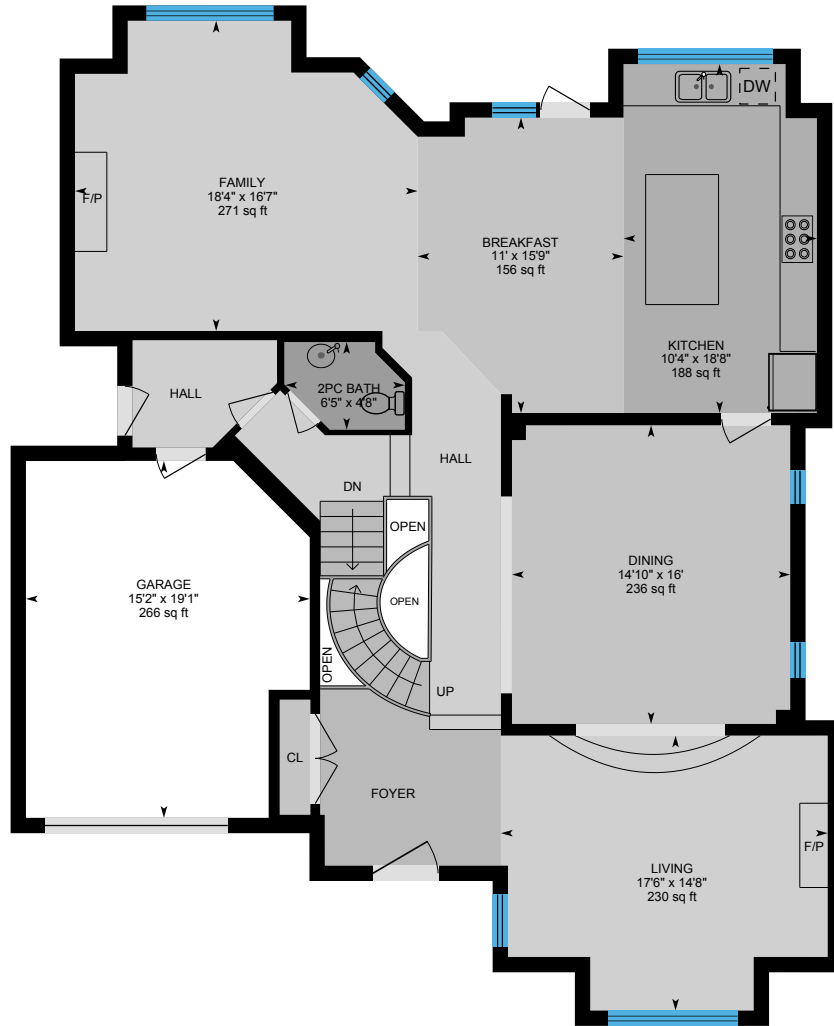


44 Balsam Ave, Toronto, ON

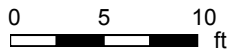
Main Building: Total Exterior Area Above Grade 3850.43 sq ft



Main Floor
Exterior Area 1607.84 sq ft

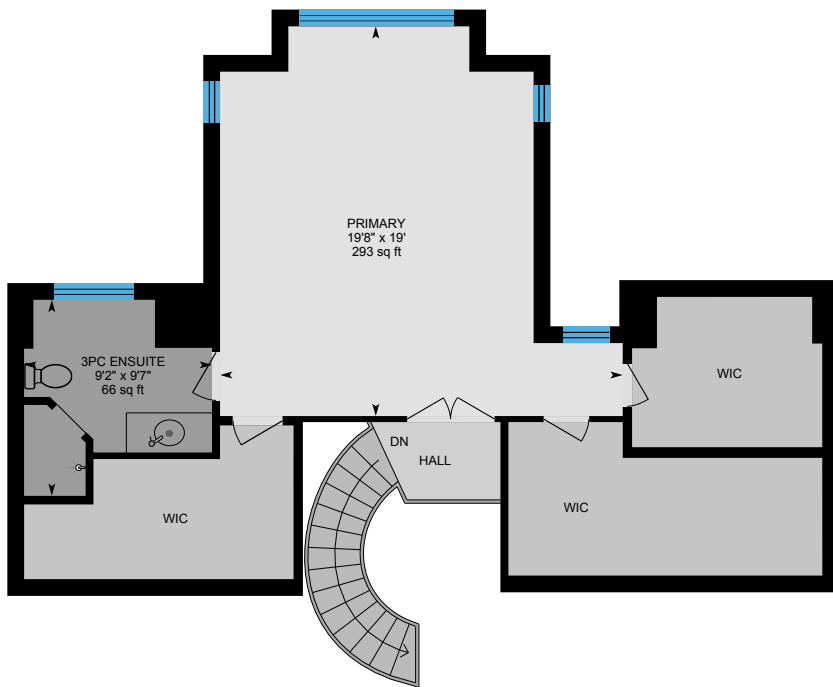


2nd Floor
Exterior Area 1415.20 sq ft

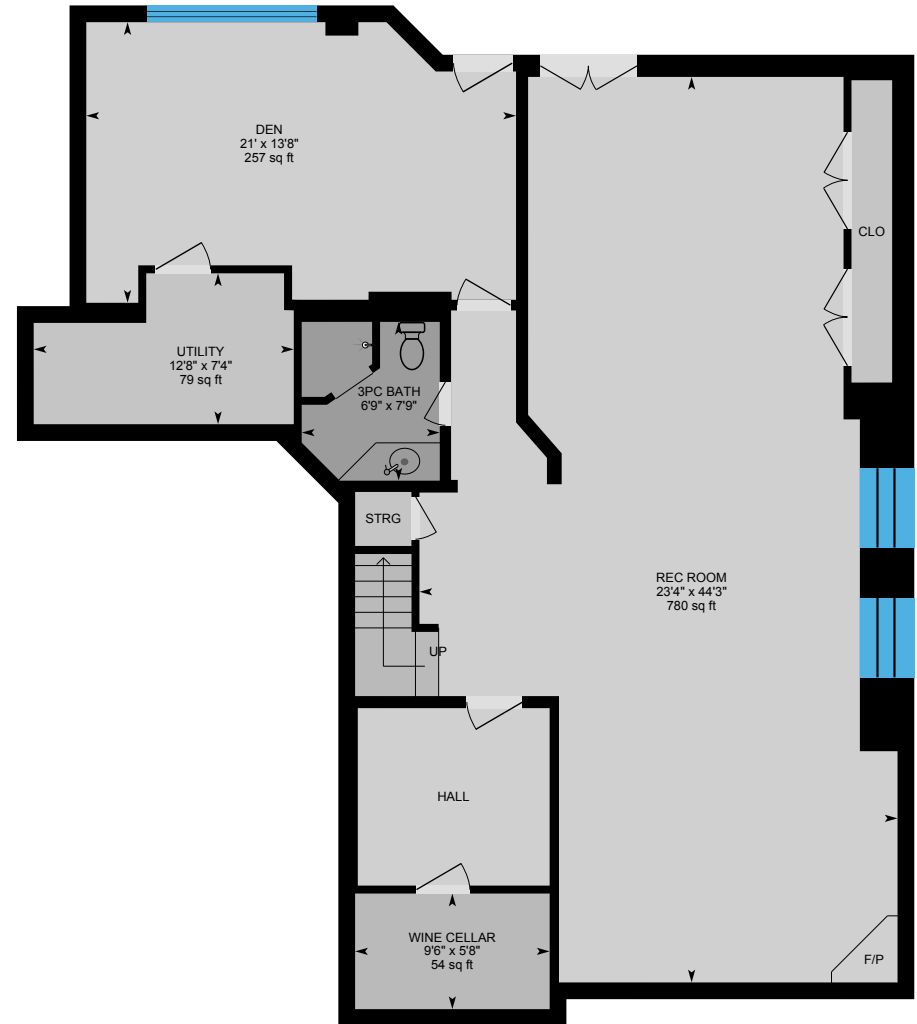


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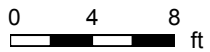
Main Building: Total Exterior Area Above Grade 3850.43 sq ft



3rd Floor
Exterior Area 827.40 sq ft

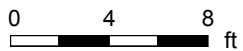


Basement (Below Grade)
Exterior Area 1579.39 sq ft



44 Balsam Ave, Toronto, ON

Main Floor Total Exterior Area 1607.84 sq ft
Total Interior Area 1443.71 sq ft



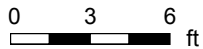
PREPARED: Mar 2021



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.

44 Balsam Ave, Toronto, ON

2nd Floor Total Exterior Area 1415.20 sq ft
Total Interior Area 1259.06 sq ft

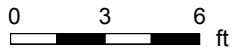
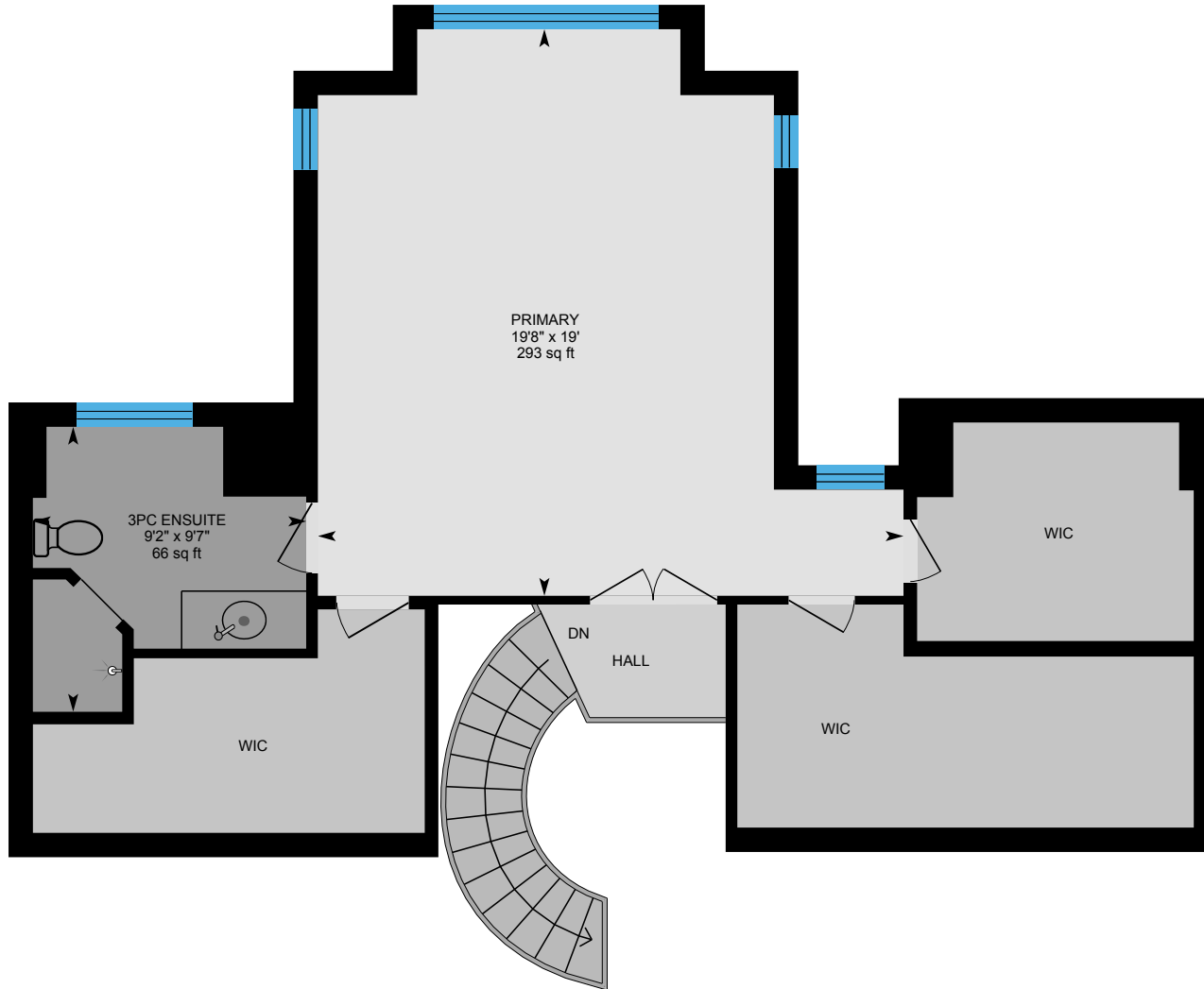


PREPARED: Mar 2021



44 Balsam Ave, Toronto, ON

3rd Floor Total Exterior Area 827.40 sq ft
Total Interior Area 680.21 sq ft

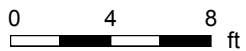


PREPARED: Mar 2021



44 Balsam Ave, Toronto, ON

Basement Total Exterior Area 1579.39 sq ft
Total Interior Area 1430.73 sq ft



PREPARED: Mar 2021



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.

44 Balsam 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

2pc Bath: 6'5" x 4'8" | 25 sq ft
Breakfast: 11' x 15'9" | 156 sq ft
Dining: 14'10" x 16' | 236 sq ft
Family: 18'4" x 16'7" | 271 sq ft
Garage: 15'2" x 19'1" | 266 sq ft
Kitchen: 10'4" x 18'8" | 188 sq ft
Living: 17'6" x 14'8" | 230 sq ft

2ND FLOOR

4pc Bath: 8'7" x 5'8" | 46 sq ft
4pc Bath: 9'1" x 5' | 45 sq ft
Bedroom: 12'11" x 16'7" | 181 sq ft
Bedroom: 12'2" x 16'9" | 176 sq ft
Laundry: 10'5" x 10'5" | 87 sq ft
Office: 14'2" x 13'9" | 173 sq ft
Primary: 12'11" x 16'7" | 189 sq ft

3RD FLOOR

3pc Ensuite: 9'2" x 9'7" | 66 sq ft
Primary: 19'8" x 19' | 293 sq ft

BASEMENT

3pc Bath: 6'9" x 7'9" | 49 sq ft
Den: 21' x 13'8" | 257 sq ft
Rec Room: 23'4" x 44'3" | 780 sq ft
Utility: 12'8" x 7'4" | 79 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: 1443.71 sq ft
Excluded Area: 288.91 sq ft
Perimeter Wall Length: 200 ft
Perimeter Wall Thickness: 9.8 in
Exterior Area: 1607.84 sq ft

2ND FLOOR

Interior Area: 1259.06 sq ft
Excluded Area: 44.11 sq ft
Perimeter Wall Length: 190 ft
Perimeter Wall Thickness: 9.8 in
Exterior Area: 1415.20 sq ft

3RD FLOOR

Interior Area: 680.21 sq ft
Perimeter Wall Length: 179 ft
Perimeter Wall Thickness: 9.8 in
Exterior Area: 827.40 sq ft

BASEMENT (Below Grade)

Interior Area: 1430.73 sq ft
Perimeter Wall Length: 181 ft
Perimeter Wall Thickness: 9.8 in
Exterior Area: 1579.39 sq ft

44 Balsam Ave, Toronto, ON

Property Details

Room Measurements

Wine Cellar: 9'6" x 5'8" | 54 sq ft

Floor Area Information

Total Above Grade Floor Area

Main Building Interior: 3382.98 sq ft

Main Building Excluded: 333.02 sq ft

Main Building Exterior: 3850.43 sq ft

44 Balsam Ave, 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.