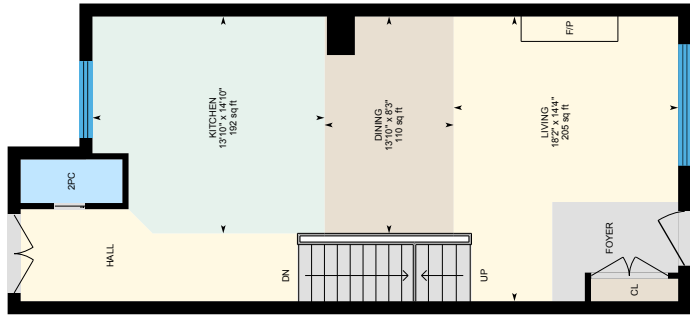


21 Wallington Ave, Toronto, ON

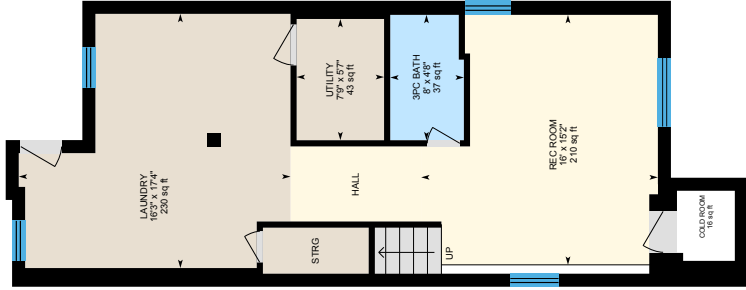
Main Building: Total Exterior Area 2419 sq ft



Main Floor
Exterior Area 817 sq ft



2nd Floor
Exterior Area 872 sq ft



Basement (Below Grade)
Exterior Area 730 sq ft

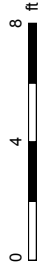
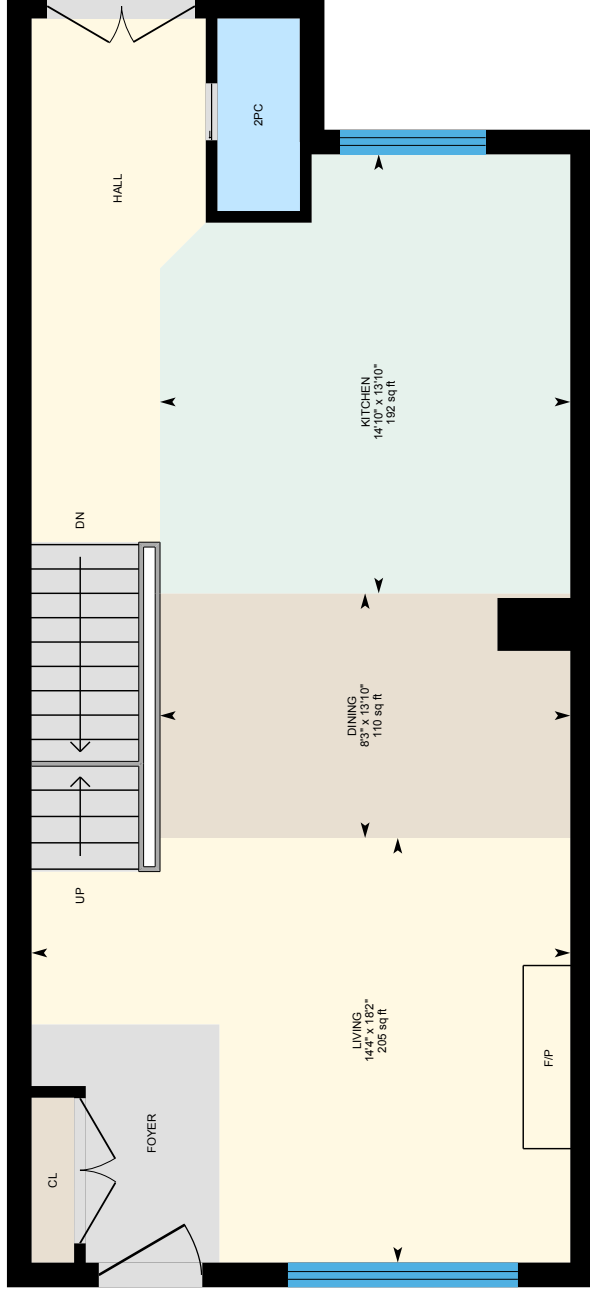
PREPARED: Aug 2020

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



21 Wallington Ave, Toronto, ON

Main Floor Total Exterior Area 817 sq ft
Total Interior Area 714 sq ft



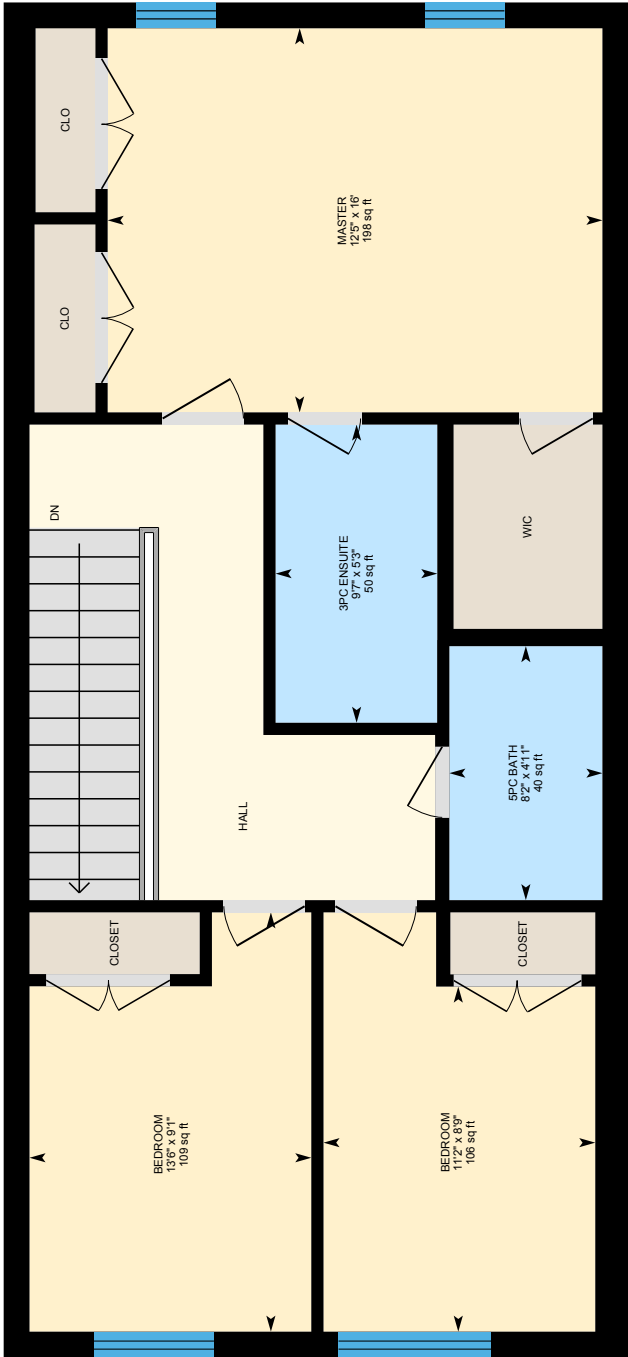
PREPARED: Aug 2020



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Total Exterior Area 872 sq ft
Total Interior Area 769 sq ft



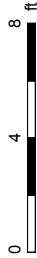
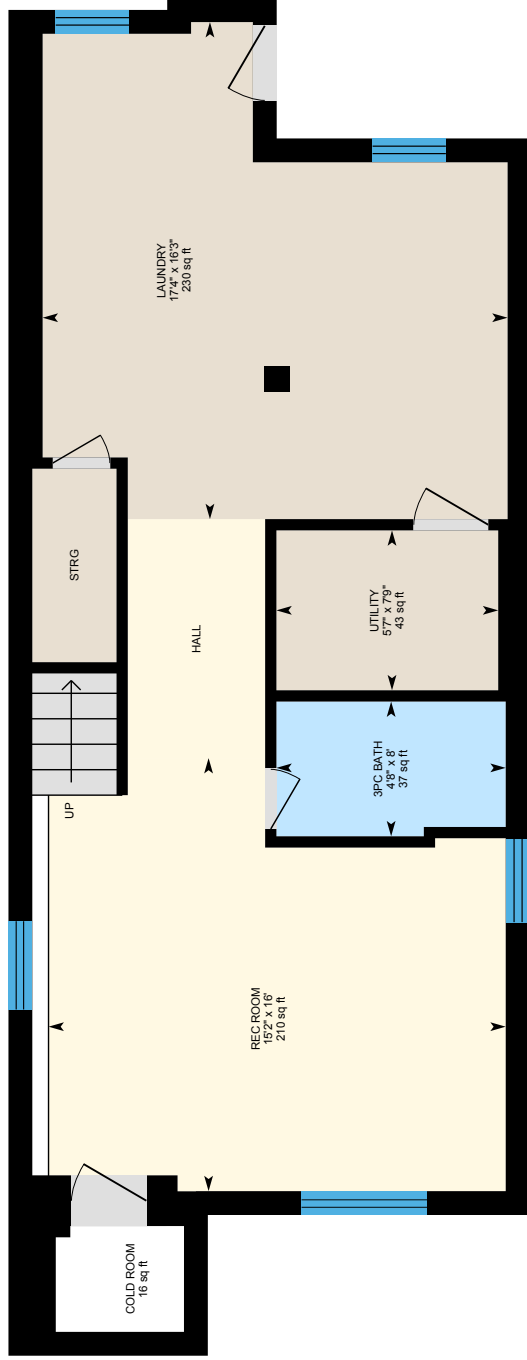
PREPARED: Aug 2020



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement Total Exterior Area 730 sq ft
Total Interior Area 623 sq ft



PREPARED: Aug 2020

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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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

- 2pc: 2'9" x 6'6" | 18 sq ft
- Dining: 13'10" x 8'3" | 110 sq ft
- Kitchen: 13'10" x 14'10" | 192 sq ft
- Living: 18'2" x 14'4" | 205 sq ft

2ND FLOOR

- 3pc Ensuite: 5'3" x 9'7" | 50 sq ft
- 5pc Bath: 4'1" x 8'2" | 40 sq ft
- Bedroom: 8'9" x 11'2" | 106 sq ft
- Bedroom: 9'1" x 13'6" | 109 sq ft
- Master: 16' x 12'5" | 198 sq ft

BASEMENT

- 3pc Bath: 8' x 4'8" | 37 sq ft
- Cold Room: 16 sq ft
- Laundry: 16'3" x 17'4" | 230 sq ft
- Rec Room: 16' x 15'2" | 210 sq ft
- Utility: 7'9" x 5'7" | 43 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. 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

MAIN FLOOR

- Interior Area: 714 sq ft
- Perimeter Wall Length: 124 ft
- Perimeter Wall Thickness: 10.0 in
- Exterior Area: 817 sq ft

2ND FLOOR

- Interior Area: 769 sq ft
- Perimeter Wall Length: 124 ft
- Perimeter Wall Thickness: 10.0 in
- Exterior Area: 872 sq ft

BASEMENT (Below Grade)

- Interior Area: 623 sq ft
- Excluded Area: 16 sq ft
- Perimeter Wall Length: 128 ft
- Perimeter Wall Thickness: 10.0 in
- Exterior Area: 730 sq ft

Total Floor Area

- Main Building Interior: 2106 sq ft
- Main Building Excluded: 16 sq ft
- Main Building Exterior: 2419 sq ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

$$\text{Exterior Area} = [\text{Perimeter Wall Thickness}] \times [\text{Perimeter Wall Length}] + [\text{Interior Area}]$$

Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

Disclaimer

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White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.