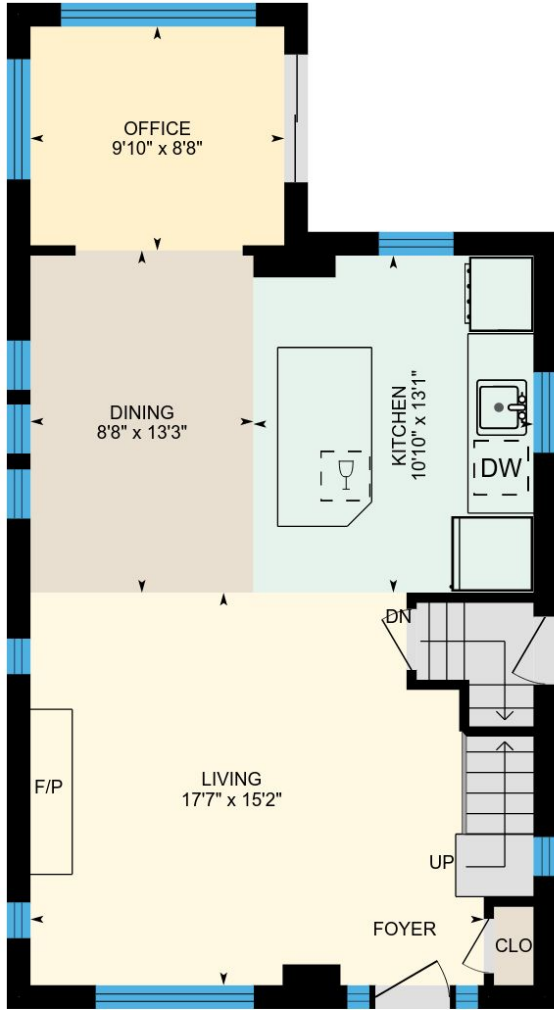


40 Wembley Dr, Toronto, ON

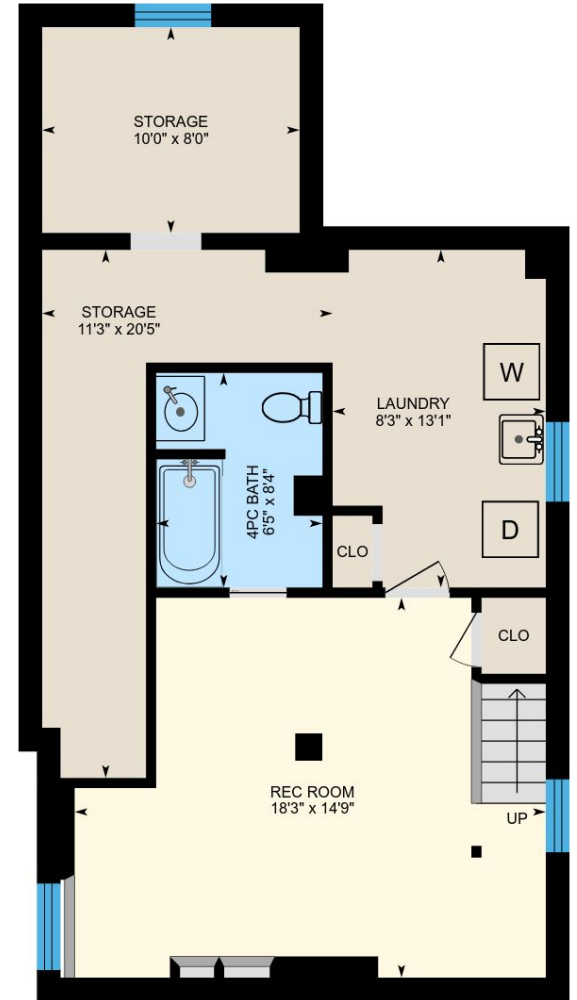
Main Building: Total Exterior Area Above Grade 1481 sq ft



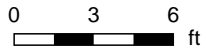
1st Floor
Exterior Area 745 sq ft



2nd Floor
Exterior Area 736 sq ft



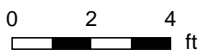
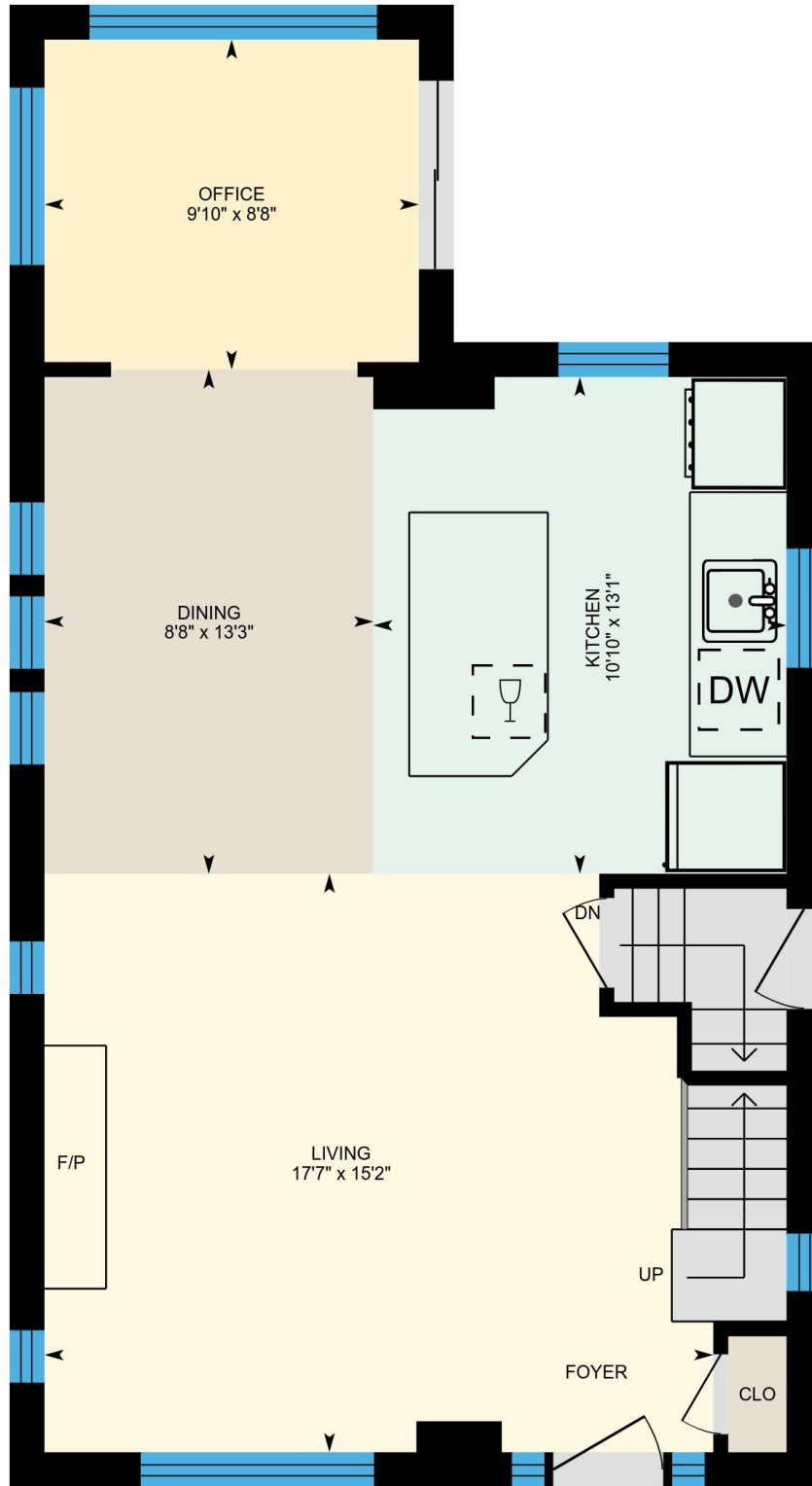
Basement (Below Grade)
Exterior Area 733 sq ft



PREPARED: Nov, 2018

40 Wembley Dr, Toronto, ON

1st Floor Total Exterior Area 745 sq ft
Total Interior Area 638 sq ft



PREPARED: Nov, 2018



40 Wembley Dr, Toronto, ON

2nd Floor Total Exterior Area 736 sq ft
Total Interior Area 635 sq ft



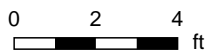
0 2 4 ft

PREPARED: Nov, 2018



40 Wembley Dr, Toronto, ON

Basement Total Exterior Area 733 sq ft
Total Interior Area 627 sq ft



PREPARED: Nov, 2018



40 Wembley Dr, 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

Dining: 8'8" x 13'3"

Kitchen: 10'10" x 13'1"

Living: 17'7" x 15'2"

Office: 9'10" x 8'8"

2ND FLOOR

Bonus: 9'1" x 9'3"

Master: 14'1" x 11'5"

3pc Bath: 7'6" x 5'0"

Bedroom: 11'6" x 8'1"

Bedroom: 8'9" x 11'8"

BASEMENT

Storage: 11'3" x 20'5"

Rec Room: 18'3" x 14'9"

Laundry: 8'3" x 13'1"

4pc Bath: 6'5" x 8'4"

Storage: 10'0" x 8'0"

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: 11 in

1ST FLOOR

Interior Area: 638 sq ft

Perimeter Wall Length: 117 ft

Exterior Area: 745 sq ft

2ND FLOOR

Interior Area: 635 sq ft

Perimeter Wall Length: 110 ft

Exterior Area: 736 sq ft

BASEMENT (Below Grade)

Interior Area: 627 sq ft

Perimeter Wall Length: 116 ft

Exterior Area: 733 sq ft

Total Above Grade Floor Area

Main Building Interior: 1273 sq ft

Main Building Exterior: 1481 sq ft

Customer Name: Geoffrey Grace

Customer Company: Re/Max Hallmark Realty Brokerage Ltd.

Prepared: Nov 07, 2018

Take full control of your iGuide and sign up to the Portal (manage.youriguide.com) to add property details, customize photo galleries, rename rooms and much more! Sign up today or contact us for further details.

Please check your MLS policy for using branded vs. unbranded virtual tours.