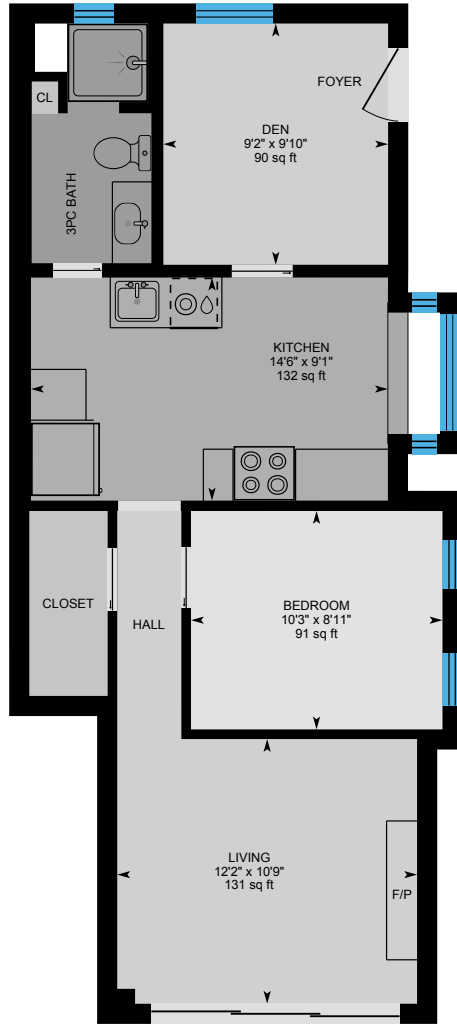
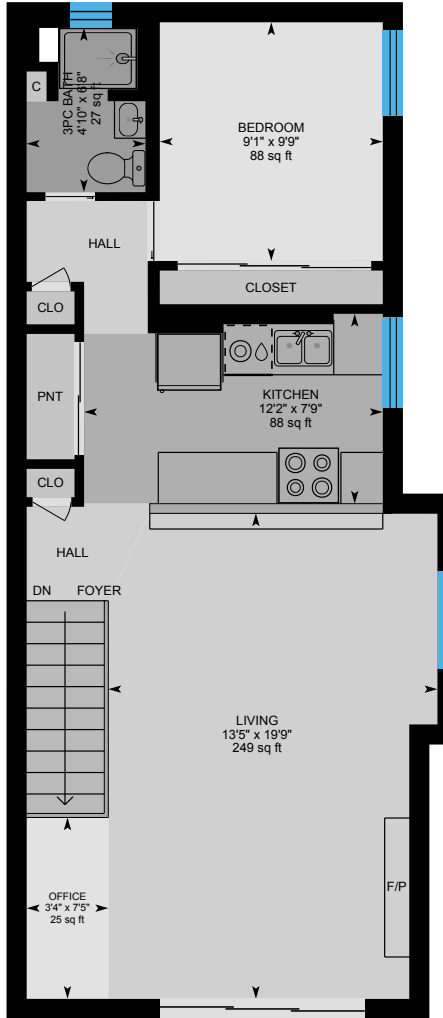


21 Fernwood Park Ave, Toronto, ON

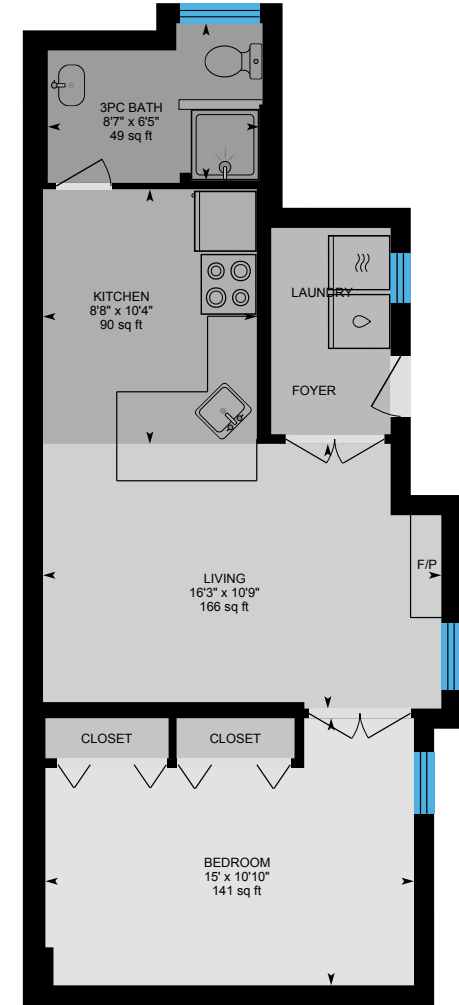
Main Building: Total Exterior Area Above Grade 1364.39 sq ft



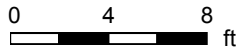
Main Floor
Exterior Area 661.37 sq ft



2nd Floor
Exterior Area 703.02 sq ft

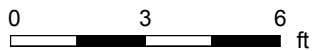


Basement (Below Grade)
Exterior Area 621.72 sq ft



21 Fernwood Park Ave, Toronto, ON

Main Floor Total Exterior Area 661.37 sq ft
Total Interior Area 565.74 sq ft

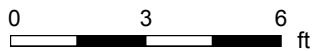


PREPARED: 2022/01/05



21 Fernwood Park Ave, Toronto, ON

2nd Floor Total Exterior Area 703.02 sq ft
Total Interior Area 604.17 sq ft



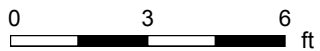
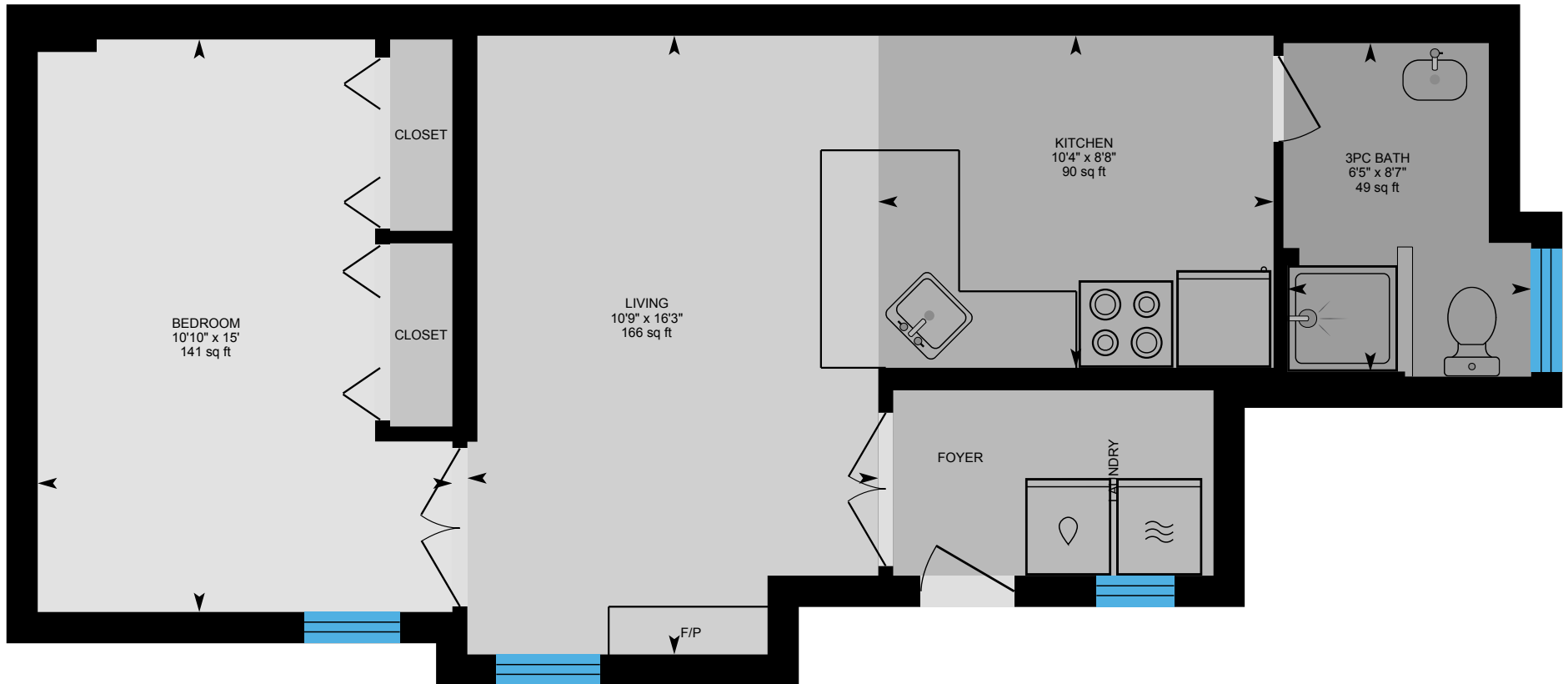
PREPARED: 2022/01/05



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 Fernwood Park Ave, Toronto, ON

Basement Total Exterior Area 621.72 sq ft
Total Interior Area 528.20 sq ft



PREPARED: 2022/01/05



21 Fernwood Park 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

3pc Bath: 4'10" x 9'9" | 41 sq ft
Bedroom: 10'3" x 8'11" | 91 sq ft
Den: 9'2" x 9'10" | 90 sq ft
Kitchen: 14'6" x 9'1" | 132 sq ft
Living: 12'2" x 10'9" | 131 sq ft

2ND FLOOR

3pc Bath: 4'10" x 6'8" | 27 sq ft
Bedroom: 9'1" x 9'9" | 88 sq ft
Kitchen: 12'2" x 7'9" | 88 sq ft
Living: 13'5" x 19'9" | 249 sq ft
Office: 3'4" x 7'5" | 25 sq ft

BASEMENT

3pc Bath: 8'7" x 6'5" | 49 sq ft
Bedroom: 15' x 10'10" | 141 sq ft
Kitchen: 8'8" x 10'4" | 90 sq ft
Living: 16'3" x 10'9" | 166 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: 565.74 sq ft
Perimeter Wall Length: 117 ft
Perimeter Wall Thickness: 9.8 in
Exterior Area: 661.37 sq ft

2ND FLOOR

Interior Area: 604.17 sq ft
Perimeter Wall Length: 121 ft
Perimeter Wall Thickness: 9.8 in
Exterior Area: 703.02 sq ft

BASEMENT (Below Grade)

Interior Area: 528.20 sq ft
Perimeter Wall Length: 114 ft
Perimeter Wall Thickness: 9.8 in
Exterior Area: 621.72 sq ft

Total Above Grade Floor Area

Main Building Interior: 1169.91 sq ft
Main Building Exterior: 1364.39 sq ft

21 Fernwood Park 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.