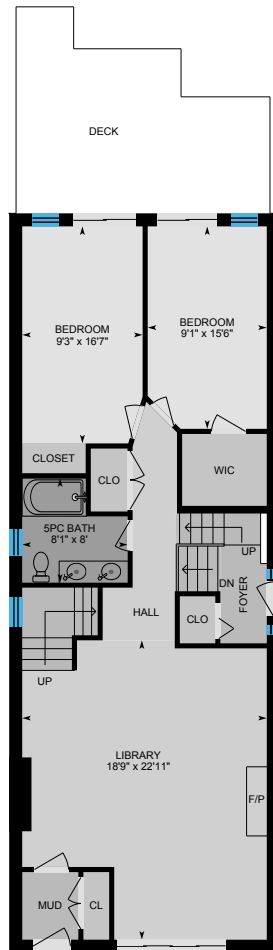
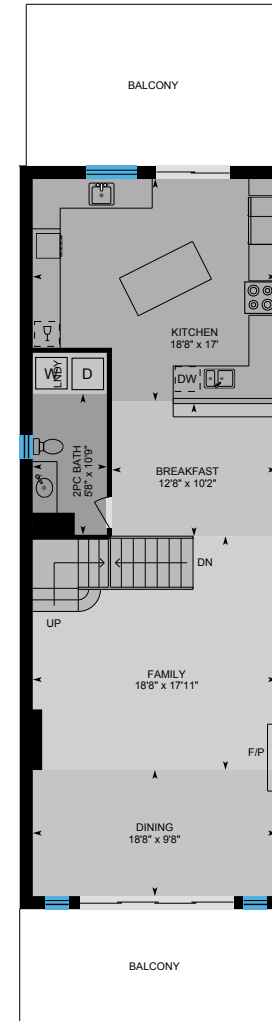
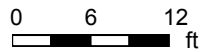


# 45 Lee Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 2930 sq ft



**1st Floor**  
Exterior Area 1169 sq ft



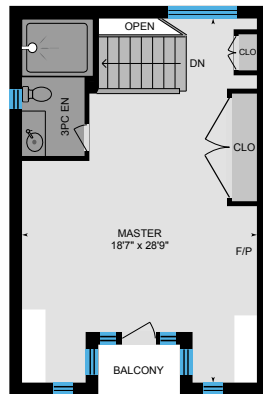
**2nd Floor**  
Exterior Area 1175 sq ft



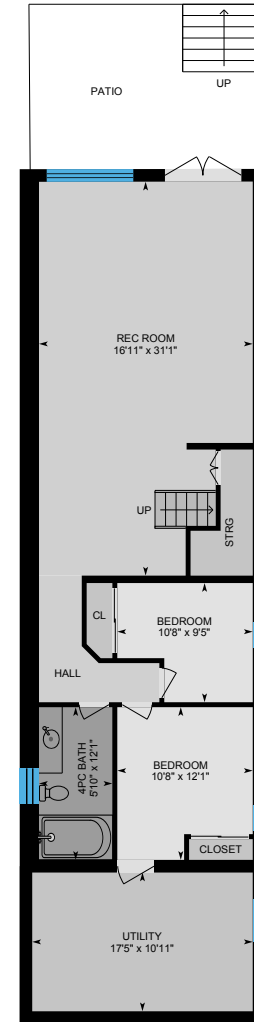
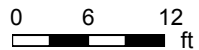
PREPARED: Aug, 2019

# 45 Lee Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 2930 sq ft



**3rd Floor**  
Exterior Area 585 sq ft



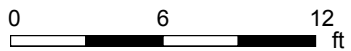
**Basement (Below Grade)**  
Exterior Area 1283 sq ft



PREPARED: Aug, 2019

# 45 Lee Ave, Toronto, ON

1st Floor Total Exterior Area 1169 sq ft  
Total Interior Area 1017 sq ft



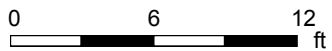
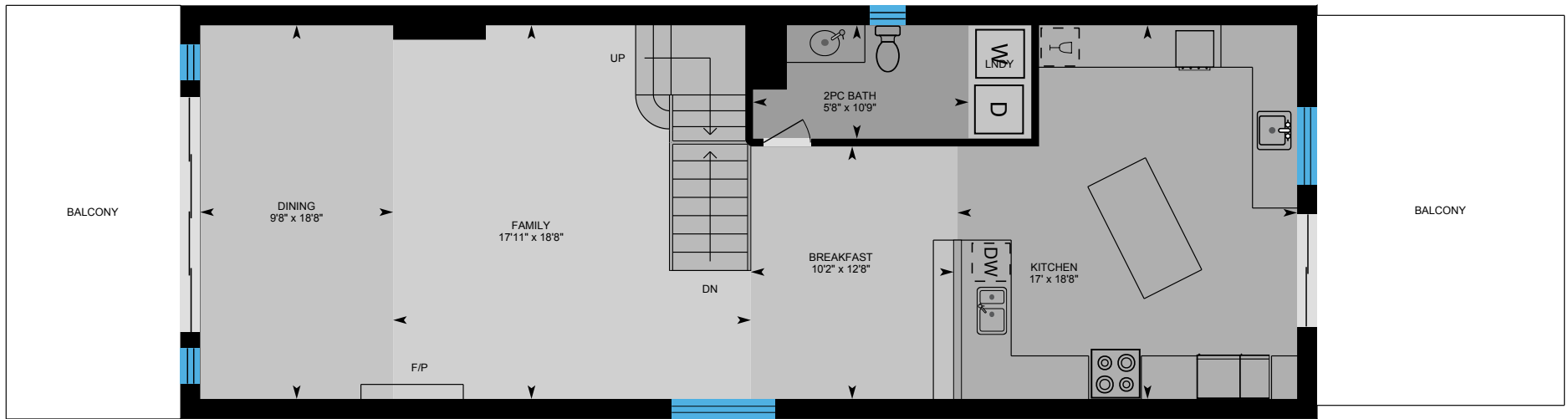
PREPARED: Aug, 2019



White regions are excluded from 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/>.

# 45 Lee Ave, Toronto, ON

2nd Floor Total Exterior Area 1175 sq ft  
Total Interior Area 1024 sq ft



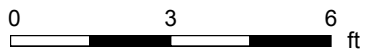
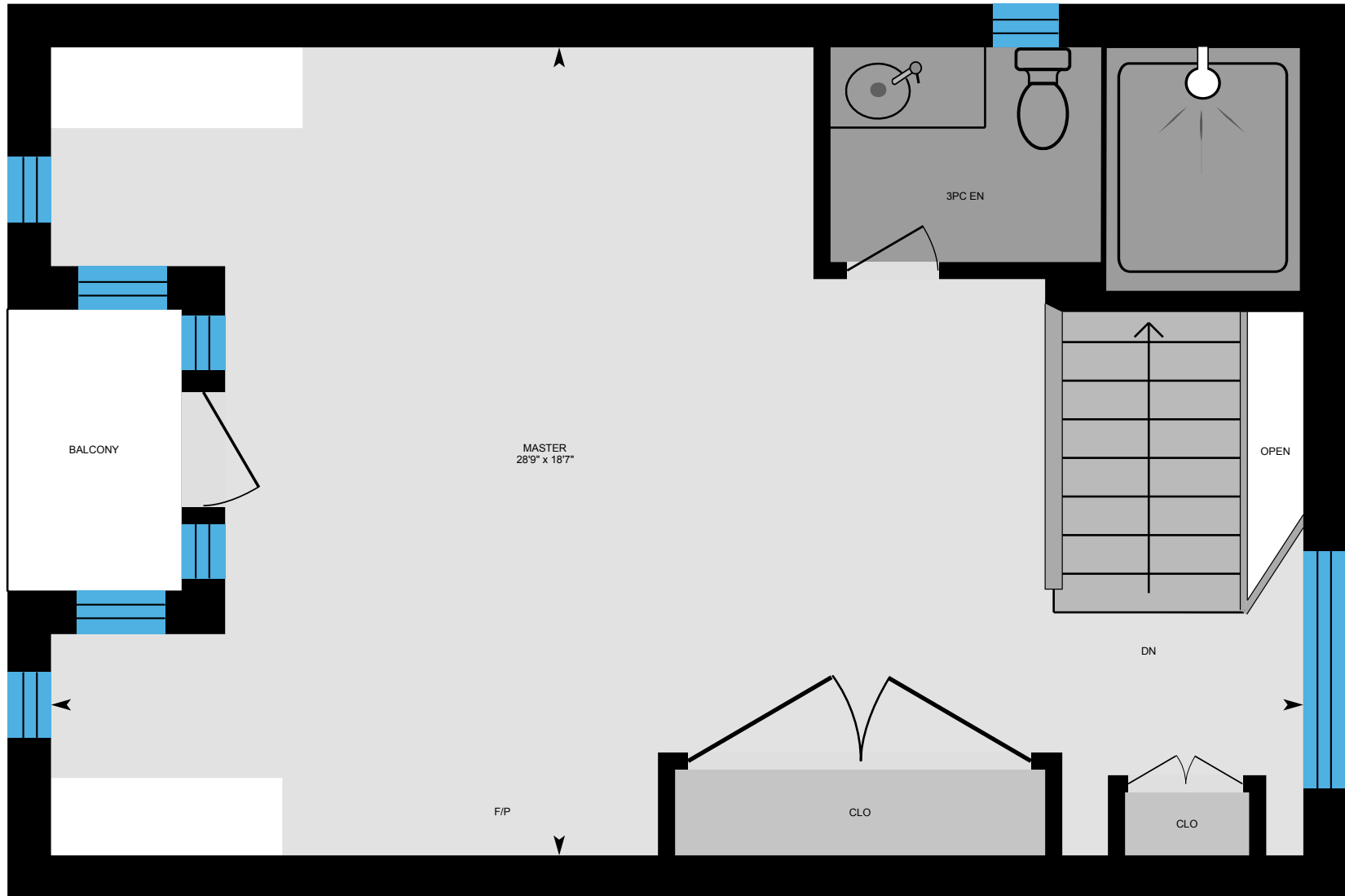
PREPARED: Aug, 2019



White regions are excluded from 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/>.

# 45 Lee Ave, Toronto, ON

3rd Floor Total Exterior Area 585 sq ft  
Total Interior Area 470 sq ft



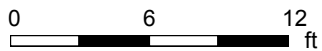
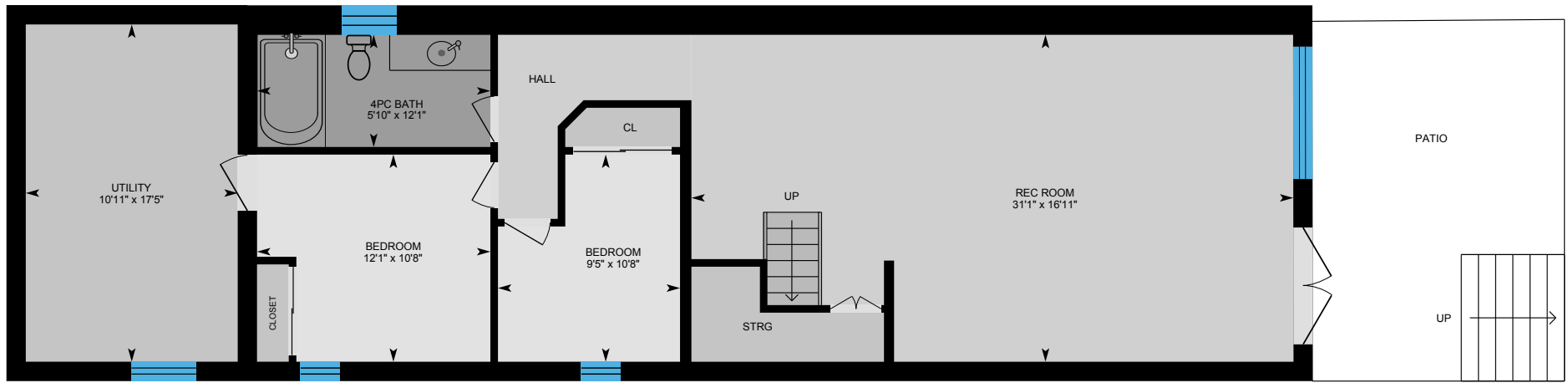
PREPARED: Aug, 2019



White regions are excluded from 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/>.

# 45 Lee Ave, Toronto, ON

**Basement** Total Exterior Area 1283 sq ft  
Total Interior Area 1113 sq ft



PREPARED: Aug, 2019



White regions are excluded from 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/>.

# 45 Lee 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

##### 1ST FLOOR

5pc Bath: 8'1" x 8'  
Bedroom: 9'3" x 16'7"  
Bedroom: 9'1" x 15'6"  
Library: 18'9" x 22'11"

##### 2ND FLOOR

2pc Bath: 5'8" x 10'9"  
Breakfast: 12'8" x 10'2"  
Dining: 18'8" x 9'8"  
Family: 18'8" x 17'11"  
Kitchen: 18'8" x 17'

##### 3RD FLOOR

3pc En: 5'8" x 10'10"  
Master: 18'7" x 28'9"

##### BASEMENT

4pc Bath: 5'10" x 12'1"  
Bedroom: 10'8" x 9'5"  
Bedroom: 10'8" x 12'1"  
Rec Room: 16'11" x 31'1"  
Utility: 17'5" x 10'11"

### Floor Area Information

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

#### Main Building

##### 1ST FLOOR

Interior Area: 1017 sq ft  
Perimeter Wall Length: 153 ft  
Perimeter Wall Thickness: 12.0 in  
Exterior Area: 1169 sq ft

##### 2ND FLOOR

Interior Area: 1024 sq ft  
Perimeter Wall Length: 151 ft  
Perimeter Wall Thickness: 12.0 in  
Exterior Area: 1175 sq ft

##### 3RD FLOOR

Interior Area: 470 sq ft  
Perimeter Wall Length: 115 ft  
Perimeter Wall Thickness: 12.0 in  
Exterior Area: 585 sq ft

##### BASEMENT (Below Grade)

Interior Area: 1113 sq ft  
Perimeter Wall Length: 170 ft  
Perimeter Wall Thickness: 12.0 in  
Exterior Area: 1283 sq ft

# 45 Lee Ave, Toronto, ON

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## Property Details

### Room Measurements

### Floor Area Information

#### Total Above Grade Floor Area

Main Building Interior: 2511 sq ft

**Main Building Exterior: 2930 sq ft**