

128 York Road

Dundas, Ontario

Total Above Grade Exterior ft²

Approx Exterior Area = 2234.3 ft²

Total Exterior ft²

Approx Exterior Area (includes basement) = 3689.7 ft²

Both measurements exclude Garage

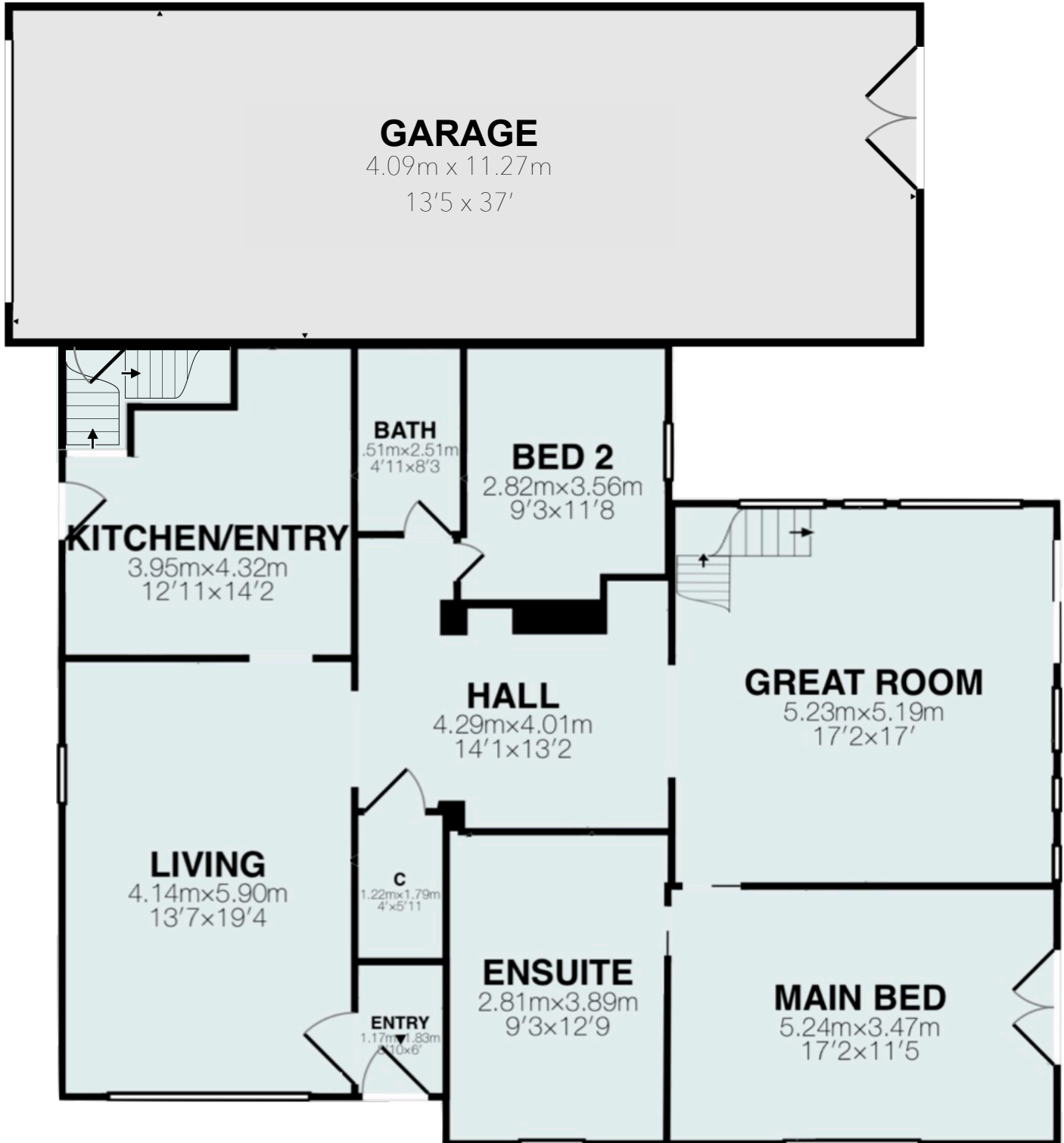


Main Level

(above grade, garage excluded)

Approx Interior Floor Area = 1369.2 ft²

Approx Exterior Area = 1459.3 ft²



All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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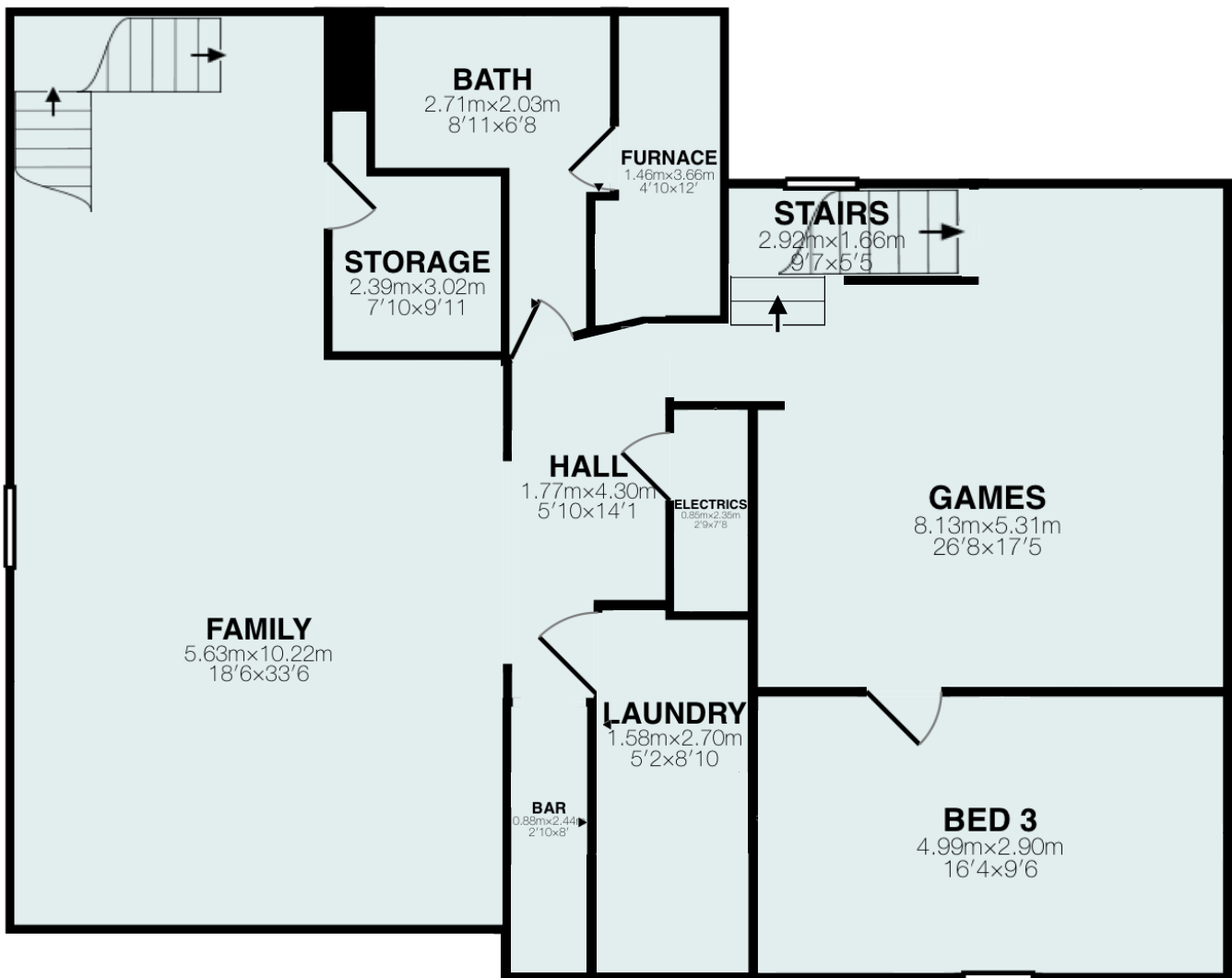


Lower Level

(below grade)

Approx Interior Floor Area = 1352.5 ft²

Approx Exterior Area = 1455.4 ft²



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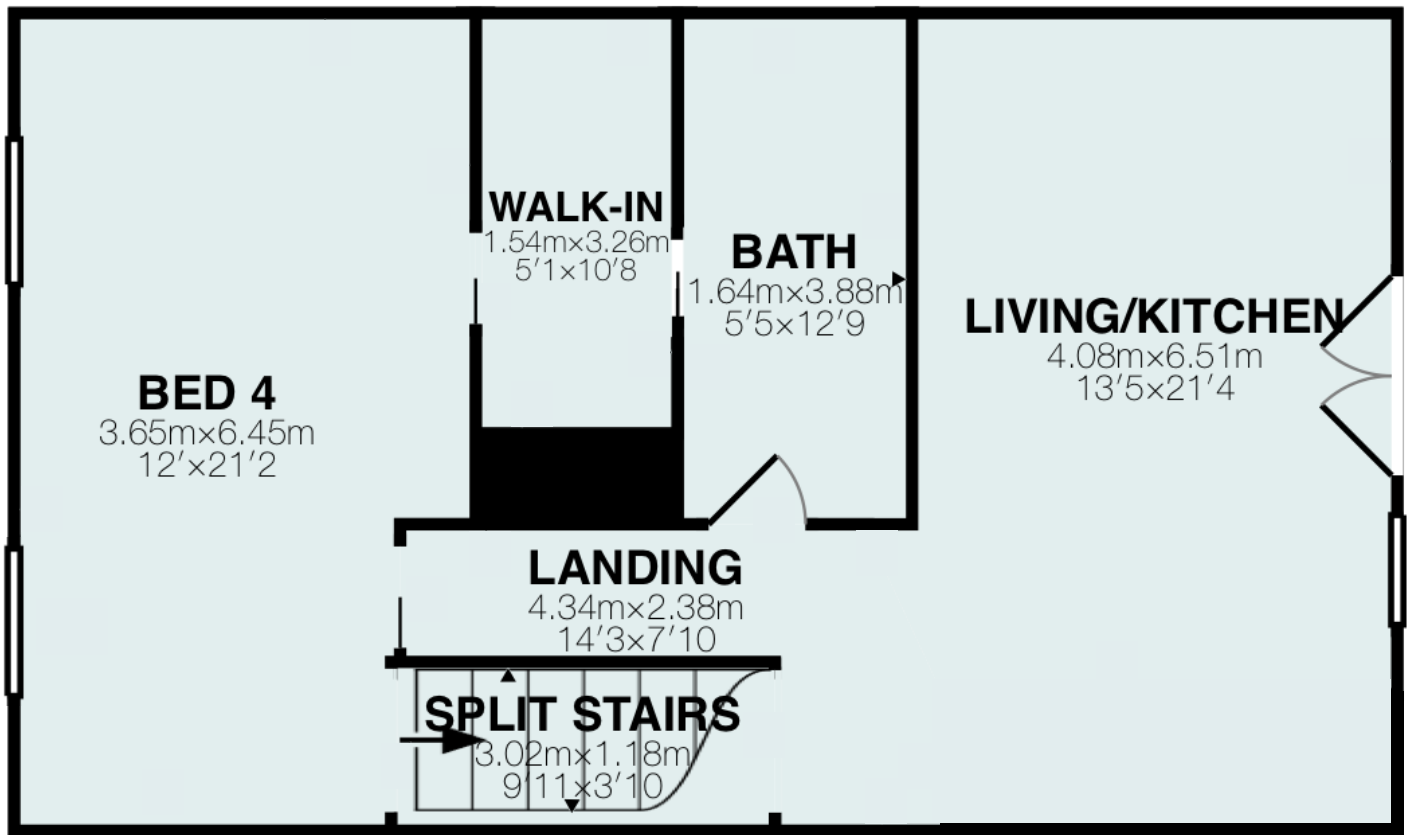
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In-Law Suite - above garage (above grade)

Approx Interior Floor Area = 707.1 ft²

Approx Exterior Area = 775.0 ft²



Main Room Interior Measurements

Main Level	Imperial	Metric	Interior ft ²
Living Room	13'7 x 19'4	4.14m x 5.90m	253.5 ft ²
Kitchen	12'11 x 14'2	3.95m x 4.32m	151.5 ft ²
Great Room	17'2 x 17'	5.23m x 5.19m	291.9 ft ²
Main Bedroom	17'2 x 11'5	5.24m x 3.47m	195.3 ft ²
Ensuite	9'3 x 11'8	2.81m x 3.89m	138.3 ft ²
Bedroom 2	9'3 x 11'8	2.82m x 3.56m	105.3 ft ²
Bathroom	4'11 x 8'3	1.51m x 2.51m	40.8 ft ²

Upper Level

Living/Kitchen	13'5 x 21'4	4.08m x 6.51m	234.8 ft ²
Bedroom 4	12' x 21'2	3.65m x 6.45m	237.2 ft ²
Walk-in closet	5'1 x 10'8	1.54m x 3.26m	53.9 ft ²
Bathroom	5'5 x 12'9	1.64m x 3.88m	77.8 ft ²

Lower Level (below grade)

Family Room	18'6 x 33'6	5.63m x 10.22m	546.4 ft ²
Bathroom	8'11 x 6'8	2.71m x 2.03m	70.8 ft ²
Bedroom 3	16'4 x 9'6	4.99m x 2.90m	154.3 ft ²
Games Room	26'8 x 17'5	8.13m x 5.31m	282.4 ft ²

Garage (not included in totals)

13'5 x 37'	4.09m x 11.27m	495.7 ft ²
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Totals

Total Exterior ft² (above grade)* = 2234.3 ft²

Total Exterior ft² (all levels)* = 3689.7 ft²

*excludes Garage

Garage Exterior ft²
572.0 ft²

Rooms have irregular shapes and, as such, cannot be truly represented by one length and width. The length and width listed above are the longest length and width of the room. Because of this, room area is not always equal to the product of length and width but has been calculated in any floor area accurately using all wall measurements.

All room dimensions and floor areas must be considered approximate and are subject to independent verification.

