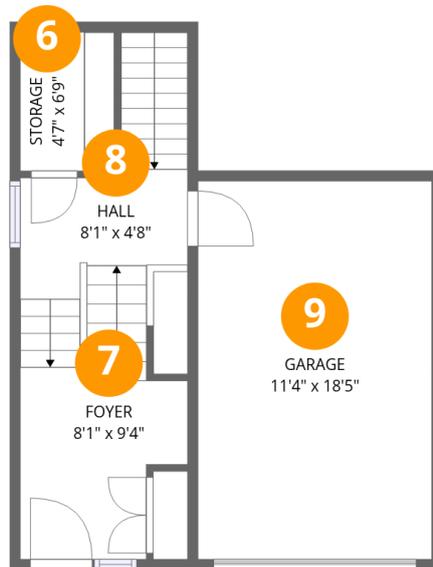


Room dimensions

Floor 1

Total:605sqft Excluded: 33sqft

#		Dimensions	sqft	Counted as living area
1	Recreation Room	19'11" x 19'3"	384 sq. ft	Yes
2	Hall	8'1" x 4'7"	37 sq. ft	Yes
3	Bath	7'6" x 6'9"	51 sq. ft	Yes
4	Laundry	8'1" x 13'8"	111 sq. ft	Yes
5	Utility	6'5" x 6'9"	43 sq. ft	No



Room dimensions

Floor 2

Total: 177sqft

Excluded: 239sqft

#		Dimensions	sqft	Counted as living area
6	Storage	4'7" x 6'9"	31 sq. ft	No
7	Foyer	8'1" x 9'4"	76 sq. ft	Yes
8	Hall	8'1" x 4'8"	38 sq. ft	Yes
9	Garage	11'4" x 18'5"	208 sq. ft	No

Home data report

498 Melrose Ave, Toronto, ON, CA



Room dimensions

Floor 3

Total:759sqft

Excluded: 103sqft

#		Dimensions	sqft	Counted as living area
10	Dining Room	17'1" x 14'0"	238 sq. ft	Yes
11	Bath	2'11" x 7'0"	20 sq. ft	Yes
12	Open To Below	8'1" x 13'8"	111 sq. ft	No
13	Kitchen	8'4" x 18'4"	152 sq. ft	Yes
14	Dining Area	11'7" x 14'11"	173 sq. ft	Yes
15	Living Room	13'6" x 14'4"	193 sq. ft	Yes

Home data report

498 Melrose Ave, Toronto, ON, CA



Room dimensions

Floor 4

Total: 855 sqft Excluded: 7 sqft

#		Dimensions	sqft	Counted as living area
16	Primary Bath	9'1" x 10'1"	91 sq. ft	Yes
17	Open To Below	2'11" x 2'4"	7 sq. ft	No
18	Bath	6'5" x 6'10"	44 sq. ft	Yes
19	Primary Bedroom	10'6" x 14'9"	155 sq. ft	Yes
20	Bedroom	10'0" x 11'2"	111 sq. ft	Yes
21	W.I.C.	9'1" x 6'3"	57 sq. ft	Yes
22	Bedroom	9'7" x 14'7"	140 sq. ft	Yes
23	Hall	7'1" x 16'9"	119 sq. ft	Yes
24	Bedroom	9'7" x 13'4"	128 sq. ft	Yes

1 Floor 1 - Recreation Room



Dimensions: 19'11" x 19'3"
Area: 384 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 - Hall



Dimensions: 8'1" x 4'7"
Area: 37 sq. ft
Counted as living area: Yes

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

3 Floor 1 - Bath



Dimensions: 7'6" x 6'9"
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

4 Floor 1 - Laundry



Dimensions: 8'1" x 13'8"
Area: 111 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: 6'5" x 6'9"
Area: 43 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 2 - Storage



Dimensions: 4'7" x 6'9"
Area: 31 sq. ft
Counted as living area: No

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

7 Floor 2 - Foyer



Dimensions: 8'1" x 9'4"
Area: 76 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 - Hall



Dimensions: 8'1" x 4'8"
Area: 38 sq. ft
Counted as living area: Yes

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

9 Floor 2 - Garage



Dimensions: 11'4" x 18'5"
Area: 208 sq. ft
Counted as living area: No

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

10 Floor 3 - Dining Room



Dimensions: 17'1" x 14'0"
Area: 238 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 3 - Bath



Dimensions: 2'11" x 7'0"
Area: 20 sq. ft
Counted as living area: Yes

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

12 Floor 3 - Open To Below



Dimensions: 8'1" x 13'8"
Area: 111 sq. ft
Counted as living area: No

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

13 Floor 3 - Kitchen



Dimensions: 8'4" x 18'4"
Area: 152 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 3 - Dining Area



Dimensions: 11'7" x 14'11"
Area: 173 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 3 - Living Room



Dimensions: 13'6" x 14'4"
Area: 193 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 4 - Primary Bath



Dimensions: 9'1" x 10'1"
Area: 91 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 4 - Open To Below



Dimensions: 2'11" x 2'4"
Area: 7 sq. ft
Counted as living area: No

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

18 Floor 4 - Bath



Dimensions: 6'5" x 6'10"
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

19 Floor 4 - Primary Bedroom



Dimensions: 10'6" x 14'9"
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

20 Floor 4 - Bedroom



Dimensions: 10'0" x 11'2"
Area: 111 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 4 - W.I.C.



Dimensions: 9'1" x 6'3"
Area: 57 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 4 - Bedroom



Dimensions: 9'7" x 14'7"
Area: 140 sq. ft
Counted as living area: Yes

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

23 Floor 4 - Hall



Dimensions: 7'1" x 16'9"
Area: 119 sq. ft
Counted as living area: Yes

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

24 Floor 4 - Bedroom



Dimensions: 9'7" x 13'4"
Area: 128 sq. ft
Counted as living area: Yes

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