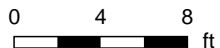
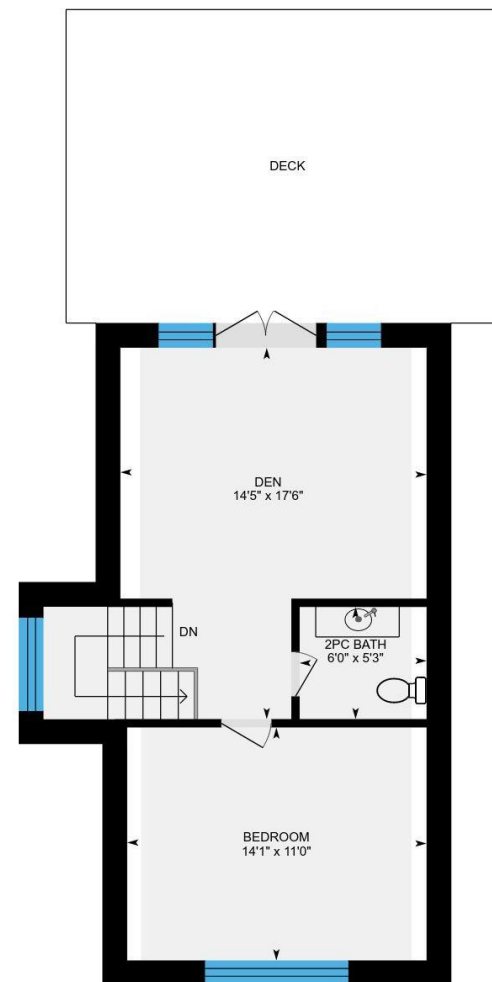
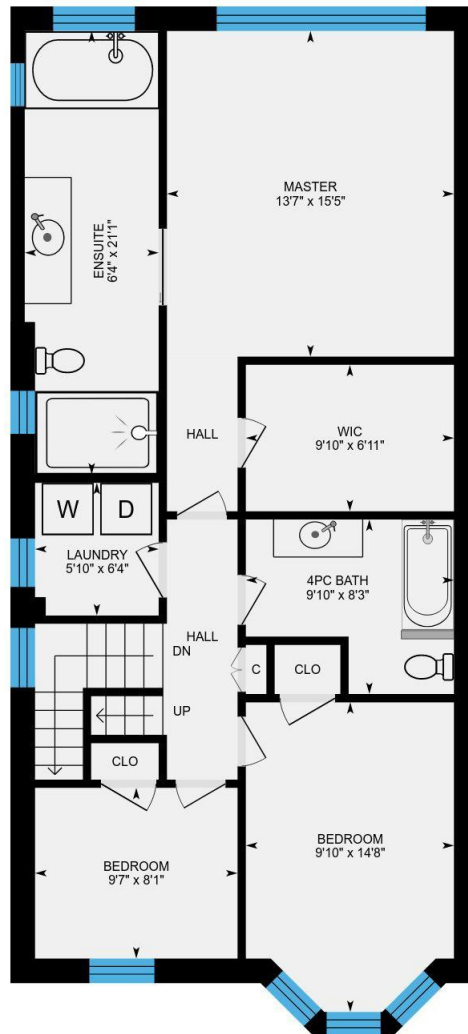
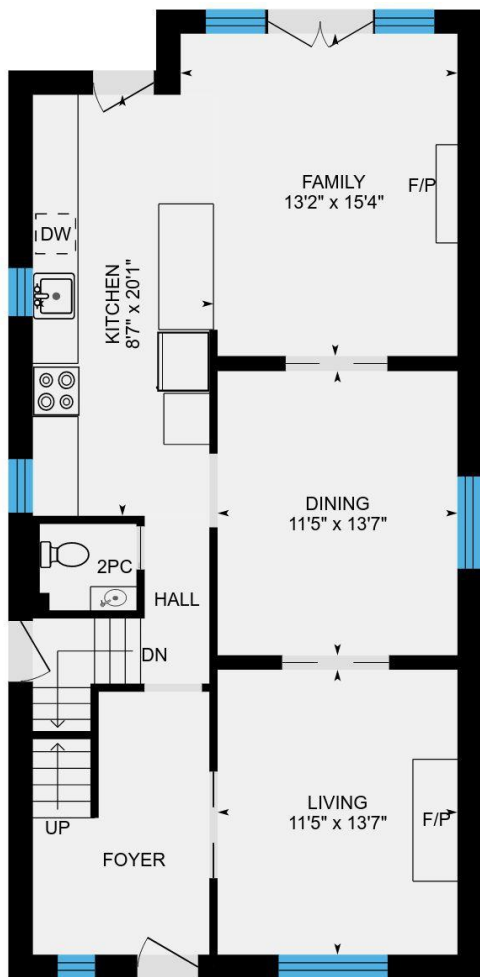


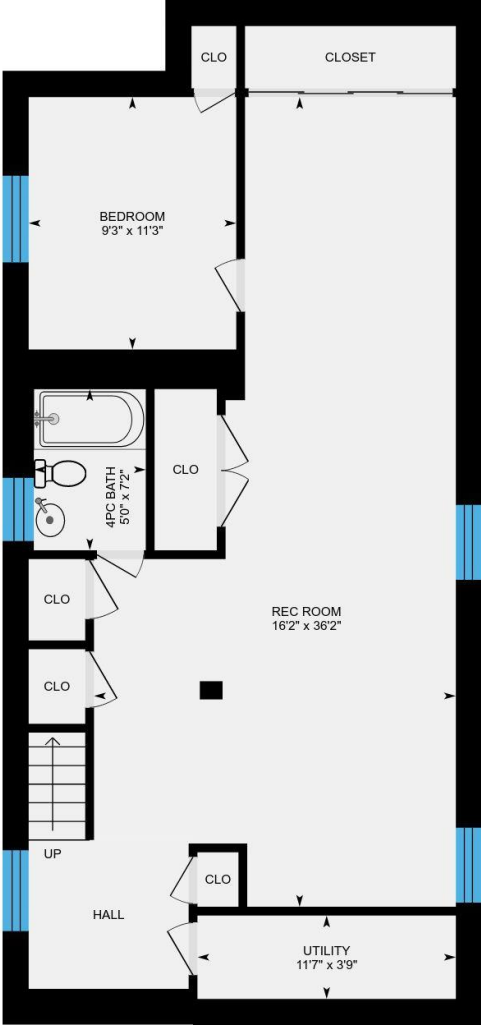
# 26 Osborne Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 2577 sq ft

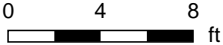


PREPARED: May, 2018

# 26 Osborne Ave, Toronto, ON



**Basement (Below Grade)**  
Exterior Area 953 sq ft



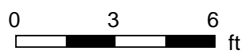
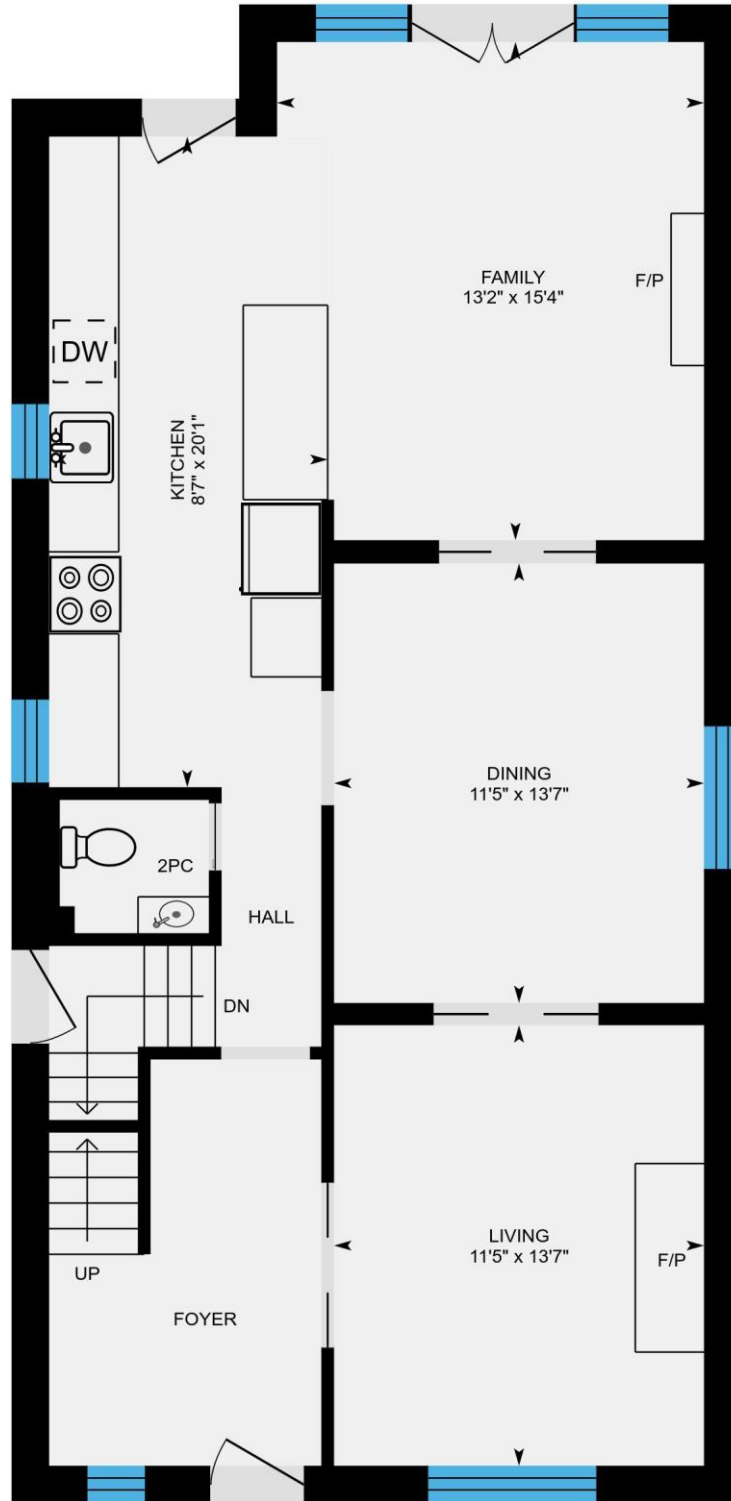
PREPARED: May, 2018

Colored regions are included in total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.



# 26 Osborne Ave, Toronto, ON

**Main Floor** Total Exterior Area 1020 sq ft  
Total Interior Area 865 sq ft

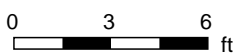
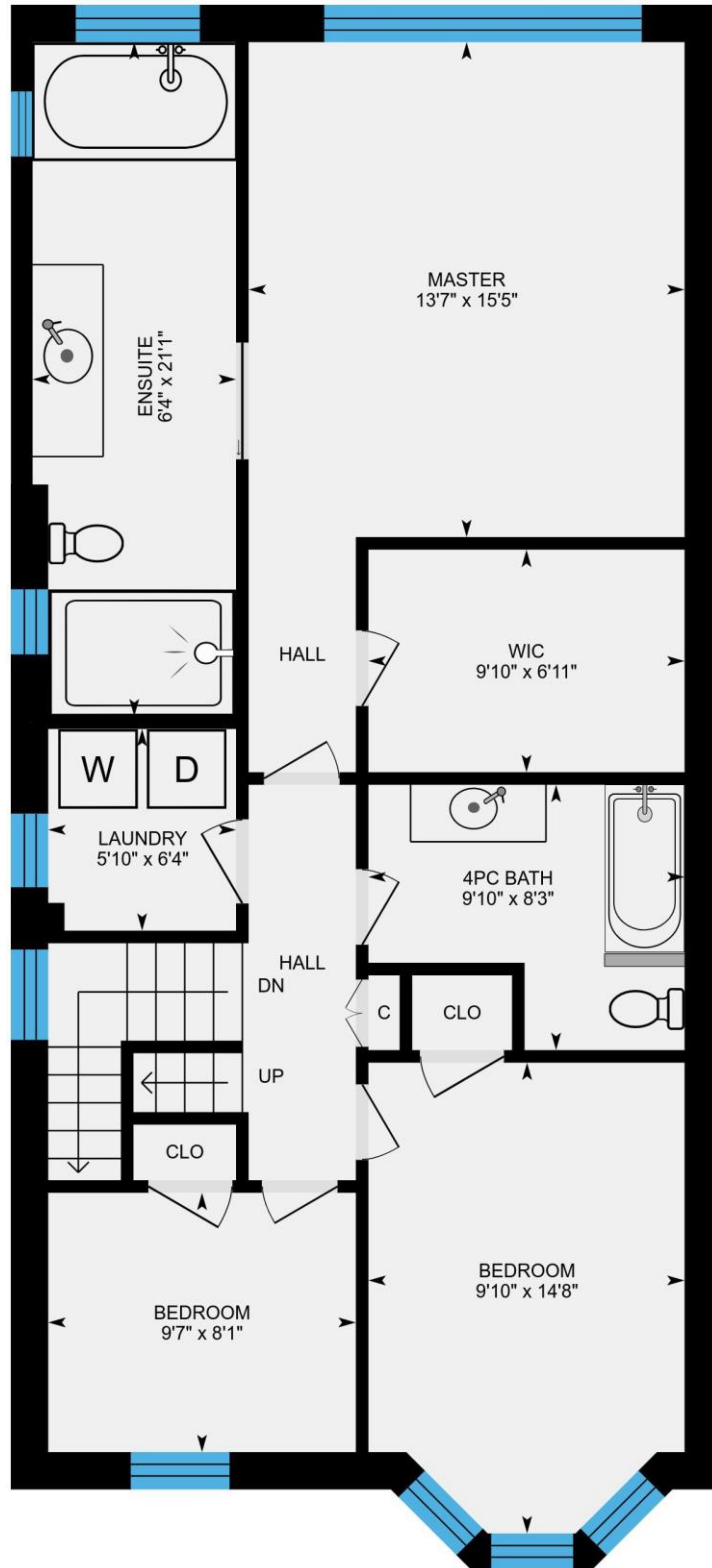


PREPARED: May, 2018



# 26 Osborne Ave, Toronto, ON

**2nd Floor** Total Exterior Area 1052 sq ft  
Total Interior Area 894 sq ft

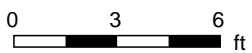
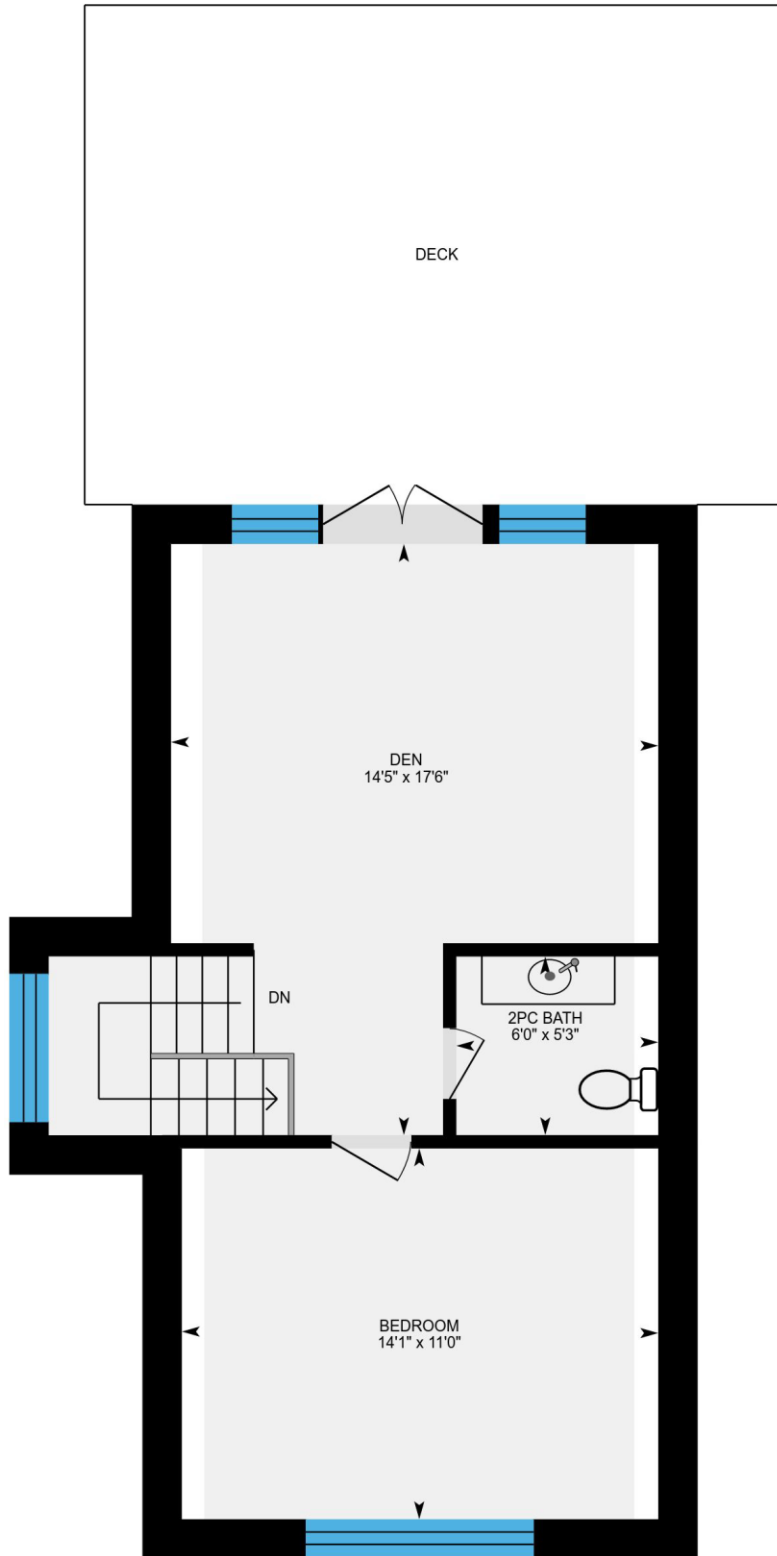


PREPARED: May, 2018



# 26 Osborne Ave, Toronto, ON

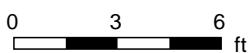
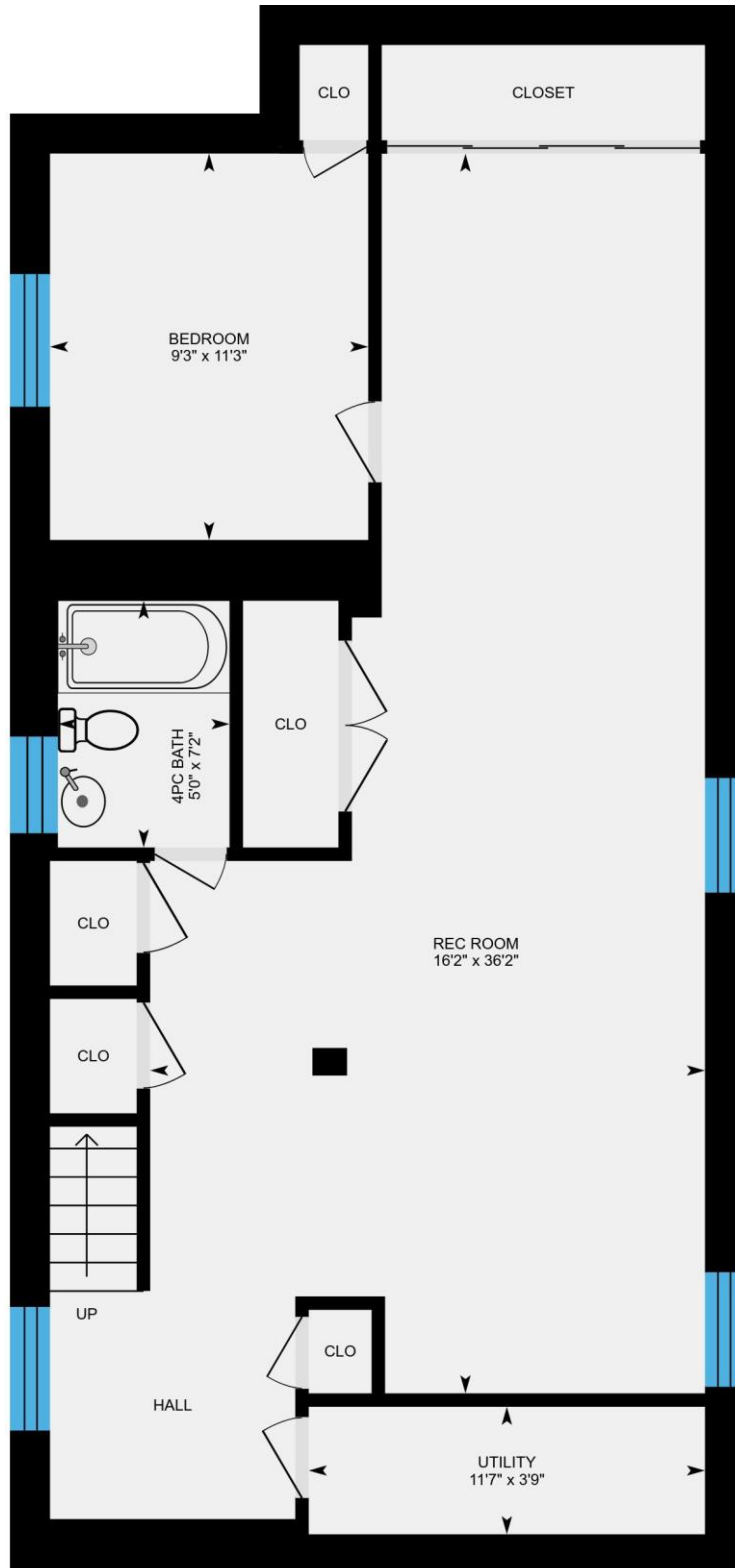
**3rd Floor** Total Exterior Area 505 sq ft  
Total Interior Area 393 sq ft



PREPARED: May, 2018

# 26 Osborne Ave, Toronto, ON

**Basement** Total Exterior Area 953 sq ft  
Total Interior Area 802 sq ft



PREPARED: May, 2018

# 26 Osborne Ave, Toronto, ON

## Property Details

### Room Measurements

Only major rooms are listed. Room dimensions are largest width and length, parts of room may be smaller. Room area is interior area and excludes footprint of walls.

### Main Building

#### MAIN FLOOR

Kitchen: 8'7" x 20'1"

Living: 11'5" x 13'7"

2pc: 4'7" x 4'1"

Dining: 11'5" x 13'7"

Family: 13'2" x 15'4"

#### 2ND FLOOR

4pc Bath: 9'10" x 8'3"

Bedroom: 9'10" x 14'8"

Bedroom: 9'7" x 8'1"

Laundry: 5'10" x 6'4"

Master: 13'7" x 15'5"

Ensuite: 6'4" x 21'1"

Wic: 9'10" x 6'11"

#### 3RD FLOOR

Den: 14'5" x 17'6"

2pc Bath: 6'0" x 5'3"

Bedroom: 14'1" x 11'0"

#### BASEMENT

Utility: 11'7" x 3'9"

4pc Bath: 5'0" x 7'2"

Bedroom: 9'3" x 11'3"

Rec Room: 16'2" x 36'2"

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <http://youriguide.com/measure/>

### Main Building

Building Perimeter Wall Thickness: 14 in

#### MAIN FLOOR

Interior Area: 865 sq ft

Perimeter Wall Length: 133 ft

Exterior Area: 1020 sq ft

#### 2ND FLOOR

Interior Area: 894 sq ft

Perimeter Wall Length: 135 ft

Exterior Area: 1052 sq ft

#### 3RD FLOOR

Interior Area: 393 sq ft

Perimeter Wall Length: 96 ft

Exterior Area: 505 sq ft

#### BASEMENT (Below Grade)

Interior Area: 802 sq ft

Perimeter Wall Length: 130 ft

Exterior Area: 953 sq ft

### Total Above Grade Floor Area

Main Building Interior: 2152 sq ft

**Main Building Exterior: 2577 sq ft**

Prepared: May 19, 2018

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