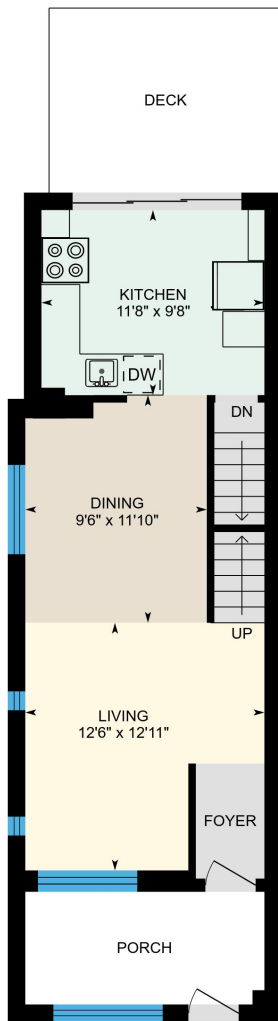
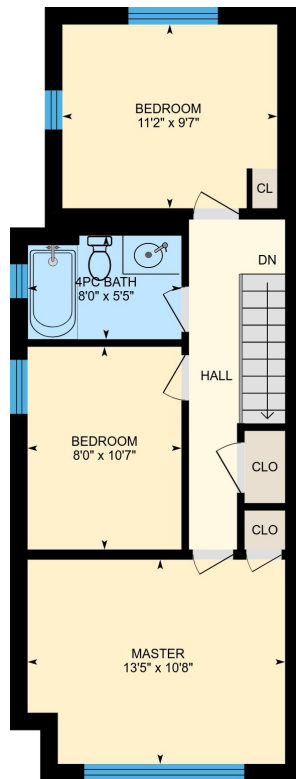


# 102 Mortimer Ave, Toronto, ON

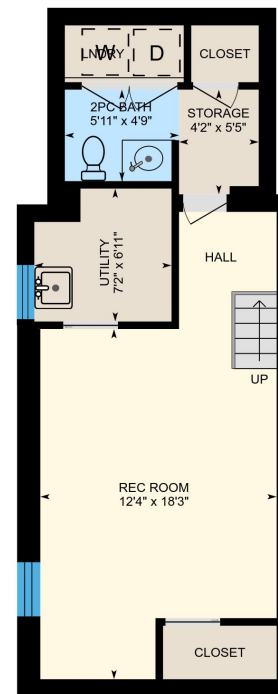
Main Building: Total Exterior Area Above Grade 1099 sq ft



**Main Floor**  
Exterior Area 512 sq ft



**2nd Floor**  
Exterior Area 586 sq ft



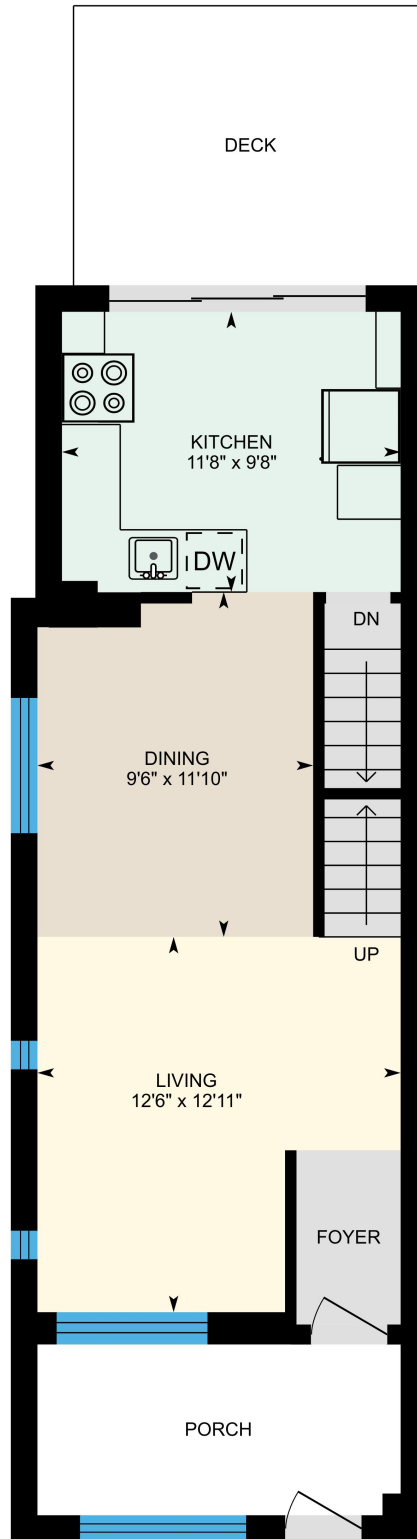
**Basement (Below Grade)**  
Exterior Area 489 sq ft



PREPARED: Feb, 2019

# 102 Mortimer Ave, Toronto, ON

**Main Floor** Total Exterior Area 512 sq ft  
Total Interior Area 423 sq ft

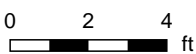
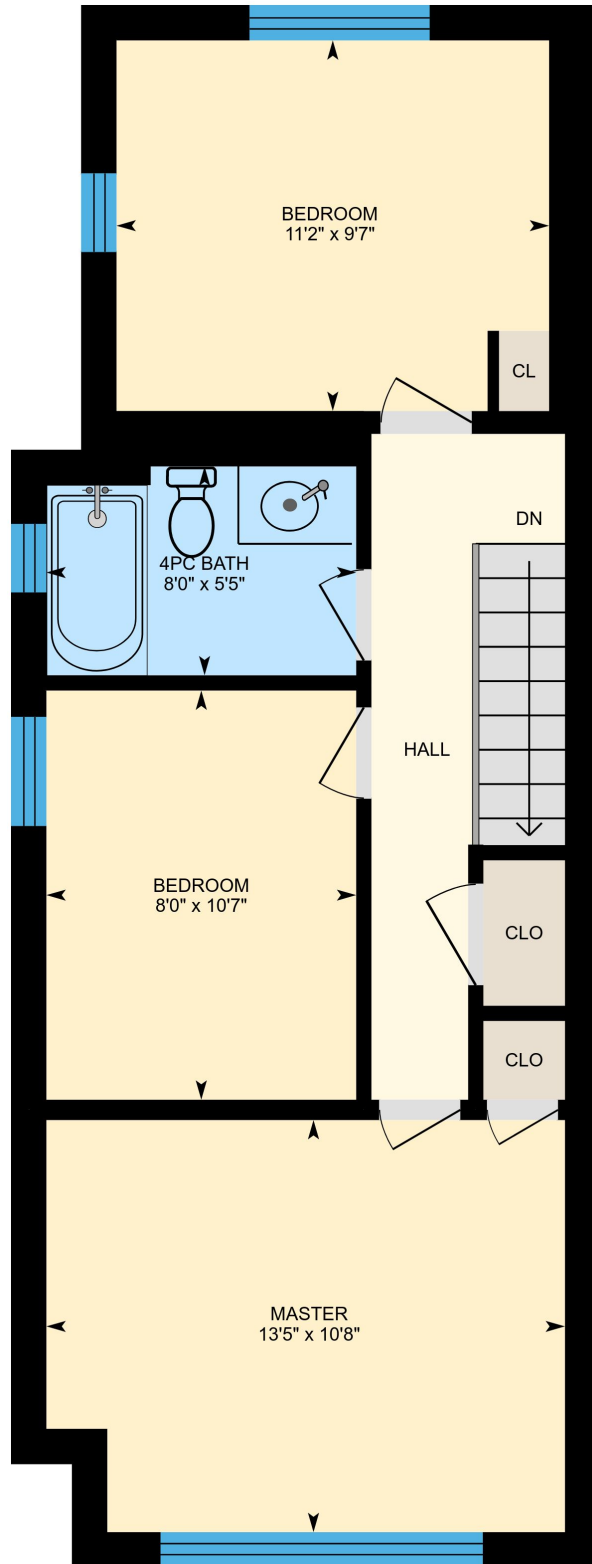


0 3 6 ft

PREPARED: Feb, 2019

# 102 Mortimer Ave, Toronto, ON

**2nd Floor** Total Exterior Area 586 sq ft  
Total Interior Area 488 sq ft

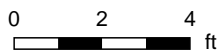
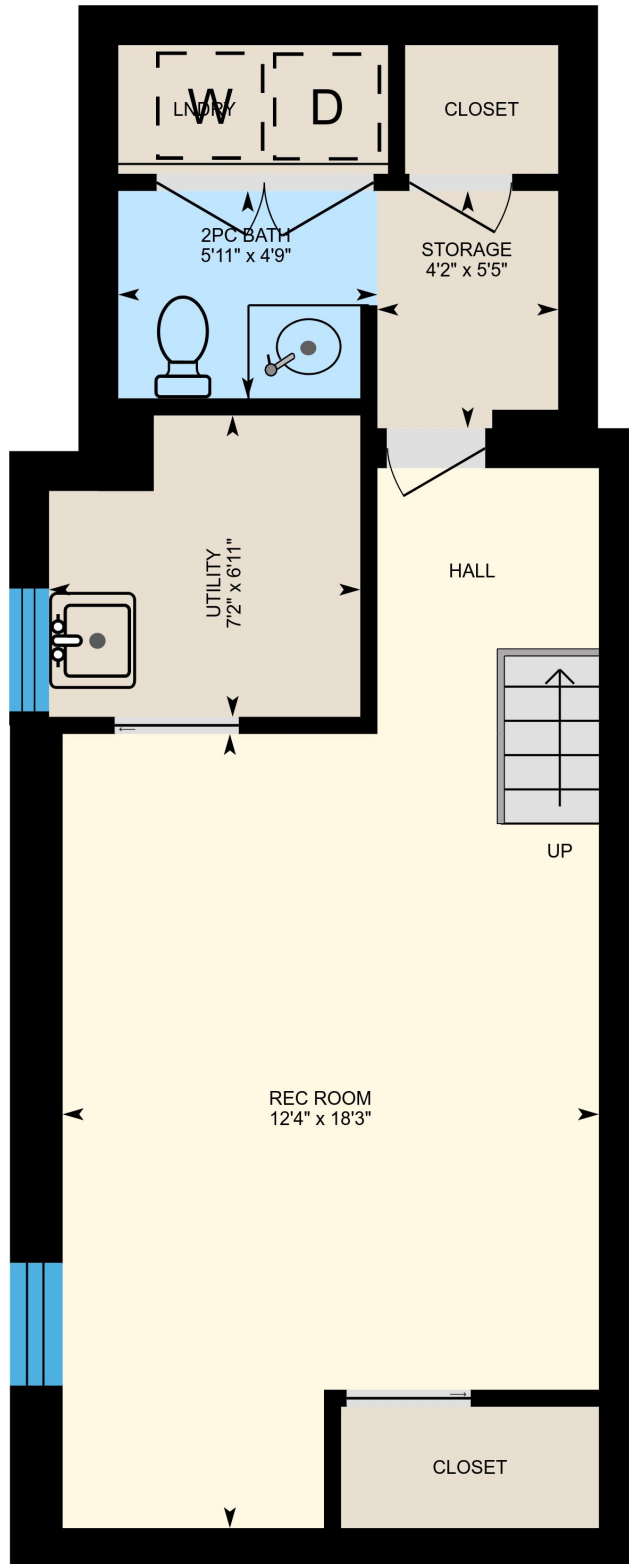


PREPARED: Feb, 2019

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/>.

# 102 Mortimer Ave, Toronto, ON

**Basement** Total Exterior Area 489 sq ft  
Total Interior Area 400 sq ft



PREPARED: Feb, 2019



# 102 Mortimer 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

#### MAIN FLOOR

Kitchen: 11'8" x 9'8"

Living: 12'6" x 12'11"

Dining: 9'6" x 11'10"

#### 2ND FLOOR

Bedroom: 8'0" x 10'7"

Master: 13'5" x 10'8"

Bedroom: 11'2" x 9'7"

4pc Bath: 8'0" x 5'5"

#### BASEMENT

2pc Bath: 5'11" x 4'9"

Storage: 4'2" x 5'5"

Rec Room: 12'4" x 18'3"

Utility: 7'2" x 6'11"

### 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: 11 in

#### MAIN FLOOR

Interior Area: 423 sq ft

Perimeter Wall Length: 98 ft

Exterior Area: 512 sq ft

#### 2ND FLOOR

Interior Area: 488 sq ft

Perimeter Wall Length: 108 ft

Exterior Area: 586 sq ft

#### BASEMENT (Below Grade)

Interior Area: 400 sq ft

Perimeter Wall Length: 97 ft

Exterior Area: 489 sq ft

### Total Above Grade Floor Area

Main Building Interior: 911 sq ft

**Main Building Exterior: 1099 sq ft**

Customer Name: Geoffrey Patrick Grace

Customer Company: Re/Max Hallmark Realty Ltd.

Prepared: Feb 21, 2019

Take full control of your iGuide and sign up to the Portal ([manage.youriguide.com](http://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.