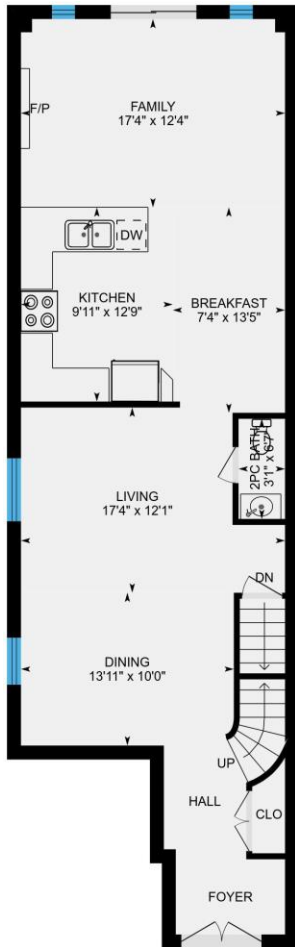
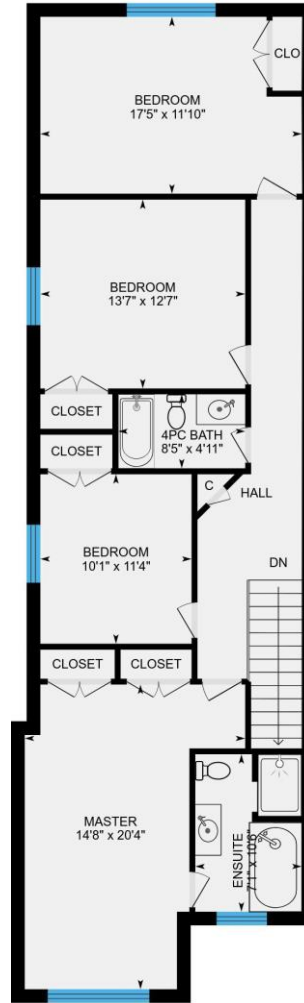


# 247B McIntosh St, Toronto, ON

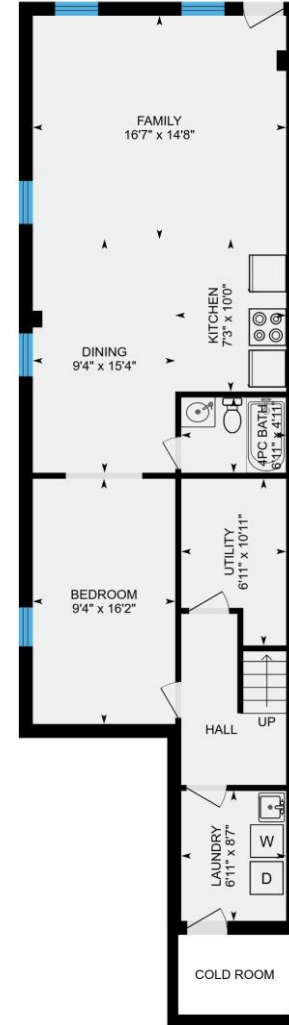
Main Building: Total Exterior Area Above Grade 2322 sq ft



**1st Floor**  
Exterior Area 1062 sq ft



**2nd Floor**  
Exterior Area 1260 sq ft



**Basement (Below Grade)**  
Exterior Area 1006 sq ft

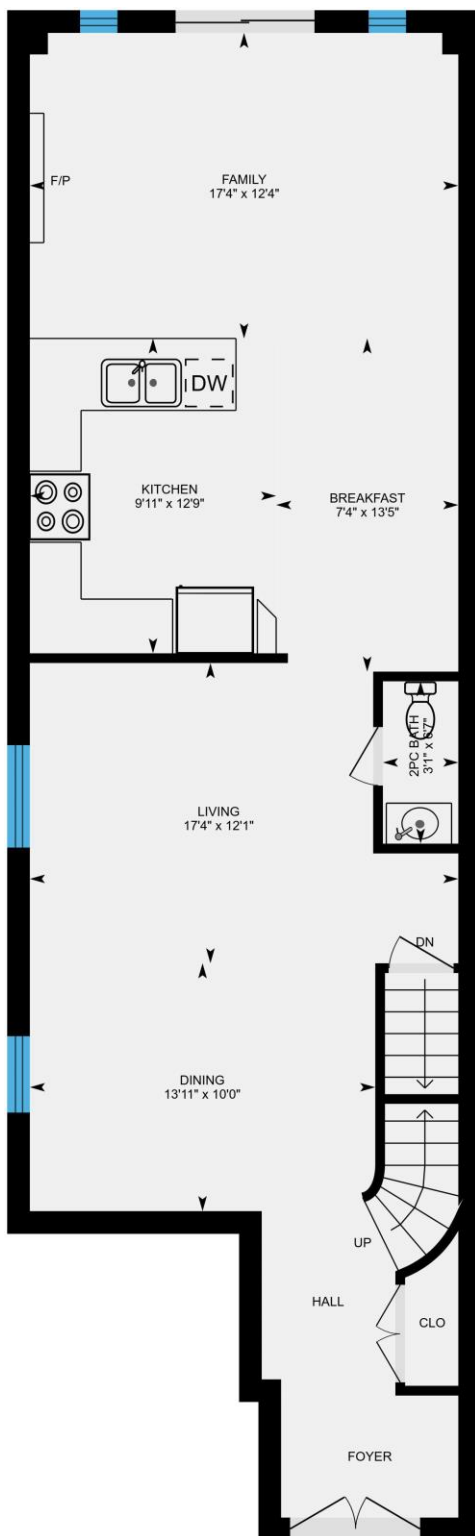


PREPARED: May, 2018

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/>.

# 247B McIntosh St, Toronto, ON

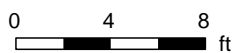
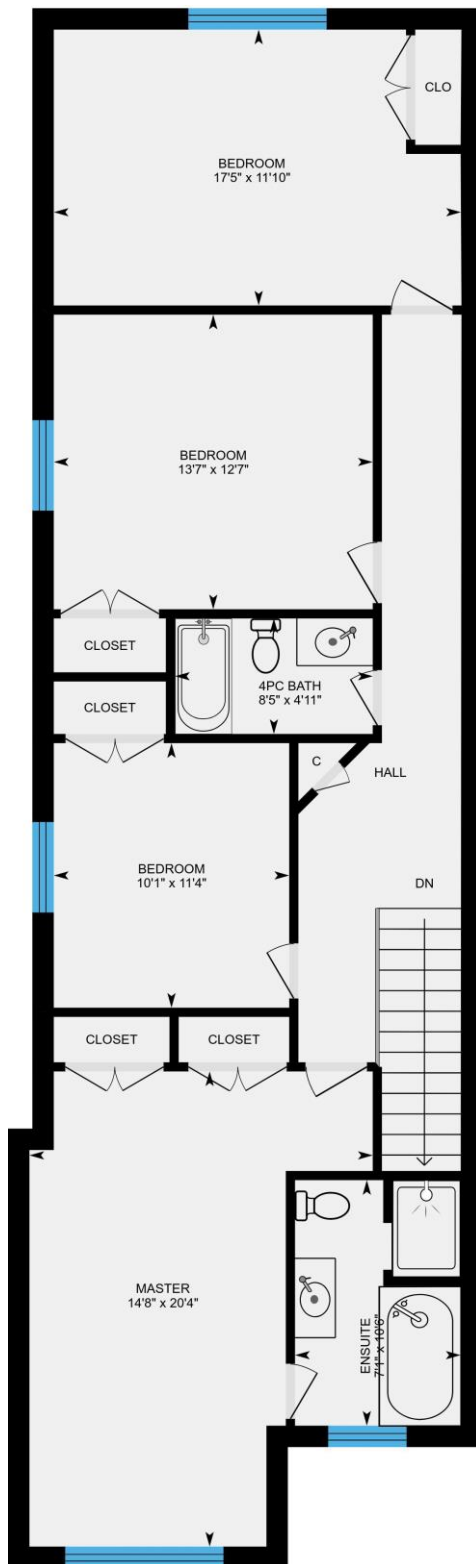
**1st Floor** Total Exterior Area 1062 sq ft  
Total Interior Area 917 sq ft



PREPARED: May, 2018

# 247B McIntosh St, Toronto, ON

**2nd Floor** Total Exterior Area 1260 sq ft  
Total Interior Area 1104 sq ft

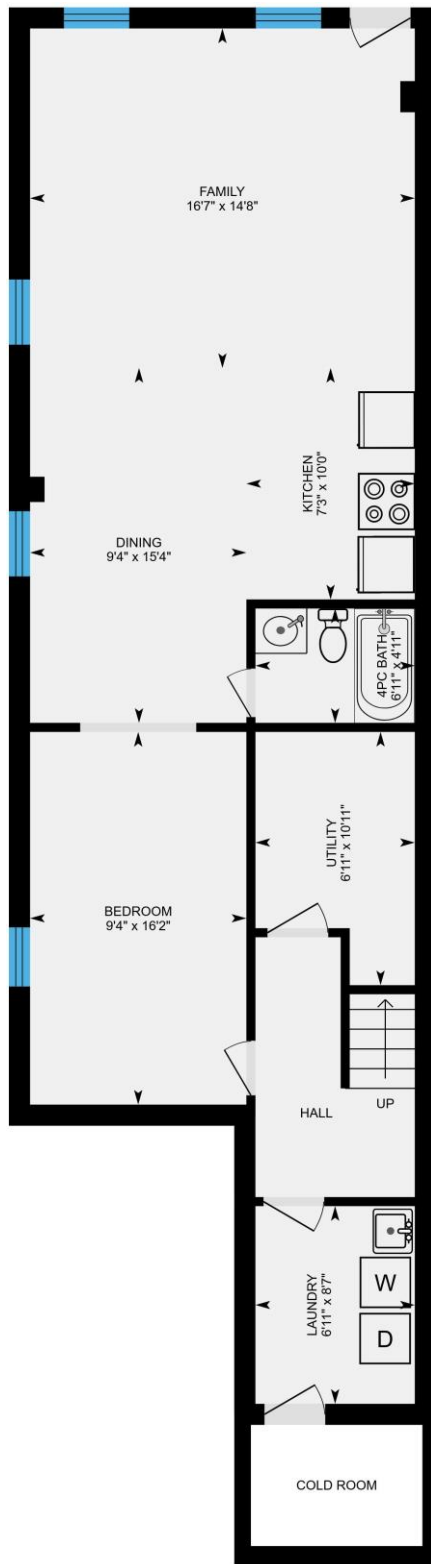


PREPARED: May, 2018

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/>.

# 247B McIntosh St, Toronto, ON

**Basement** Total Exterior Area 1006 sq ft  
Total Interior Area 863 sq ft



0 4 8 ft

PREPARED: May, 2018

# 247B McIntosh St, 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

#### 1ST FLOOR

2pc Bath: 3'1" x 6'7"  
Family: 17'4" x 12'4"  
Dining: 13'11" x 10'0"  
Living: 17'4" x 12'1"  
Breakfast: 7'4" x 13'5"  
Kitchen: 9'11" x 12'9"

#### 2ND FLOOR

Ensuite: 7'1" x 10'6"  
Master: 14'8" x 20'4"  
Bedroom: 10'1" x 11'4"  
Bedroom: 13'7" x 12'7"  
Bedroom: 17'5" x 11'10"  
4pc Bath: 8'5" x 4'11"

#### BASEMENT

Laundry: 6'11" x 8'7"  
Kitchen: 7'3" x 10'0"  
Utility: 6'11" x 10'11"  
4pc Bath: 6'11" x 4'11"  
Bedroom: 9'4" x 16'2"  
Dining: 9'4" x 15'4"  
Family: 16'7" x 14'8"

### 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: 11 in

#### 1ST FLOOR

Interior Area: 917 sq ft  
Perimeter Wall Length: 158 ft  
Exterior Area: 1062 sq ft

#### 2ND FLOOR

Interior Area: 1104 sq ft  
Perimeter Wall Length: 170 ft  
Exterior Area: 1260 sq ft

#### BASEMENT (Below Grade)

Interior Area: 863 sq ft  
Perimeter Wall Length: 156 ft  
Exterior Area: 1006 sq ft

### Total Above Grade Floor Area

Main Building Interior: 2021 sq ft  
**Main Building Exterior: 2322 sq ft**

Customer Name: Jenny Simon  
Customer Company: Re/Max Hallmark Richards Group Realty  
Prepared: May 31, 2018

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