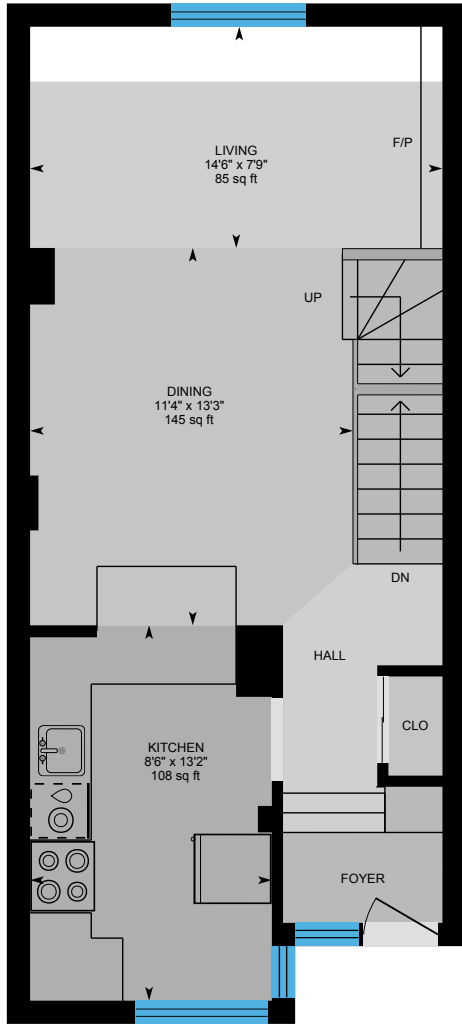
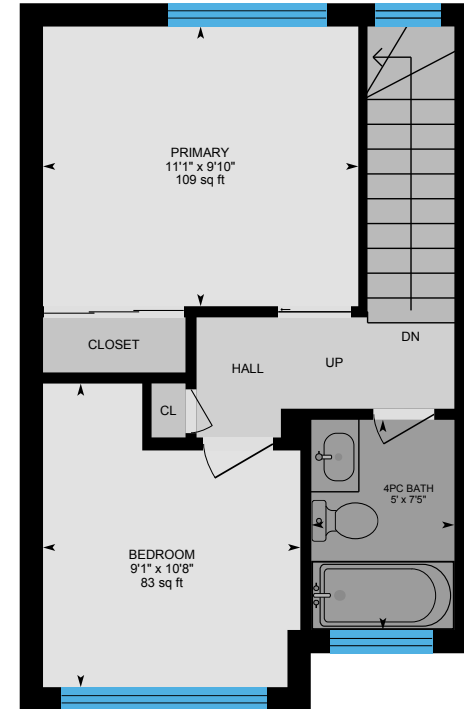


# 121 Montgomery Ave, Toronto, ON

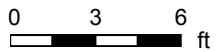
Main Building



Main Floor

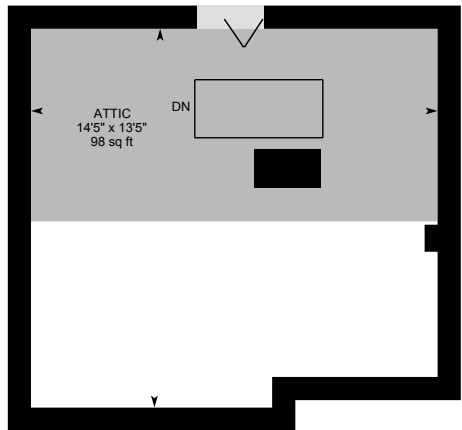


2nd Floor

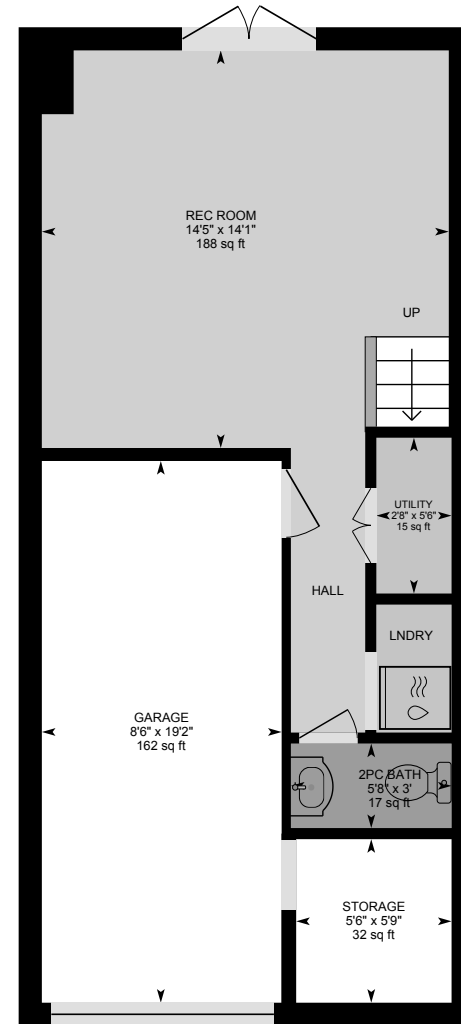


# 121 Montgomery Ave, Toronto, ON

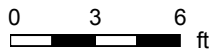
Main Building



Attic



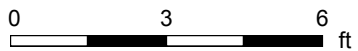
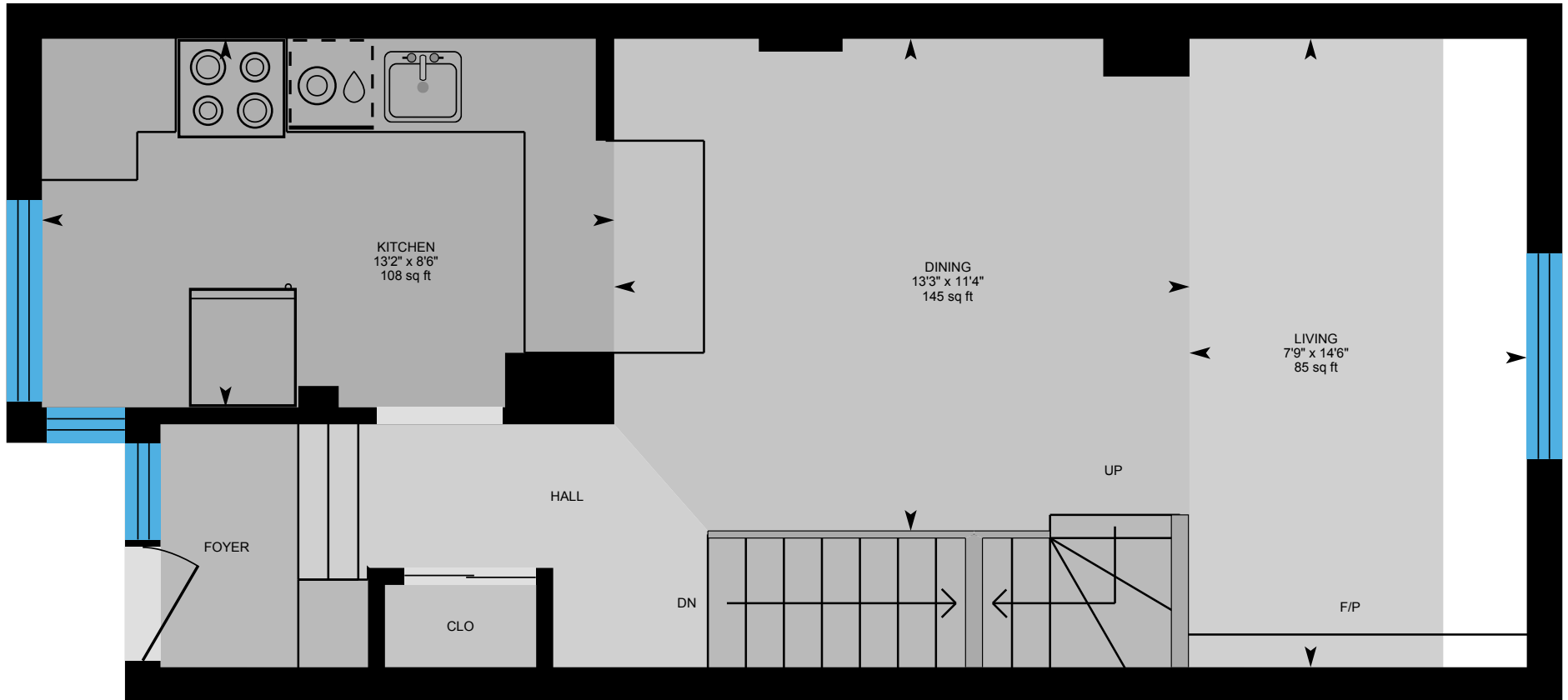
Basement (Below Grade)



PREPARED: 2022/02/15

# 121 Montgomery Ave, Toronto, ON

## Main Floor

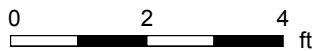


PREPARED: 2022/02/15



# 121 Montgomery Ave, Toronto, ON

## 2nd Floor

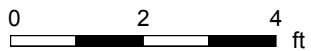
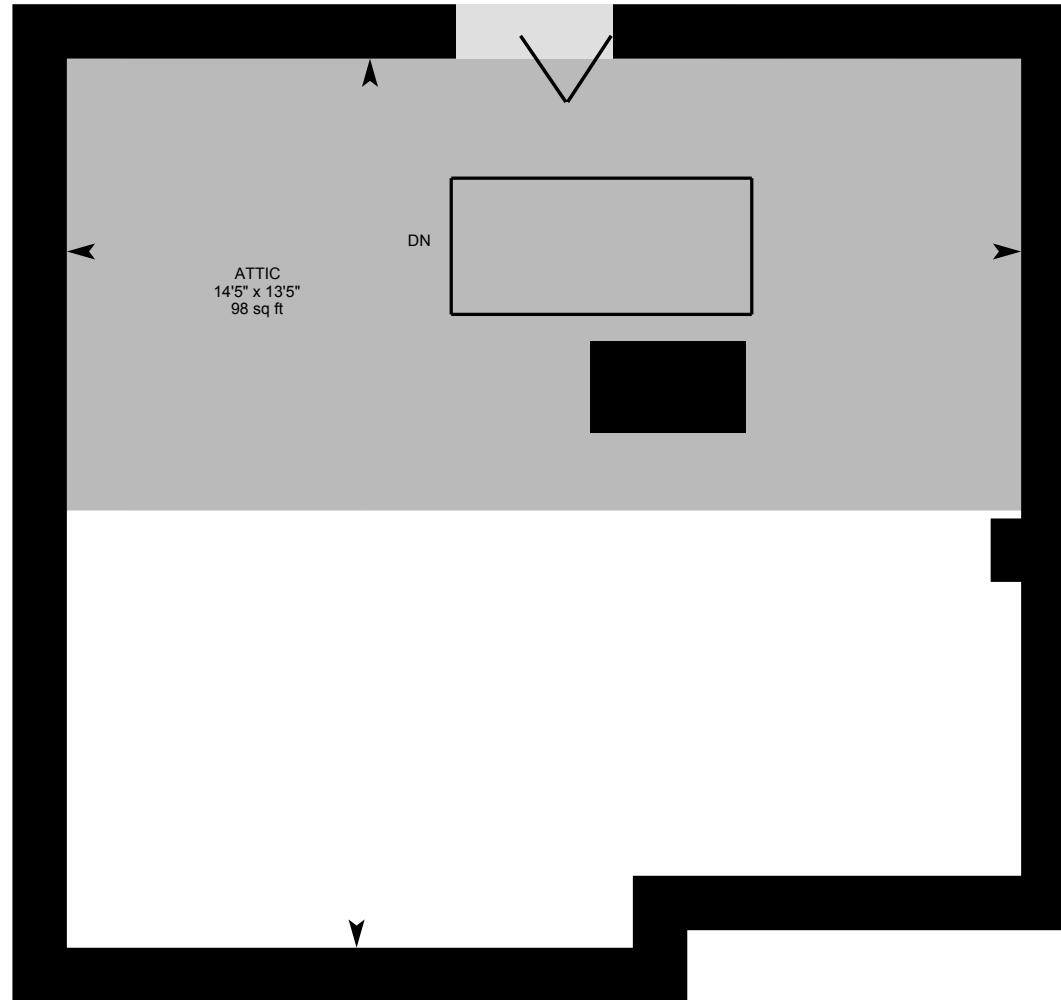


PREPARED: 2022/02/15



# 121 Montgomery Ave, Toronto, ON

Attic

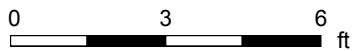
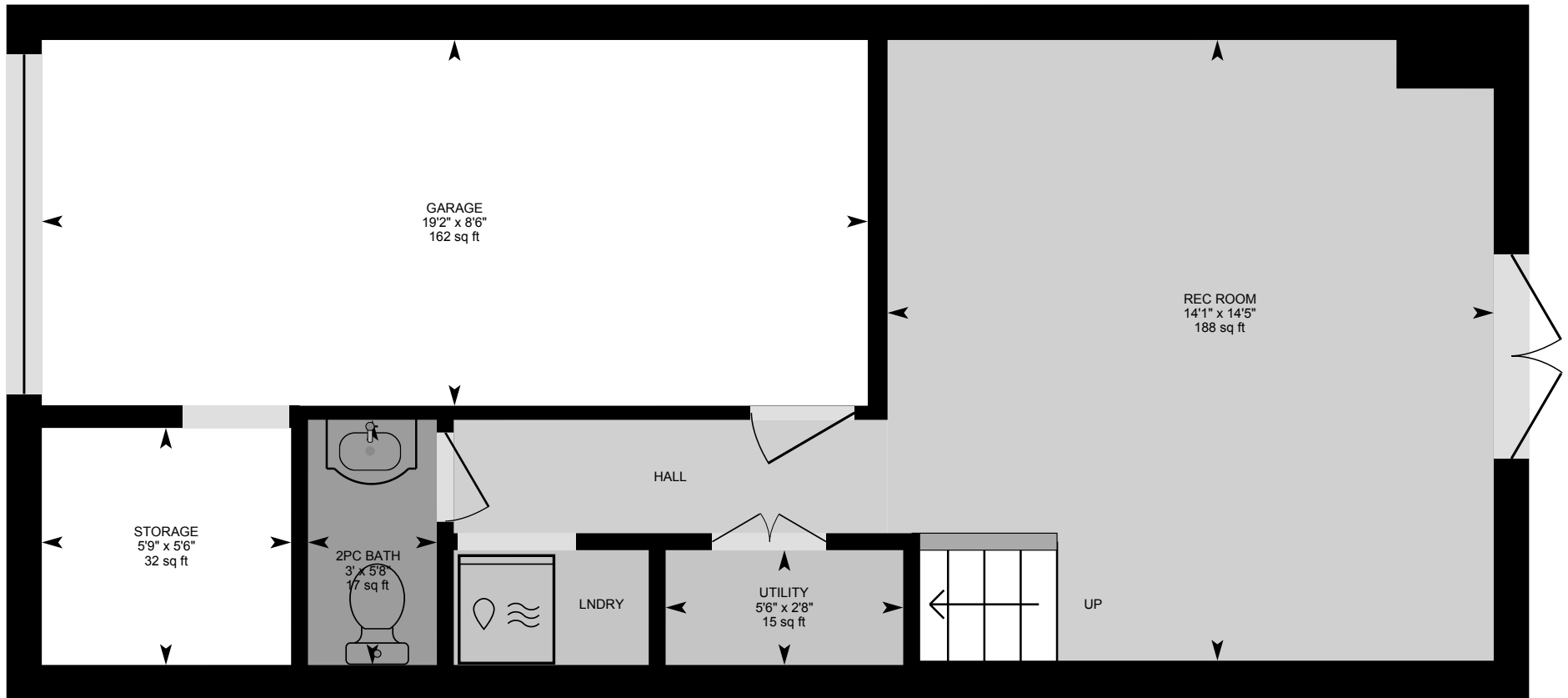


PREPARED: 2022/02/15



# 121 Montgomery Ave, Toronto, ON

## Basement



PREPARED: 2022/02/15



# 121 Montgomery 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

Dining: 11'4" x 13'3" | 145 sq ft

Kitchen: 8'6" x 13'2" | 108 sq ft

Living: 14'6" x 7'9" | 85 sq ft

##### 2ND FLOOR

4pc Bath: 5' x 7'5" | 37 sq ft

Bedroom: 9'1" x 10'8" | 83 sq ft

Primary: 11'1" x 9'10" | 109 sq ft

##### ATTIC

Attic: 14'5" x 13'5" | 98 sq ft

##### BASEMENT

2pc Bath: 5'8" x 3' | 17 sq ft

Garage: 8'6" x 19'2" | 162 sq ft

Rec Room: 14'5" x 14'1" | 188 sq ft

Storage: 5'6" x 5'9" | 32 sq ft

Utility: 2'8" x 5'6" | 15 sq ft

# 121 Montgomery 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.

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.