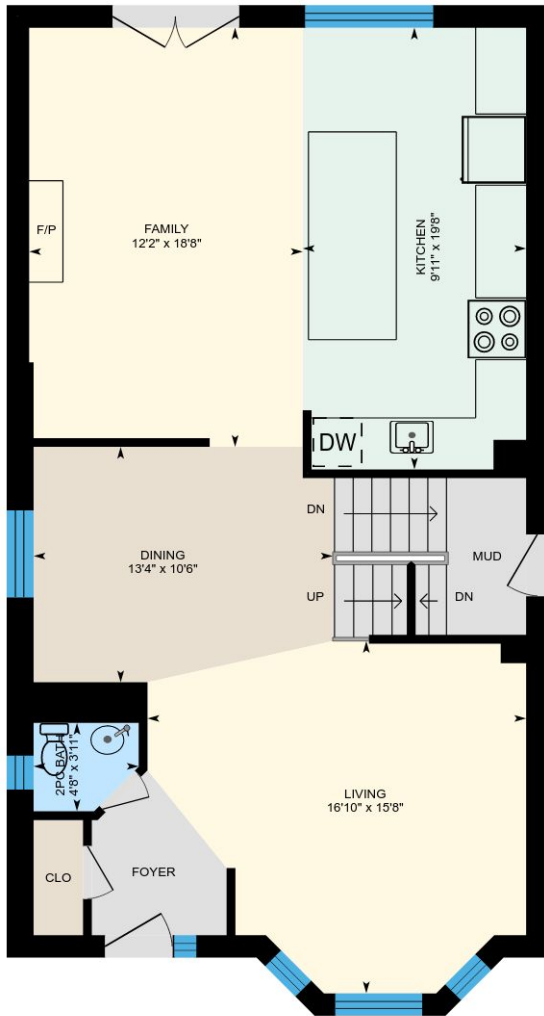
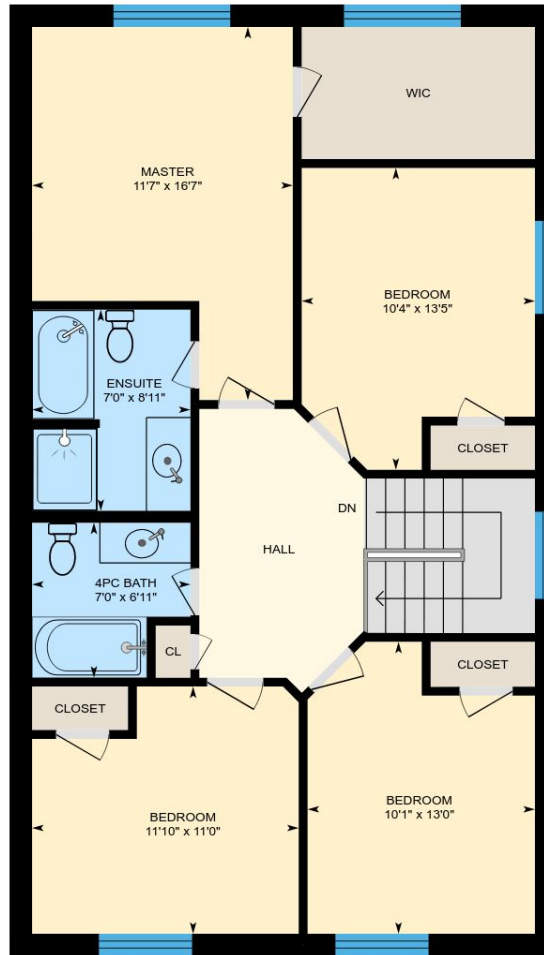


45 Eastwood Ave, Toronto, ON

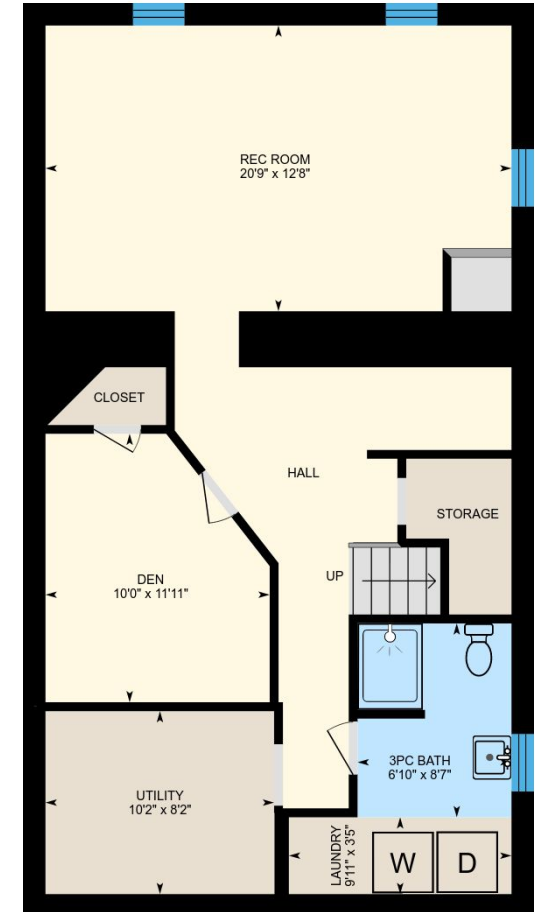
Main Building: Total Exterior Area Above Grade 2066 sq ft



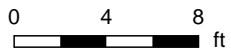
1st Floor
Exterior Area 1038 sq ft



2nd Floor
Exterior Area 1028 sq ft



Basement (Below Grade)
Exterior Area 923 sq ft



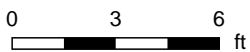
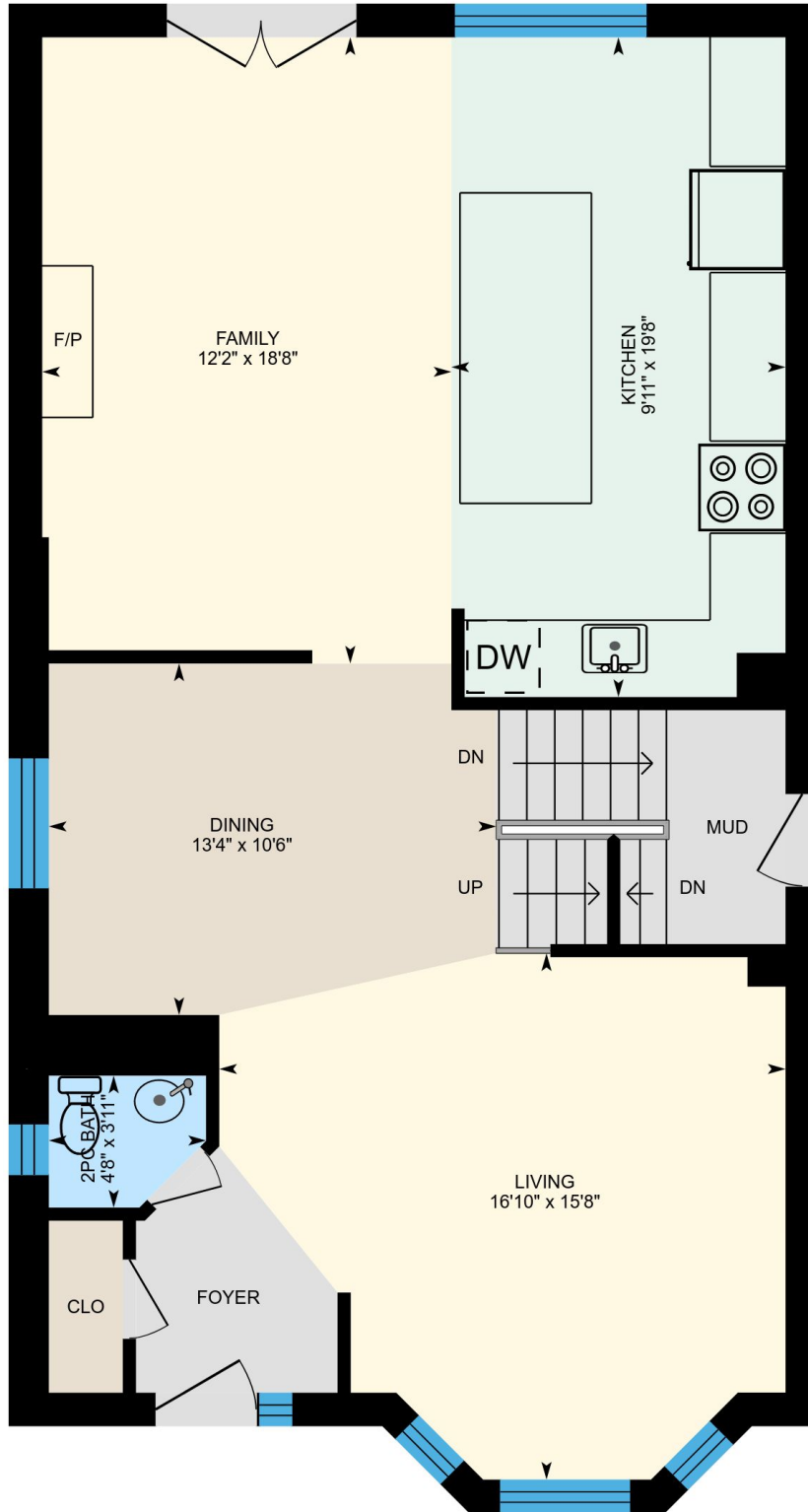
PREPARED: Oct, 2018

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.



45 Eastwood Ave, Toronto, ON

1st Floor Total Exterior Area 1038 sq ft
Total Interior Area 907 sq ft

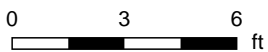
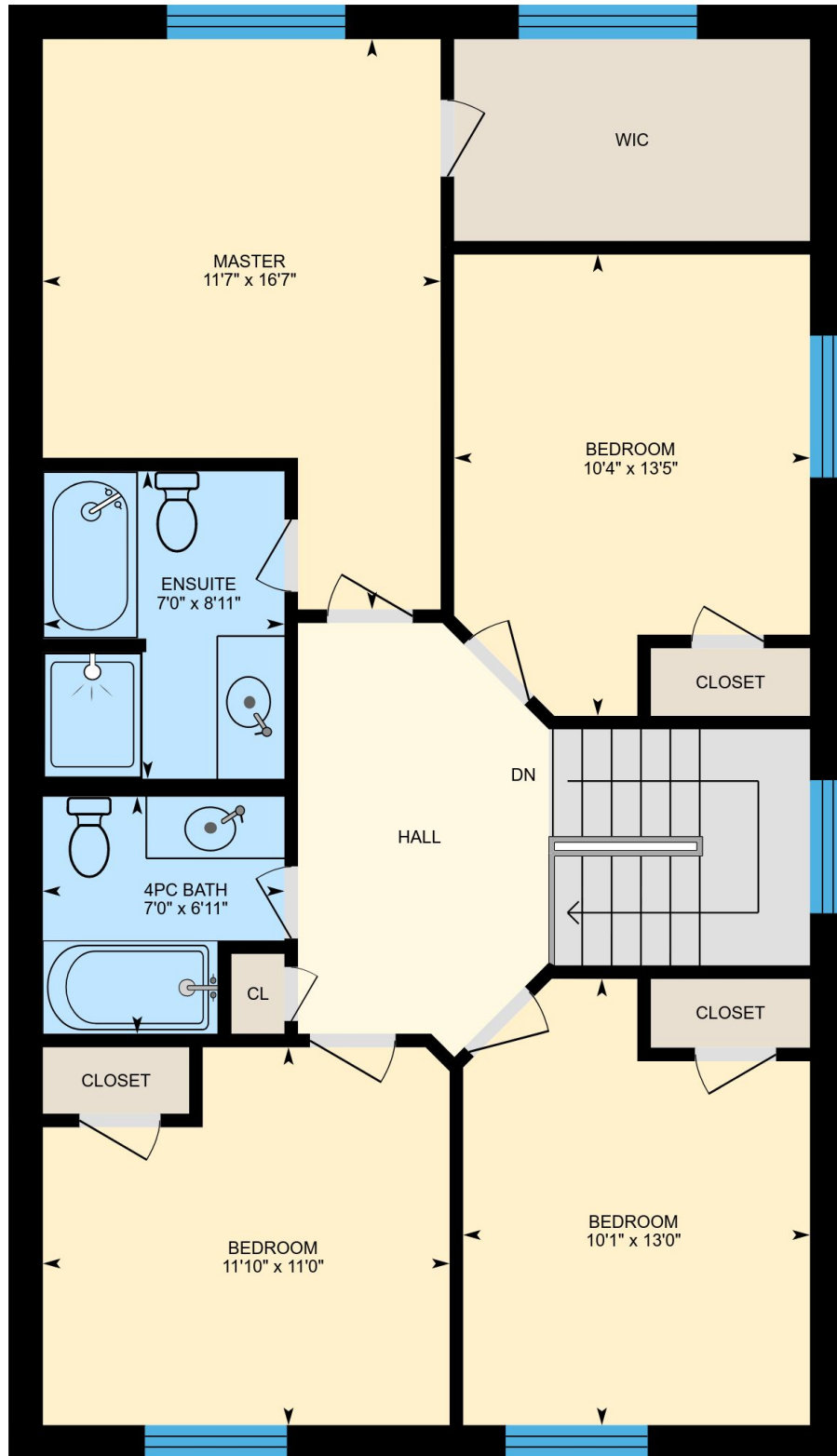


PREPARED: Oct, 2018



45 Eastwood Ave, Toronto, ON

2nd Floor Total Exterior Area 1028 sq ft
Total Interior Area 899 sq ft

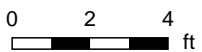
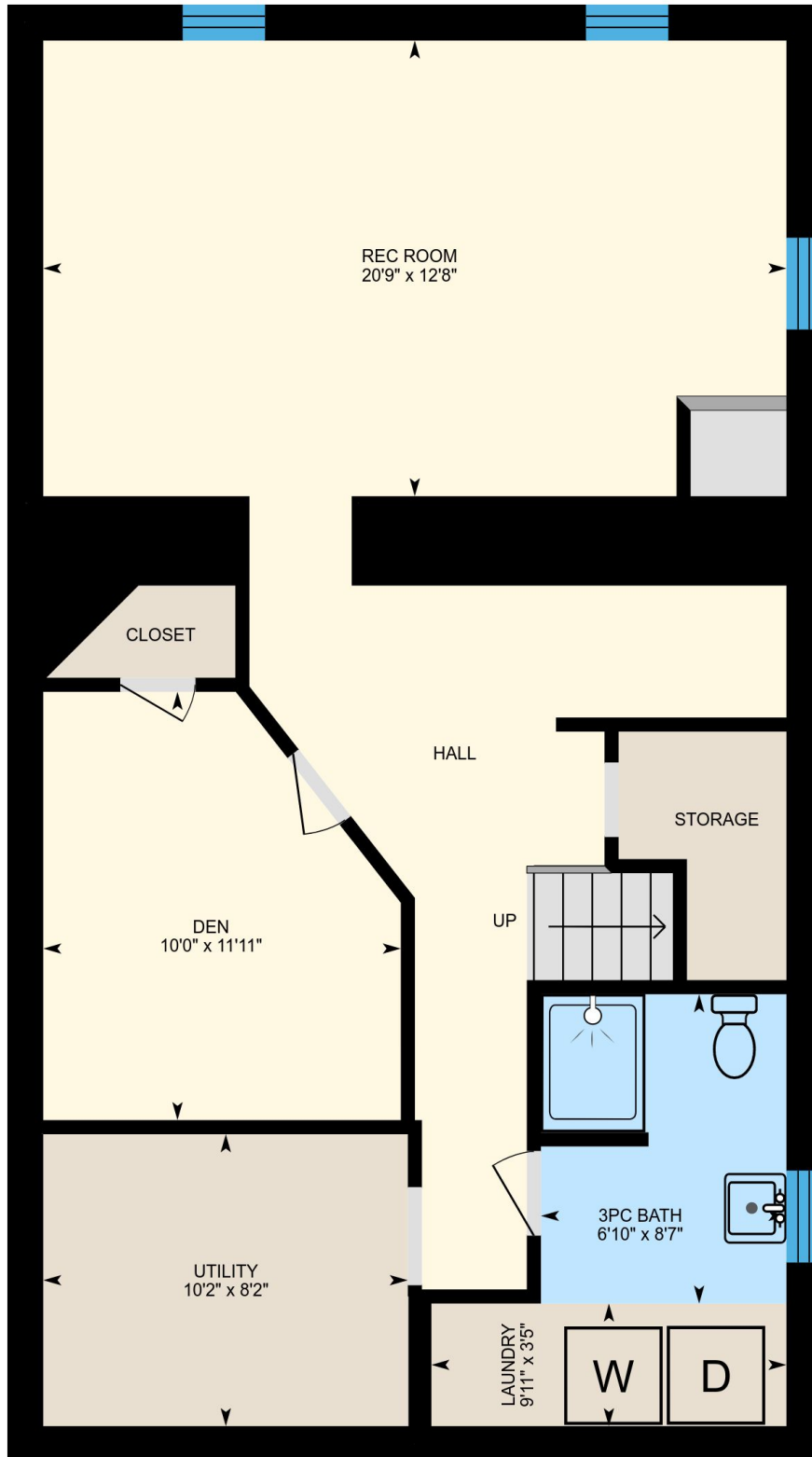


PREPARED: Oct, 2018

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

45 Eastwood Ave, Toronto, ON

Basement Total Exterior Area 923 sq ft
Total Interior Area 800 sq ft



PREPARED: Oct, 2018

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

45 Eastwood Ave, Toronto, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

1ST FLOOR

2pc Bath: 4'8" x 3'11"

Living: 16'10" x 15'8"

Family: 12'2" x 18'8"

Kitchen: 9'11" x 19'8"

Dining: 13'4" x 10'6"

2ND FLOOR

Bedroom: 11'10" x 11'0"

4pc Bath: 7'0" x 6'11"

Ensuite: 7'0" x 8'11"

Master: 11'7" x 16'7"

Bedroom: 10'4" x 13'5"

Bedroom: 10'1" x 13'0"

BASEMENT

3pc Bath: 6'10" x 8'7"

Rec Room: 20'9" x 12'8"

Utility: 10'2" x 8'2"

Laundry: 9'11" x 3'5"

Den: 10'0" x 11'11"

Floor Area Information

For explanation of floor area calculations and method of measurement please see <http://youriguide.com/measure/>

Main Building

Building Perimeter Wall Thickness: 12 in

1ST FLOOR

Interior Area: 907 sq ft

Perimeter Wall Length: 131 ft

Exterior Area: 1038 sq ft

2ND FLOOR

Interior Area: 899 sq ft

Perimeter Wall Length: 129 ft

Exterior Area: 1028 sq ft

BASEMENT (Below Grade)

Interior Area: 800 sq ft

Perimeter Wall Length: 123 ft

Exterior Area: 923 sq ft

Total Above Grade Floor Area

Main Building Interior: 1806 sq ft

Main Building Exterior: 2066 sq ft

Customer Name: Geoffrey Grace

Customer Company: Re/Max Hallmark Realty Brokerage Ltd.

Prepared: Oct 25, 2018

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