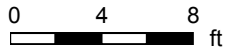
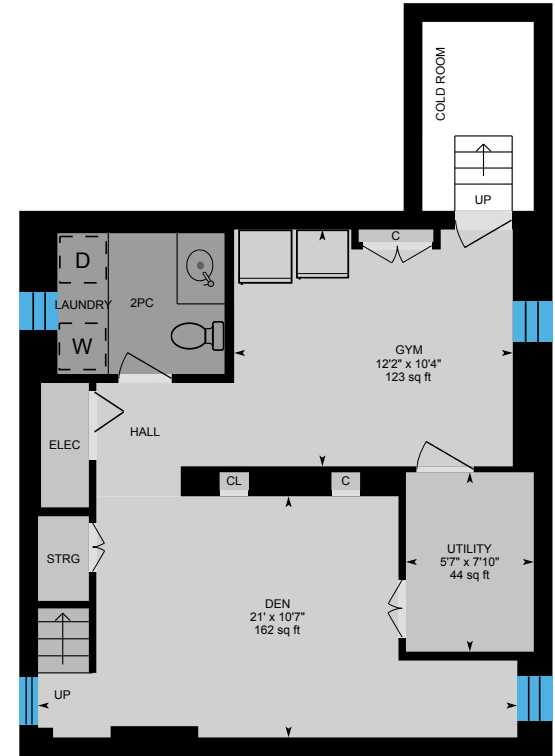
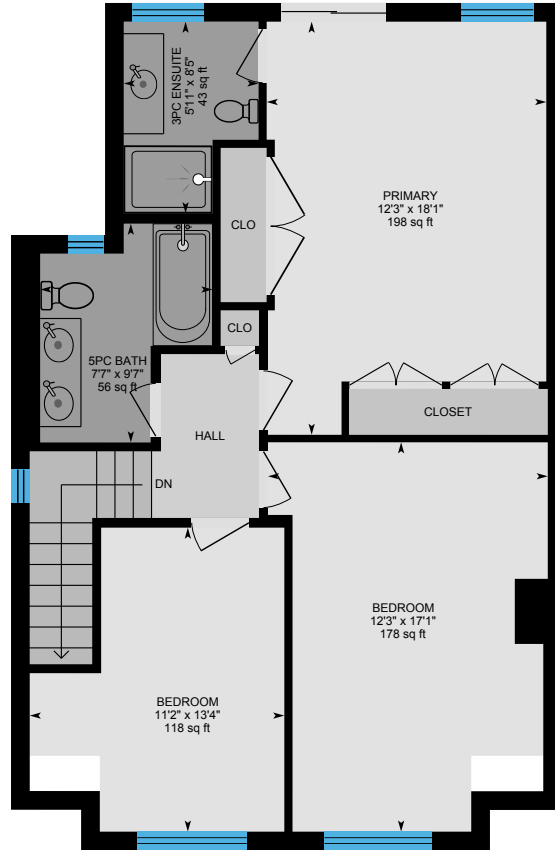
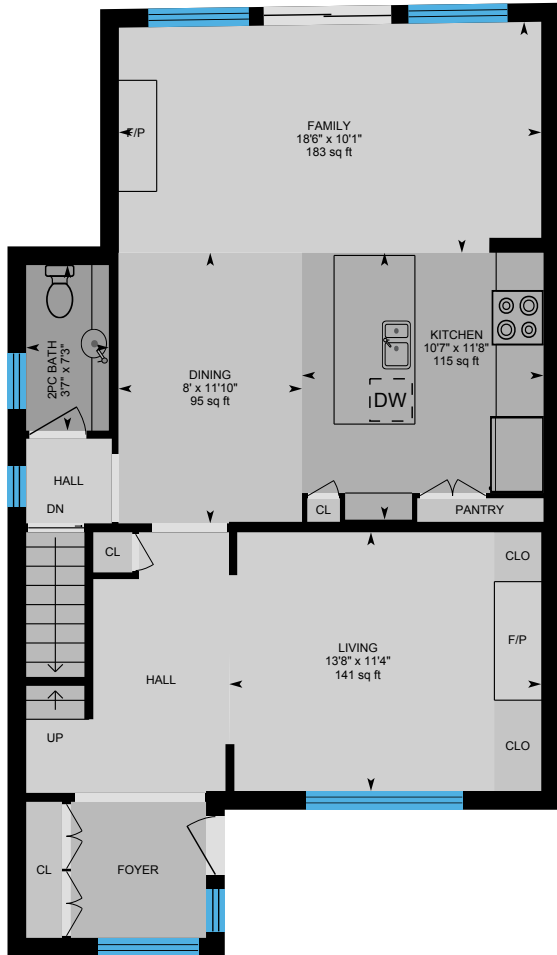


261 Kingswood Rd, Toronto, ON

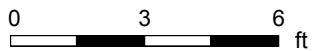
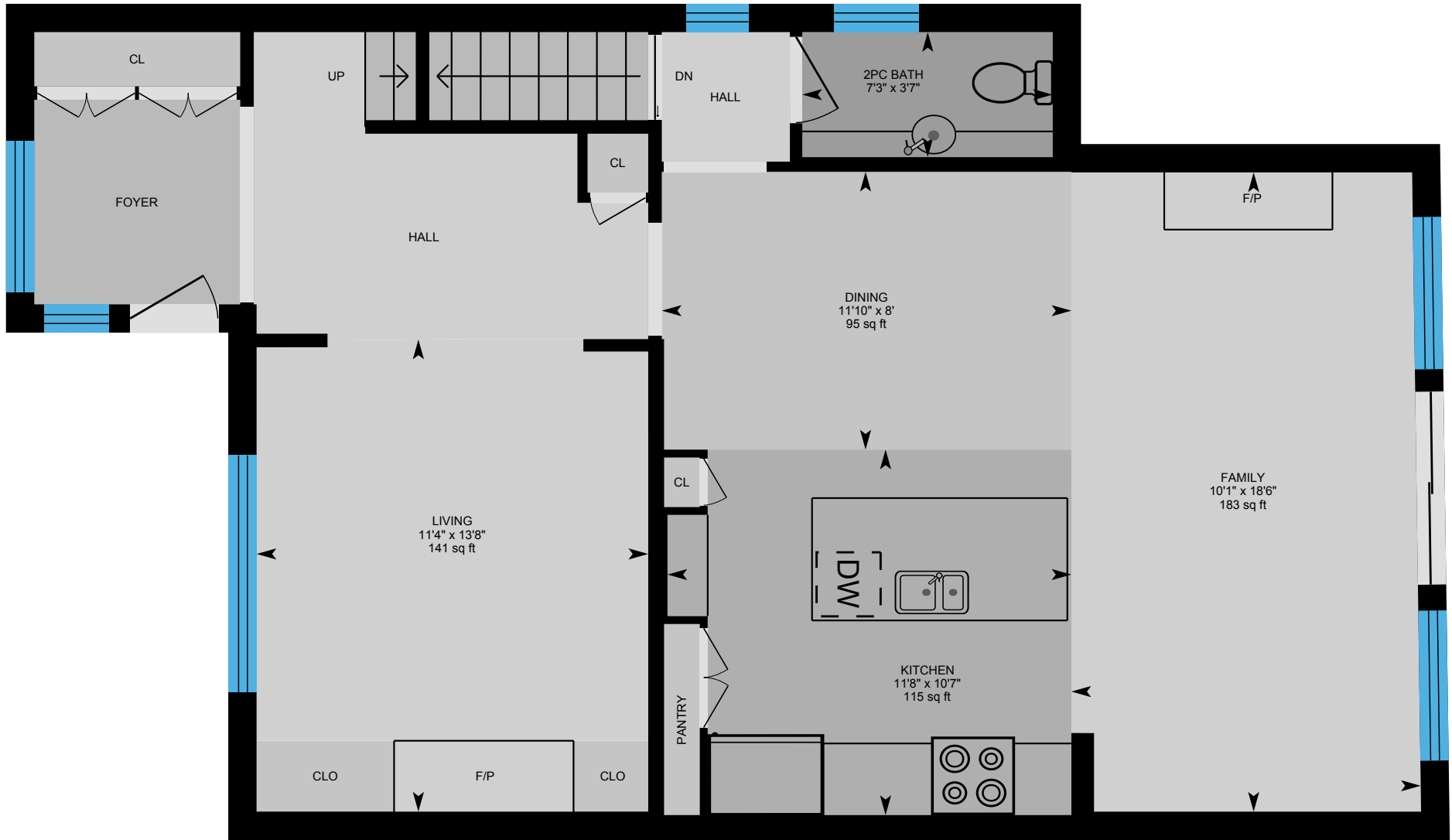
Main Building: Total Exterior Area Above Grade 1701.39 sq ft



PREPARED: 2021/09/21

261 Kingswood Rd, Toronto, ON

Main Floor Total Exterior Area 871.76 sq ft
Total Interior Area 766.30 sq ft



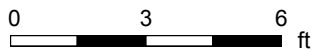
PREPARED: 2021/09/21



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.

261 Kingswood Rd, Toronto, ON

2nd Floor Total Exterior Area 829.63 sq ft
Total Interior Area 731.54 sq ft

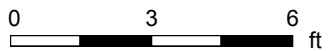


PREPARED: 2021/09/21



261 Kingswood Rd, Toronto, ON

Basement Total Exterior Area 554.39 sq ft
Total Interior Area 464.68 sq ft



PREPARED: 2021/09/21



261 Kingswood Rd, 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

2pc Bath: 3'7" x 7'3" | 26 sq ft
Dining: 8' x 11'10" | 95 sq ft
Family: 18'6" x 10'1" | 183 sq ft
Kitchen: 10'7" x 11'8" | 115 sq ft
Living: 13'8" x 11'4" | 141 sq ft

2ND FLOOR

3pc Ensuite: 5'11" x 8'5" | 43 sq ft
5pc Bath: 7'7" x 9'7" | 56 sq ft
Bedroom: 11'2" x 13'4" | 118 sq ft
Bedroom: 12'3" x 17'1" | 178 sq ft
Primary: 12'3" x 18'1" | 198 sq ft

BASEMENT

2pc: 7'4" x 6'2" | 45 sq ft
Den: 21' x 10'7" | 162 sq ft
Gym: 12'2" x 10'4" | 123 sq ft
Utility: 5'7" x 7'10" | 44 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 766.30 sq ft
Perimeter Wall Length: 129 ft
Perimeter Wall Thickness: 9.8 in
Exterior Area: 871.76 sq ft

2ND FLOOR

Interior Area: 731.54 sq ft
Perimeter Wall Length: 120 ft
Perimeter Wall Thickness: 9.8 in
Exterior Area: 829.63 sq ft

BASEMENT (Below Grade)

Interior Area: 464.68 sq ft
Excluded Area: 40.36 sq ft
Perimeter Wall Length: 109 ft
Perimeter Wall Thickness: 9.8 in
Exterior Area: 554.39 sq ft

Total Above Grade Floor Area

Main Building Interior: 1497.84 sq ft
Main Building Exterior: 1701.39 sq ft

261 Kingswood Rd, Toronto, ON

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

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [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

All dimensions and floor areas must be considered approximate and are subject to independent verification.