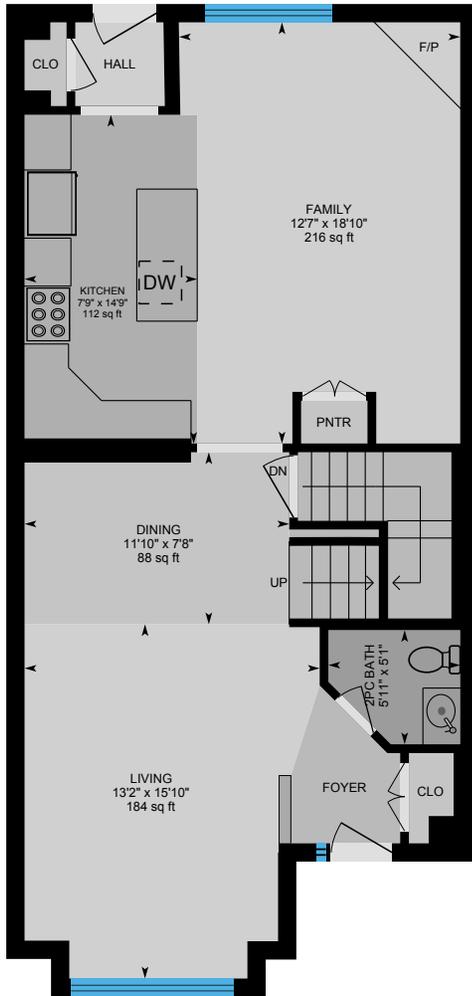
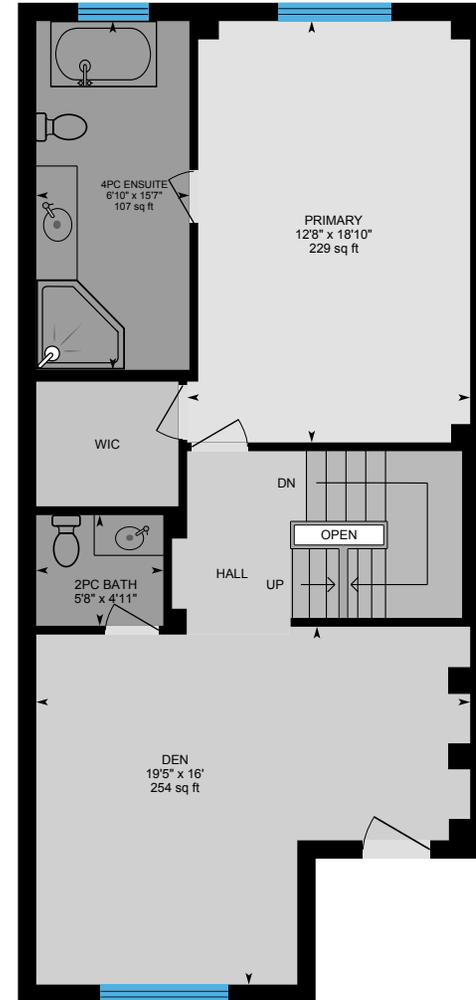


# 17 Flagman St, Toronto, ON

Main Building: Total Exterior Area Above Grade 2450.33 sq ft



**Main Floor**  
Exterior Area 875.99 sq ft



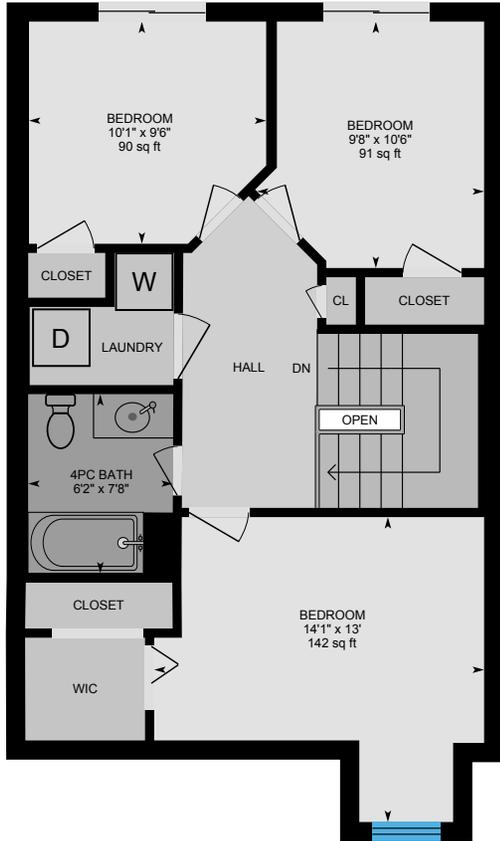
**2nd Floor**  
Exterior Area 879.94 sq ft



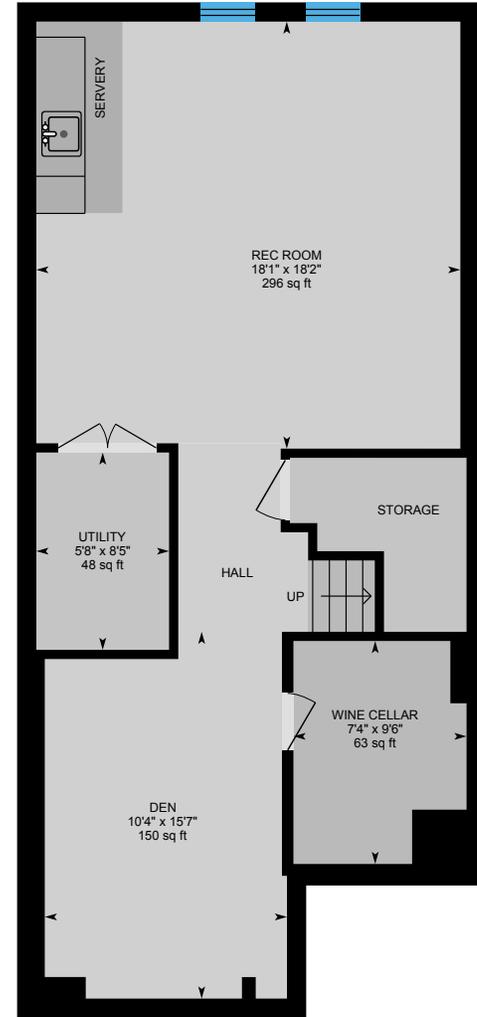
PREPARED: 2021/10/27

# 17 Flagman St, Toronto, ON

Main Building: Total Exterior Area Above Grade 2450.33 sq ft



**3rd Floor**  
Exterior Area 694.40 sq ft

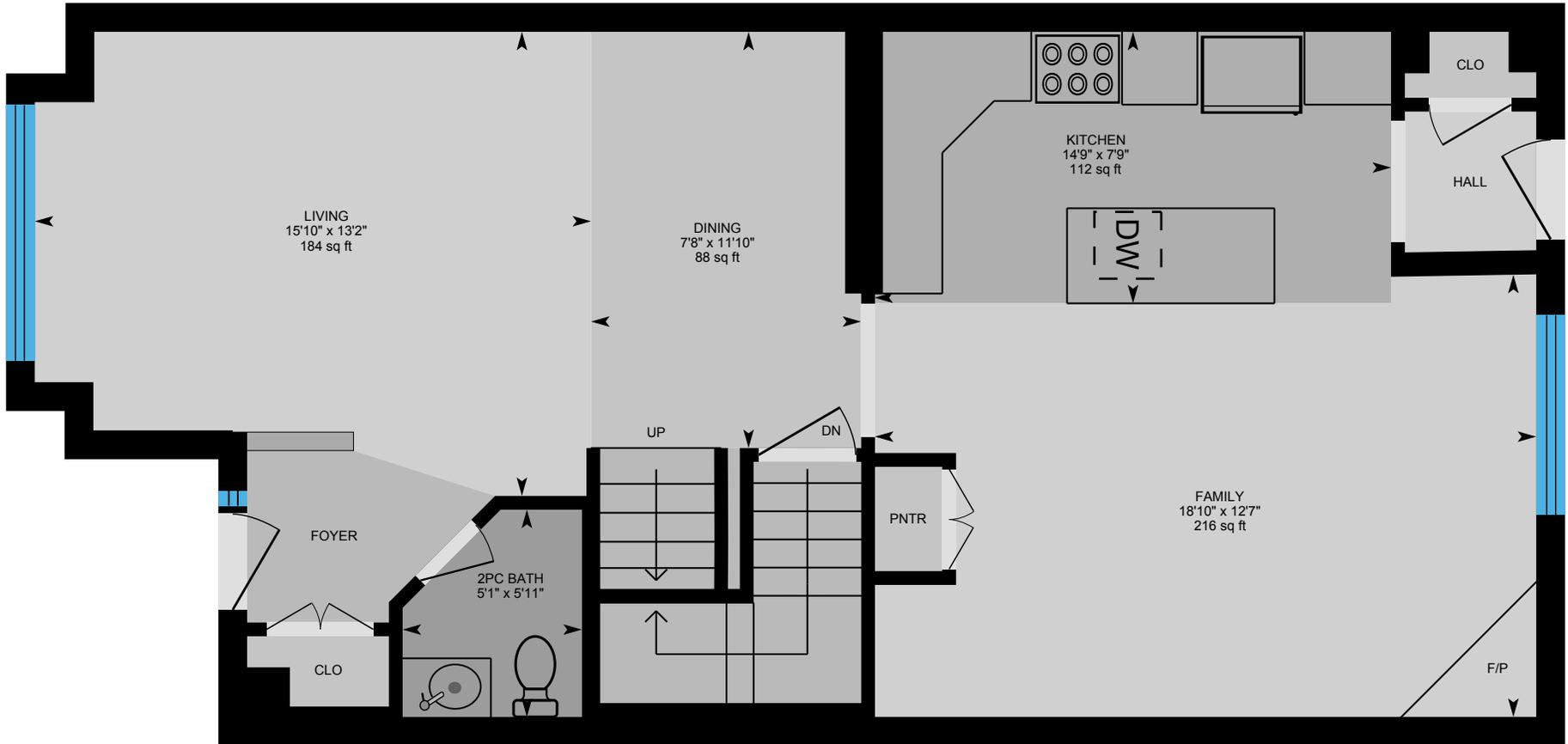


**Basement (Below Grade)**  
Exterior Area 806.21 sq ft



# 17 Flagman St, Toronto, ON

**Main Floor** Total Exterior Area 875.99 sq ft  
Total Interior Area 771.17 sq ft

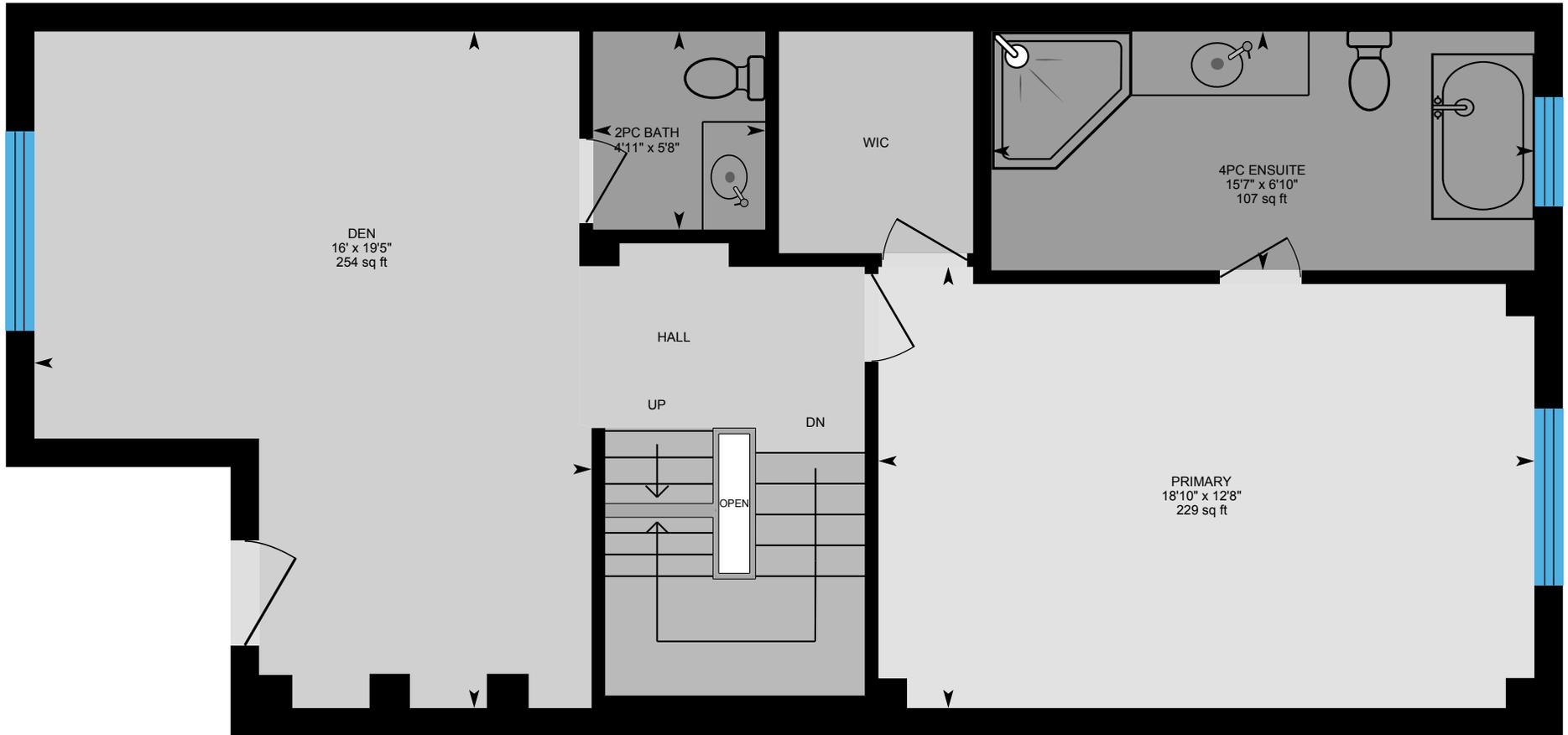


PREPARED: 2021/10/27



# 17 Flagman St, Toronto, ON

2nd Floor Total Exterior Area 879.94 sq ft  
Total Interior Area 774.70 sq ft



PREPARED: 2021/10/27



# 17 Flagman St, Toronto, ON

3rd Floor Total Exterior Area 694.40 sq ft  
Total Interior Area 603.76 sq ft

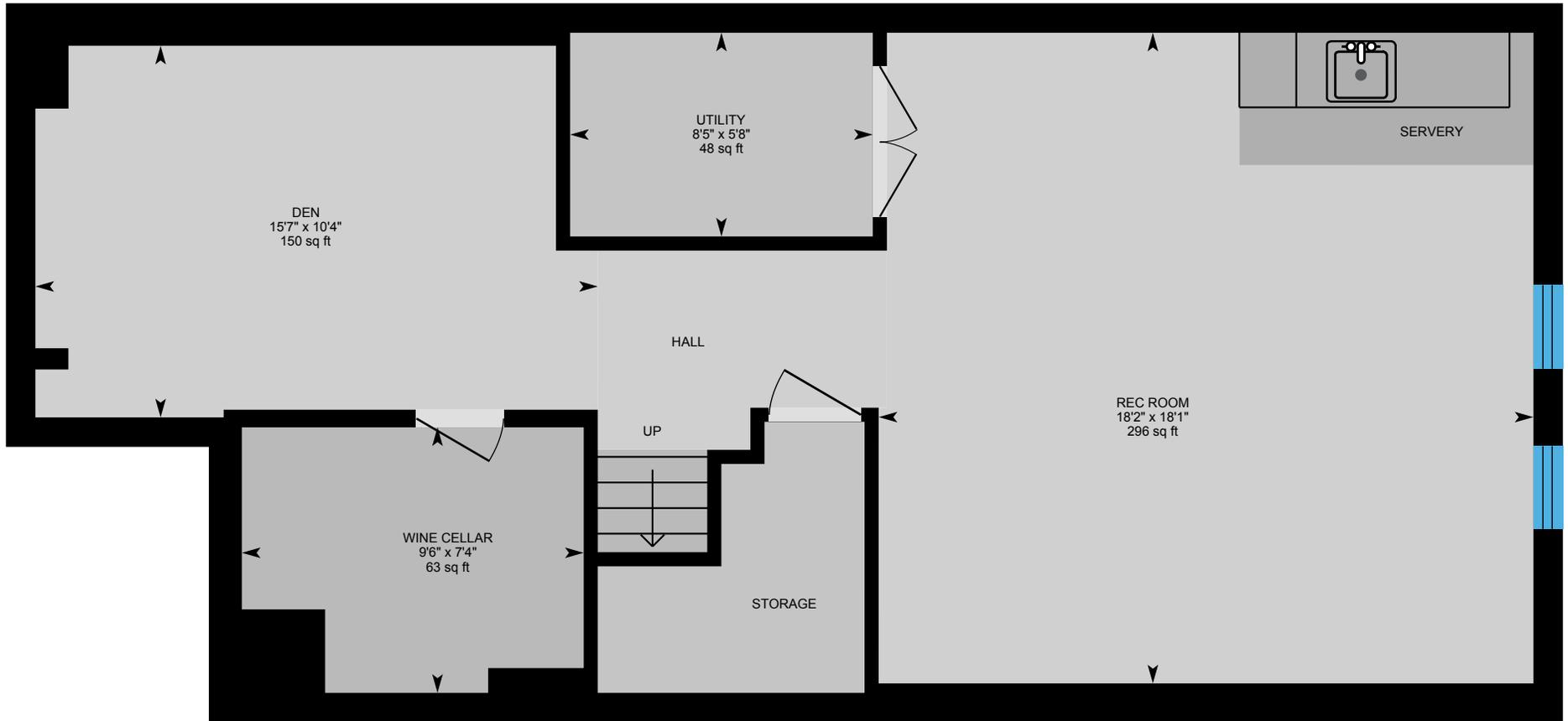


PREPARED: 2021/10/27

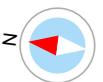


# 17 Flagman St, Toronto, ON

**Basement** Total Exterior Area 806.21 sq ft  
Total Interior Area 705.20 sq ft



PREPARED: 2021/10/27



# 17 Flagman St, 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: 5'11" x 5'1" | 26 sq ft  
Dining: 11'10" x 7'8" | 88 sq ft  
Family: 12'7" x 18'10" | 216 sq ft  
Kitchen: 7'9" x 14'9" | 112 sq ft  
Living: 13'2" x 15'10" | 184 sq ft

##### 2ND FLOOR

2pc Bath: 5'8" x 4'11" | 28 sq ft  
4pc Ensuite: 6'10" x 15'7" | 107 sq ft  
Den: 19'5" x 16' | 254 sq ft  
Primary: 12'8" x 18'10" | 229 sq ft

##### 3RD FLOOR

4pc Bath: 6'2" x 7'8" | 44 sq ft  
Bedroom: 14'1" x 13' | 142 sq ft  
Bedroom: 9'8" x 10'6" | 91 sq ft  
Bedroom: 10'1" x 9'6" | 90 sq ft

##### BASEMENT

Den: 10'4" x 15'7" | 150 sq ft  
Rec Room: 18'1" x 18'2" | 296 sq ft  
Utility: 5'8" x 8'5" | 48 sq ft  
Wine Cellar: 7'4" x 9'6" | 63 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: 771.17 sq ft  
Perimeter Wall Length: 128 ft  
Perimeter Wall Thickness: 9.8 in  
Exterior Area: 875.99 sq ft

##### 2ND FLOOR

Interior Area: 774.70 sq ft  
Excluded Area: 3.58 sq ft  
Perimeter Wall Length: 128 ft  
Perimeter Wall Thickness: 9.8 in  
Exterior Area: 879.94 sq ft

##### 3RD FLOOR

Interior Area: 603.76 sq ft  
Excluded Area: 3.06 sq ft  
Perimeter Wall Length: 111 ft  
Perimeter Wall Thickness: 9.8 in  
Exterior Area: 694.40 sq ft

##### BASEMENT (Below Grade)

Interior Area: 705.20 sq ft  
Perimeter Wall Length: 123 ft  
Perimeter Wall Thickness: 9.8 in  
Exterior Area: 806.21 sq ft

# 17 Flagman St, Toronto, ON

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## Property Details

### Room Measurements

### Floor Area Information

#### Total Above Grade Floor Area

Main Building Interior: 2149.63 sq ft

Main Building Excluded: 6.63 sq ft

**Main Building Exterior: 2450.33 sq ft**

# 17 Flagman St, 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.