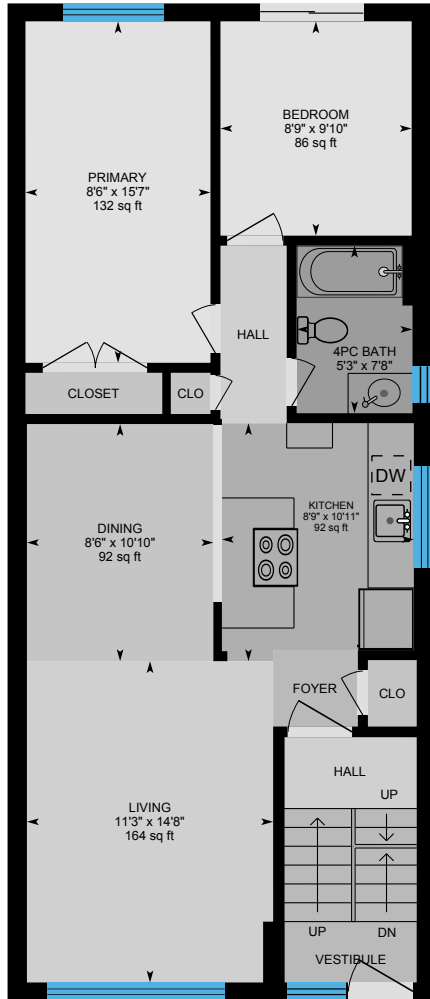
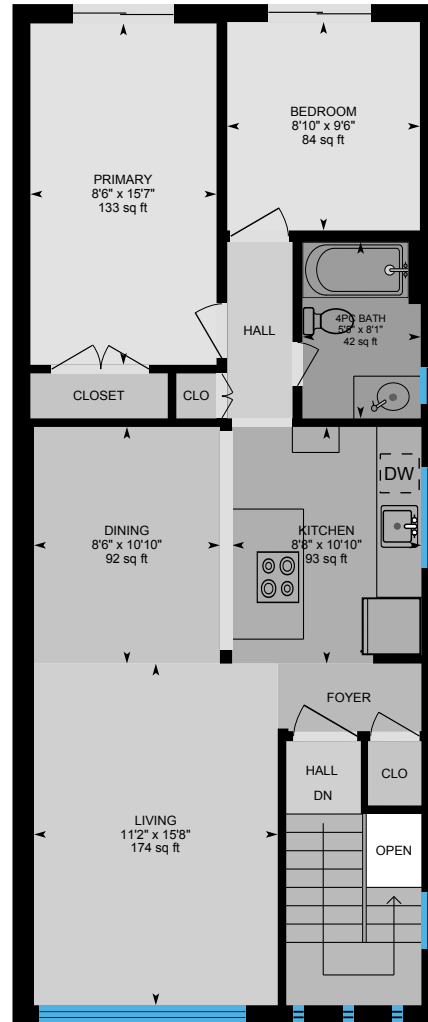


# 349 Woodbine Ave, Toronto, ON

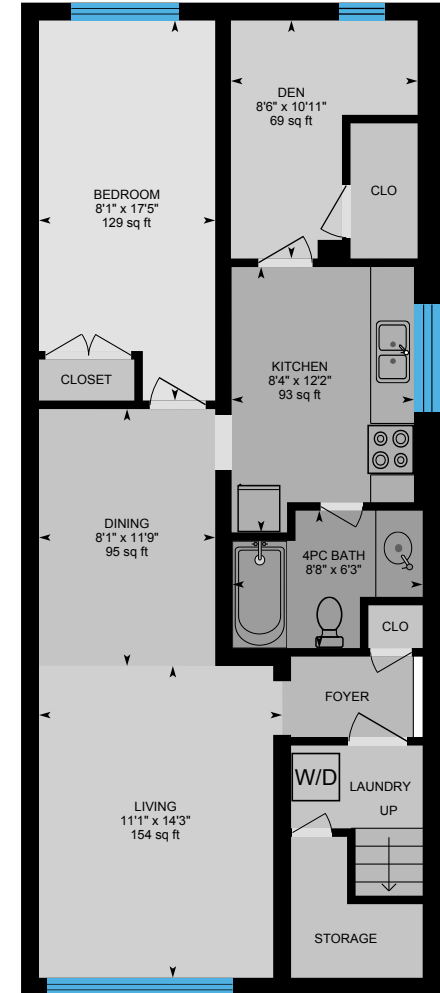
Main Building: Total Exterior Area Above Grade 1776.67 sq ft



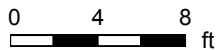
**Main Floor**  
Exterior Area 882.56 sq ft



**2nd Floor**  
Exterior Area 894.11 sq ft



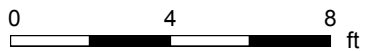
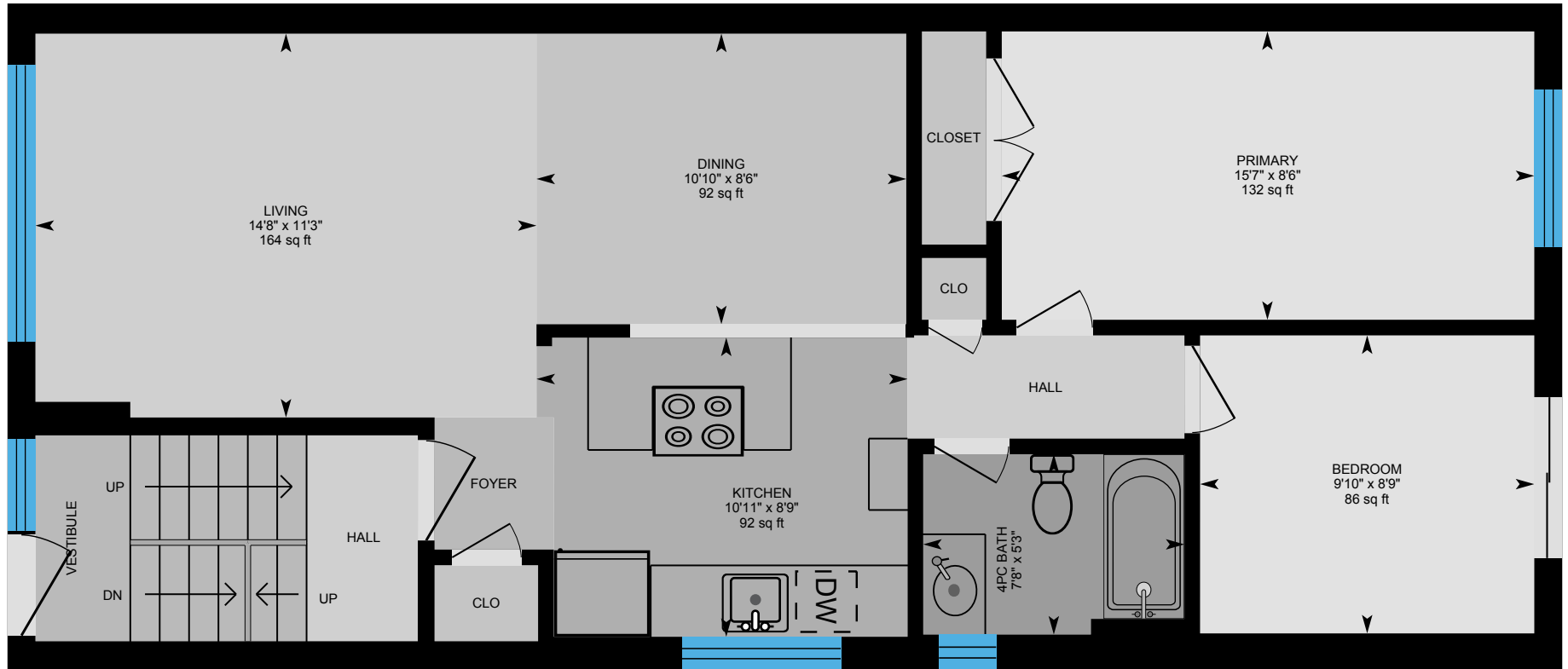
**Basement (Below Grade)**  
Exterior Area 863.20 sq ft



PREPARED: Aug 2021

# 349 Woodbine Ave, Toronto, ON

Main Floor Total Exterior Area 882.56 sq ft  
Total Interior Area 778.39 sq ft



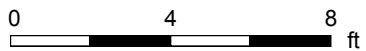
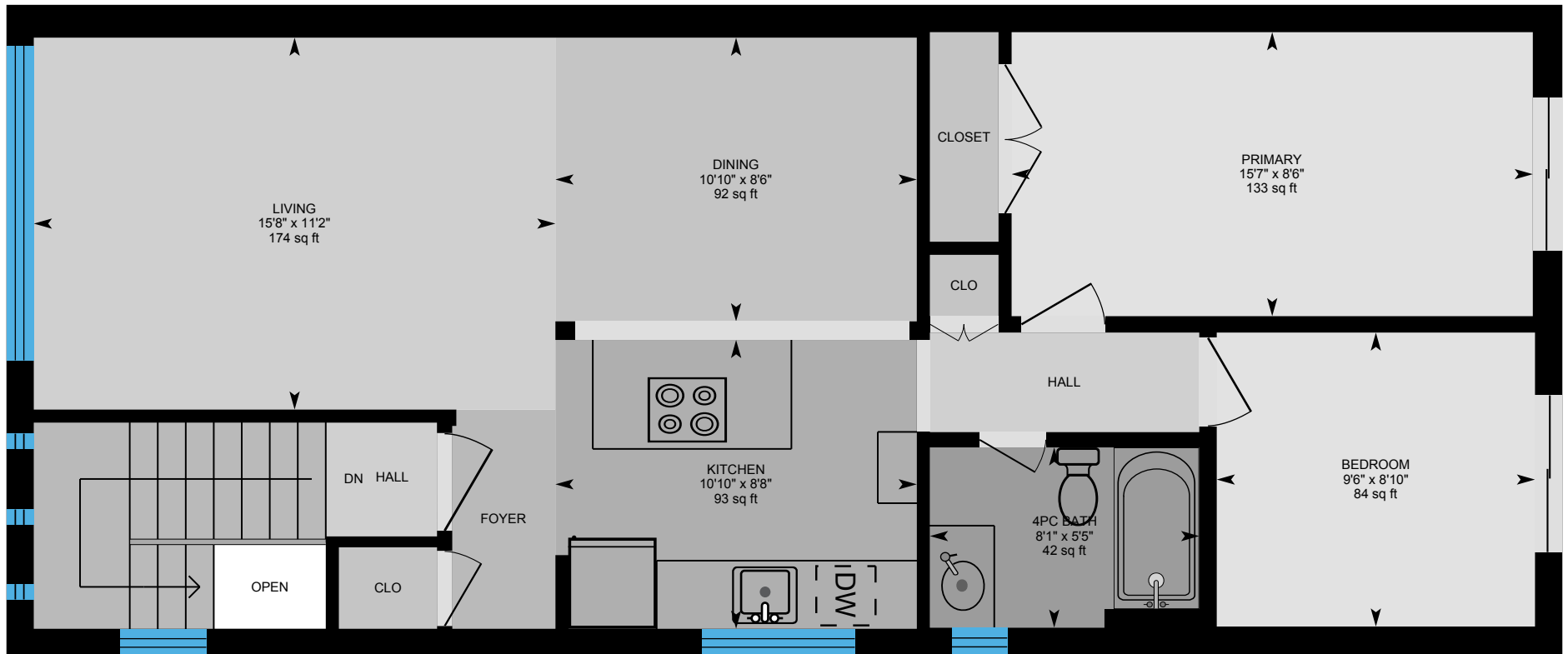
PREPARED: Aug 2021



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.

# 349 Woodbine Ave, Toronto, ON

2nd Floor Total Exterior Area 894.11 sq ft  
Total Interior Area 788.30 sq ft

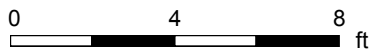
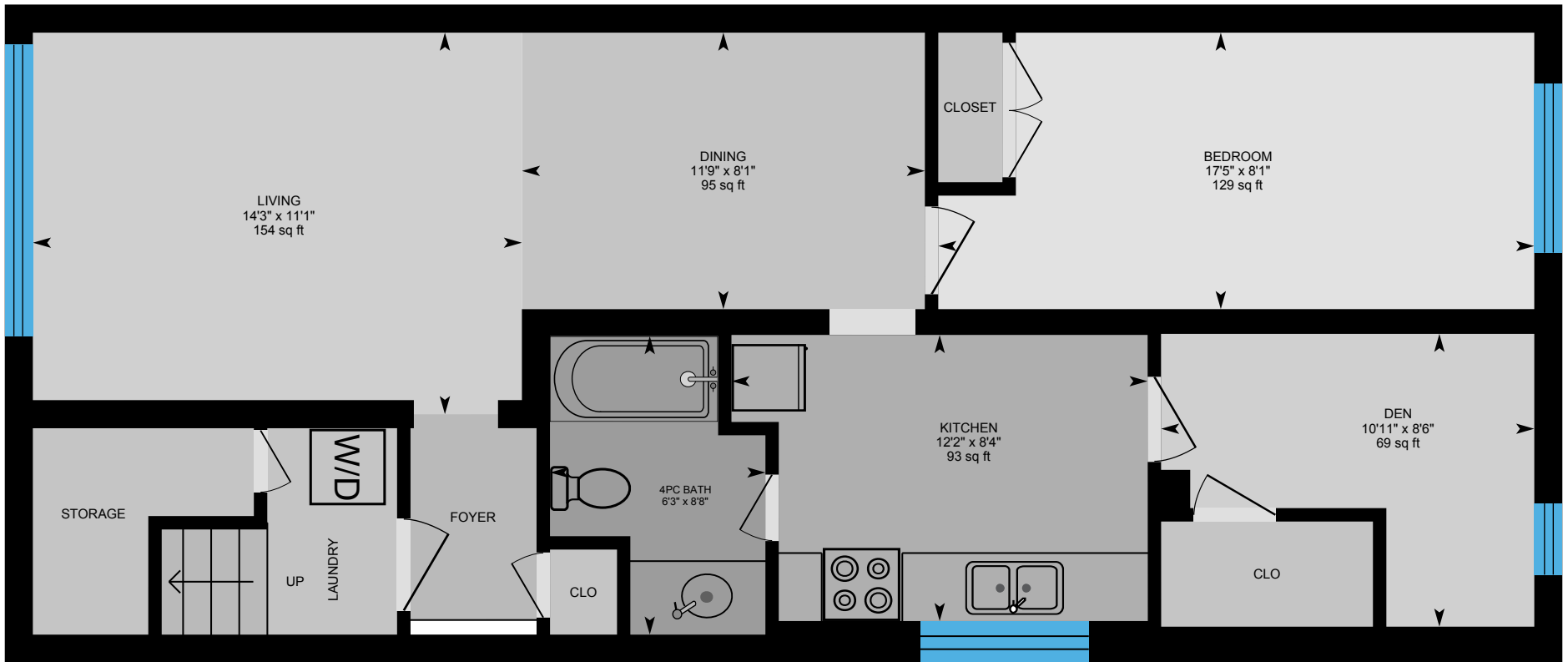


PREPARED: Aug 2021



# 349 Woodbine Ave, Toronto, ON

**Basement** Total Exterior Area 863.20 sq ft  
Total Interior Area 759.89 sq ft



PREPARED: Aug 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.

# 349 Woodbine 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

4pc Bath: 5'3" x 7'8" | 39 sq ft  
Bedroom: 8'9" x 9'10" | 86 sq ft  
Dining: 8'6" x 10'10" | 92 sq ft  
Kitchen: 8'9" x 10'11" | 92 sq ft  
Living: 11'3" x 14'8" | 164 sq ft  
Primary: 8'6" x 15'7" | 132 sq ft

##### 2ND FLOOR

4pc Bath: 5'5" x 8'1" | 42 sq ft  
Bedroom: 8'10" x 9'6" | 84 sq ft  
Dining: 8'6" x 10'10" | 92 sq ft  
Kitchen: 8'8" x 10'10" | 93 sq ft  
Living: 11'2" x 15'8" | 174 sq ft  
Primary: 8'6" x 15'7" | 133 sq ft

##### BASEMENT

4pc Bath: 8'8" x 6'3" | 44 sq ft  
Bedroom: 8'1" x 17'5" | 129 sq ft  
Den: 8'6" x 10'11" | 69 sq ft  
Dining: 8'1" x 11'9" | 95 sq ft  
Kitchen: 8'4" x 12'2" | 93 sq ft  
Living: 11'1" x 14'3" | 154 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: 778.39 sq ft  
Perimeter Wall Length: 127 ft  
Perimeter Wall Thickness: 9.8 in  
Exterior Area: 882.56 sq ft

##### 2ND FLOOR

Interior Area: 788.30 sq ft  
Excluded Area: 8.47 sq ft  
Perimeter Wall Length: 129 ft  
Perimeter Wall Thickness: 9.8 in  
Exterior Area: 894.11 sq ft

##### BASEMENT (Below Grade)

Interior Area: 759.89 sq ft  
Perimeter Wall Length: 126 ft  
Perimeter Wall Thickness: 9.8 in  
Exterior Area: 863.20 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 1566.69 sq ft  
Main Building Excluded: 8.47 sq ft  
**Main Building Exterior: 1776.67 sq ft**

# 349 Woodbine 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.