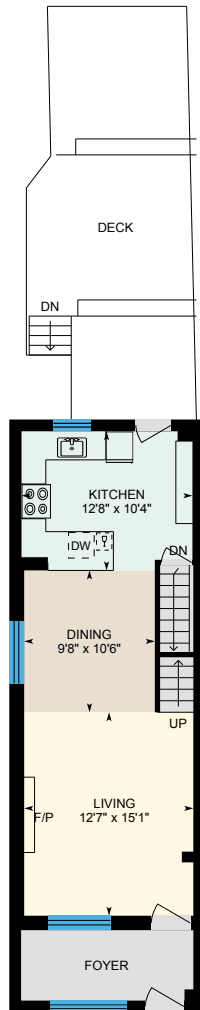
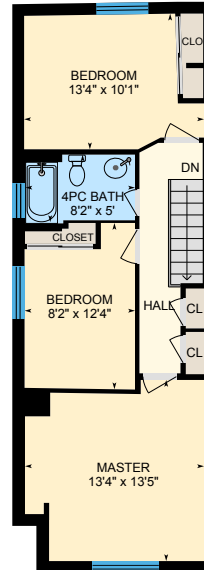


74 Lawlor Ave, Toronto, ON

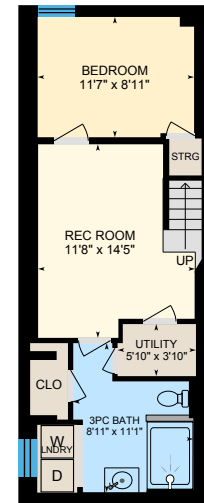
Main Building: Total Exterior Area Above Grade 1258 sq ft



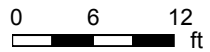
1st Floor
Exterior Area 631 sq ft



2nd Floor
Exterior Area 627 sq ft

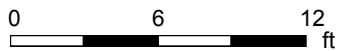
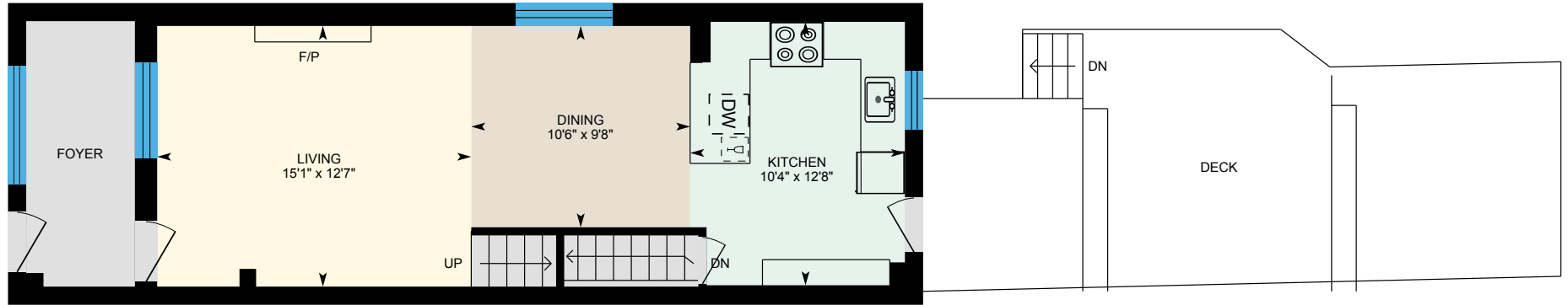


Basement (Below Grade)
Exterior Area 502 sq ft



74 Lawlor Ave, Toronto, ON

1st Floor Total Exterior Area 631 sq ft
Total Interior Area 532 sq ft



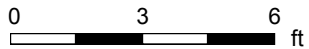
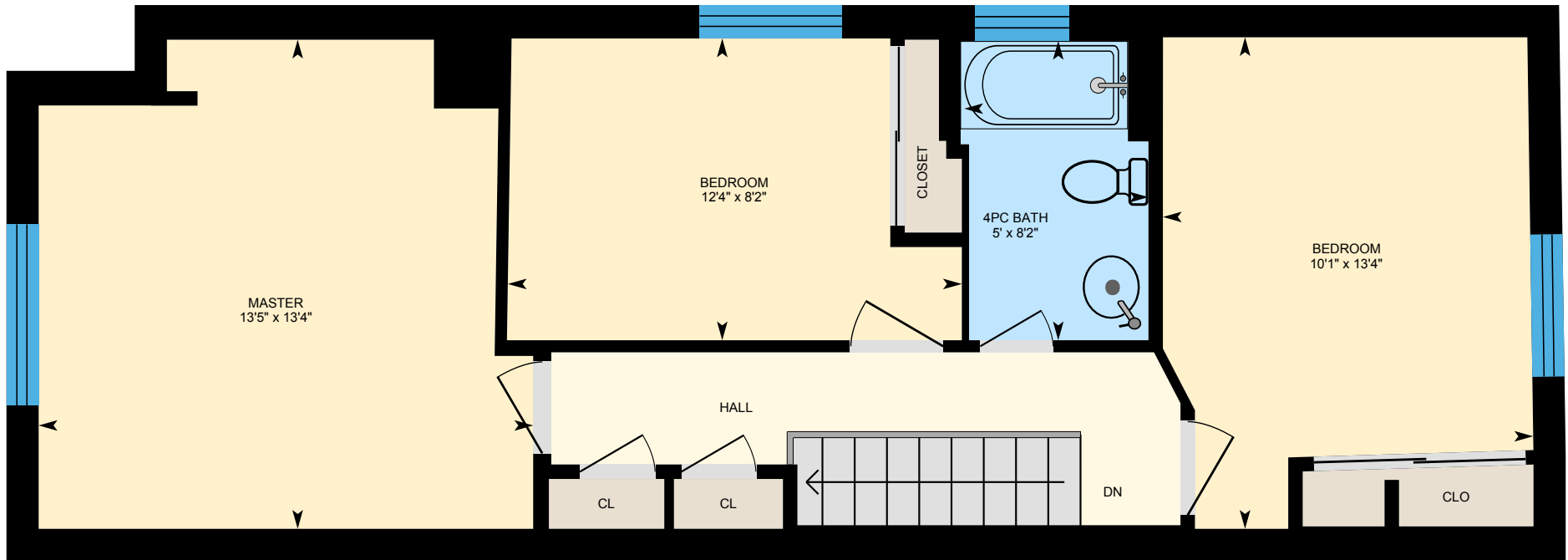
PREPARED: Mar, 2020



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/>.

74 Lawlor Ave, Toronto, ON

2nd Floor Total Exterior Area 627 sq ft
Total Interior Area 529 sq ft



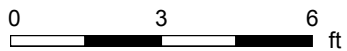
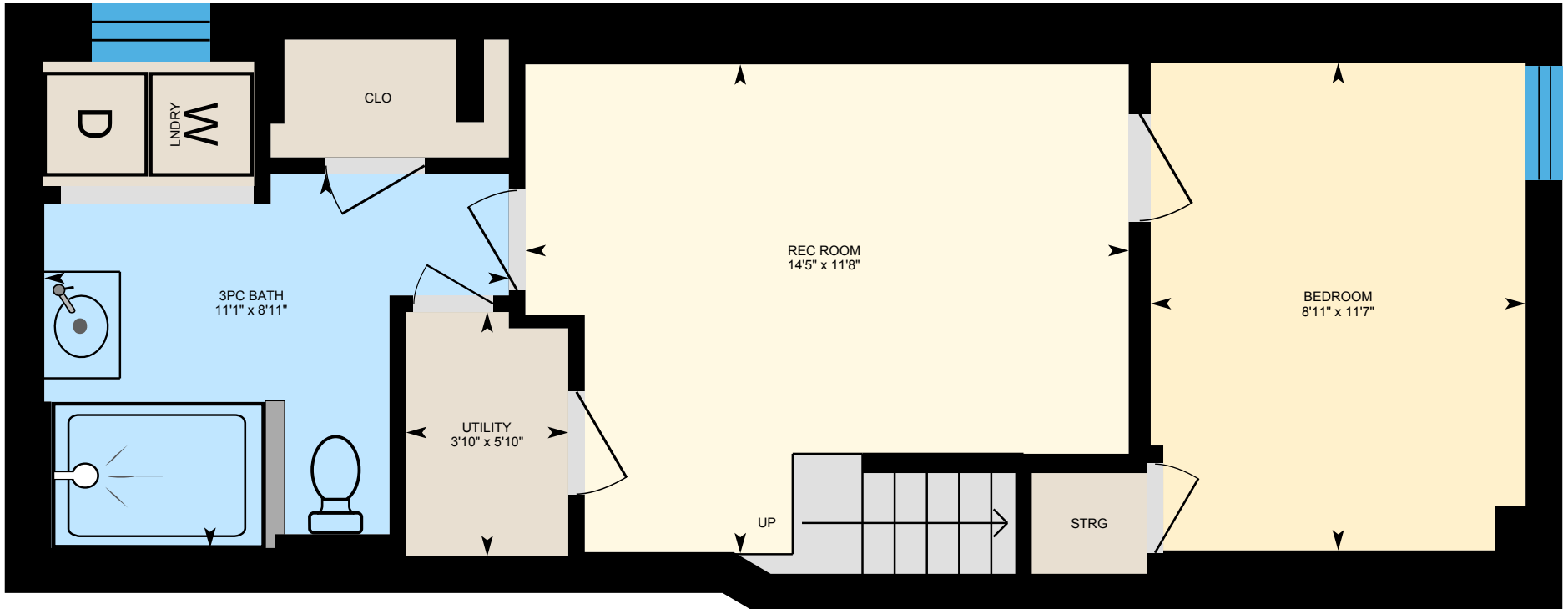
PREPARED: Mar, 2020



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/>.

74 Lawlor Ave, Toronto, ON

Basement Total Exterior Area 502 sq ft
Total Interior Area 415 sq ft



PREPARED: Mar, 2020



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/>.

74 Lawlor 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

Dining: 9'8" x 10'6"
Kitchen: 12'8" x 10'4"
Living: 12'7" x 15'1"

2ND FLOOR

4pc Bath: 8'2" x 5'
Bedroom: 8'2" x 12'4"
Bedroom: 13'4" x 10'1"
Master: 13'4" x 13'5"

BASEMENT

3pc Bath: 8'11" x 11'1"
Bedroom: 11'7" x 8'11"
Rec Room: 11'8" x 14'5"
Utility: 5'10" x 3'10"

Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

1ST FLOOR

Interior Area: 532 sq ft
Perimeter Wall Length: 114 ft
Perimeter Wall Thickness: 10.5 in
Exterior Area: 631 sq ft

2ND FLOOR

Interior Area: 529 sq ft
Perimeter Wall Length: 111 ft
Perimeter Wall Thickness: 10.5 in
Exterior Area: 627 sq ft

BASEMENT (Below Grade)

Interior Area: 415 sq ft
Perimeter Wall Length: 99 ft
Perimeter Wall Thickness: 10.5 in
Exterior Area: 502 sq ft

Total Above Grade Floor Area

Main Building Interior: 1061 sq ft
Main Building Exterior: 1258 sq ft

74 Lawlor Ave, Toronto, ON

Property Details

Customer Name: Geoffrey Patrick Grace

Customer Company: Re/Max Hallmark Realty Ltd.

Prepared: Mar 21, 2020

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