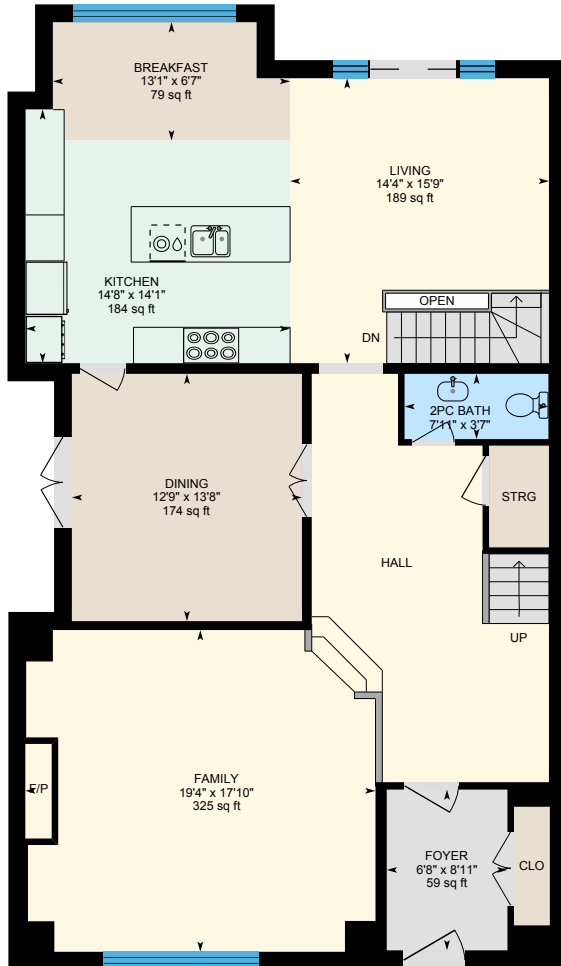


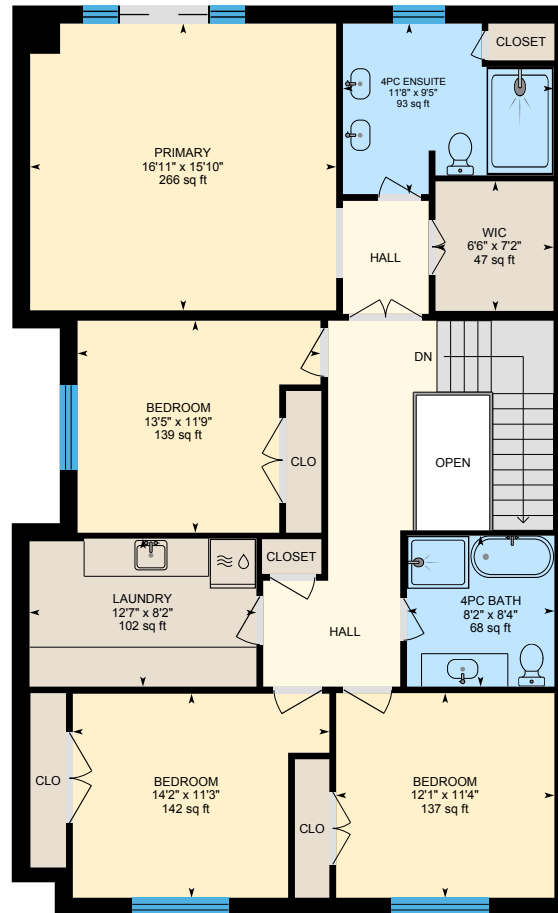
148 Balsam Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 3050.30 sq ft

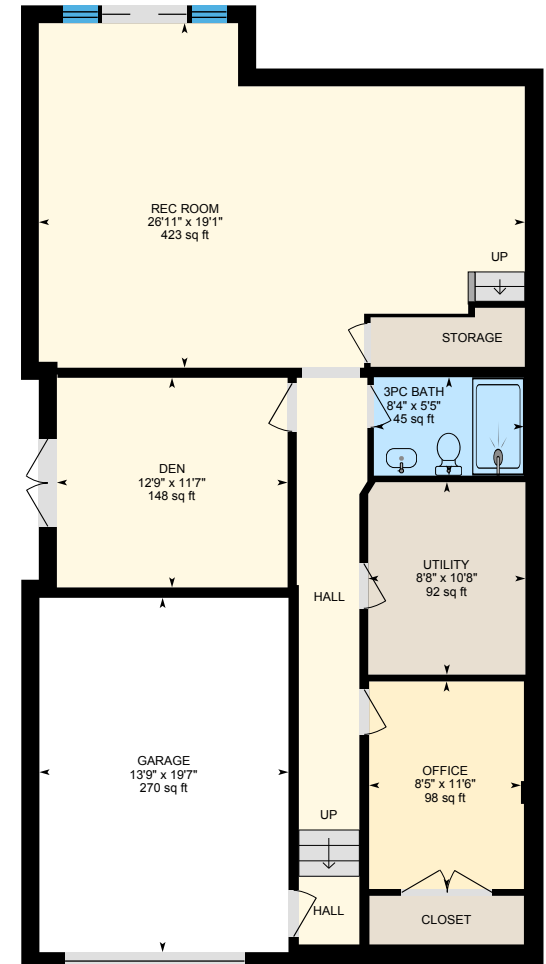


Main Floor
Exterior Area 1555.01 sq ft

0 5 10
ft



2nd Floor
Exterior Area 1495.29 sq ft



Basement (Below Grade)
Exterior Area 1161.81 sq ft

PREPARED: 2025/02/19

148 Balsam Ave, Toronto, ON

Main Floor Exterior Area 1555.01 sq ft
Interior Area 1387.71 sq ft
Excluded Area 4.95 sq ft



0 4 8 ft

PREPARED: 2025/02/19

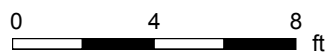


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

148 Balsam Ave, Toronto, ON

2nd Floor Exterior Area 1495.29 sq ft
Interior Area 1333.80 sq ft
Excluded Area 30.43 sq ft



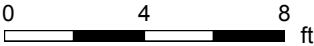
PREPARED: 2025/02/19



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.

148 Balsam Ave, Toronto, ON

Basement (Below Grade) Exterior Area 1161.81 sq ft
Interior Area 1017.71 sq ft
Excluded Area 305.37 sq ft



PREPARED: 2025/02/19

