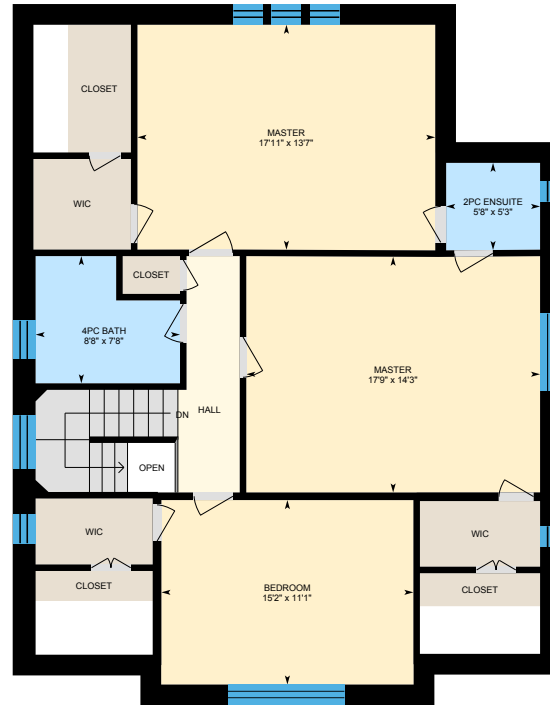


106 Baby Point Rd, Toronto, ON

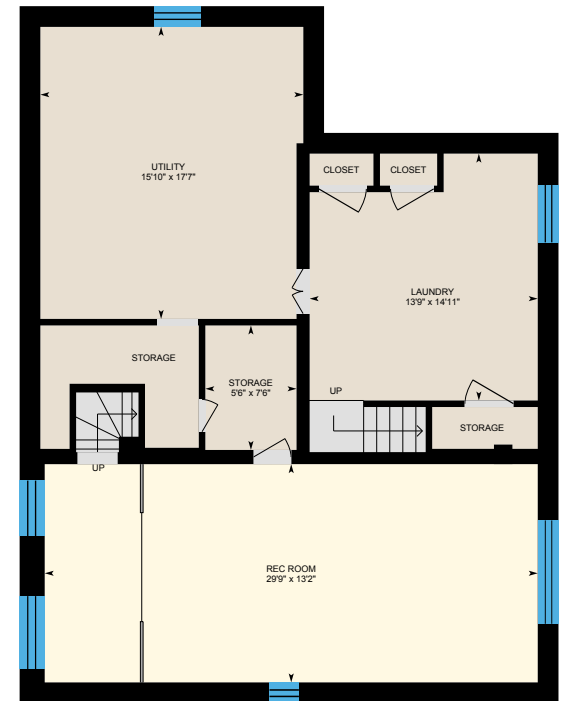
Main Building: Total Exterior Area Above Grade 2516 sq ft



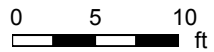
Main Floor
Exterior Area 1274 sq ft



2nd Floor
Exterior Area 1242 sq ft

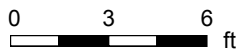
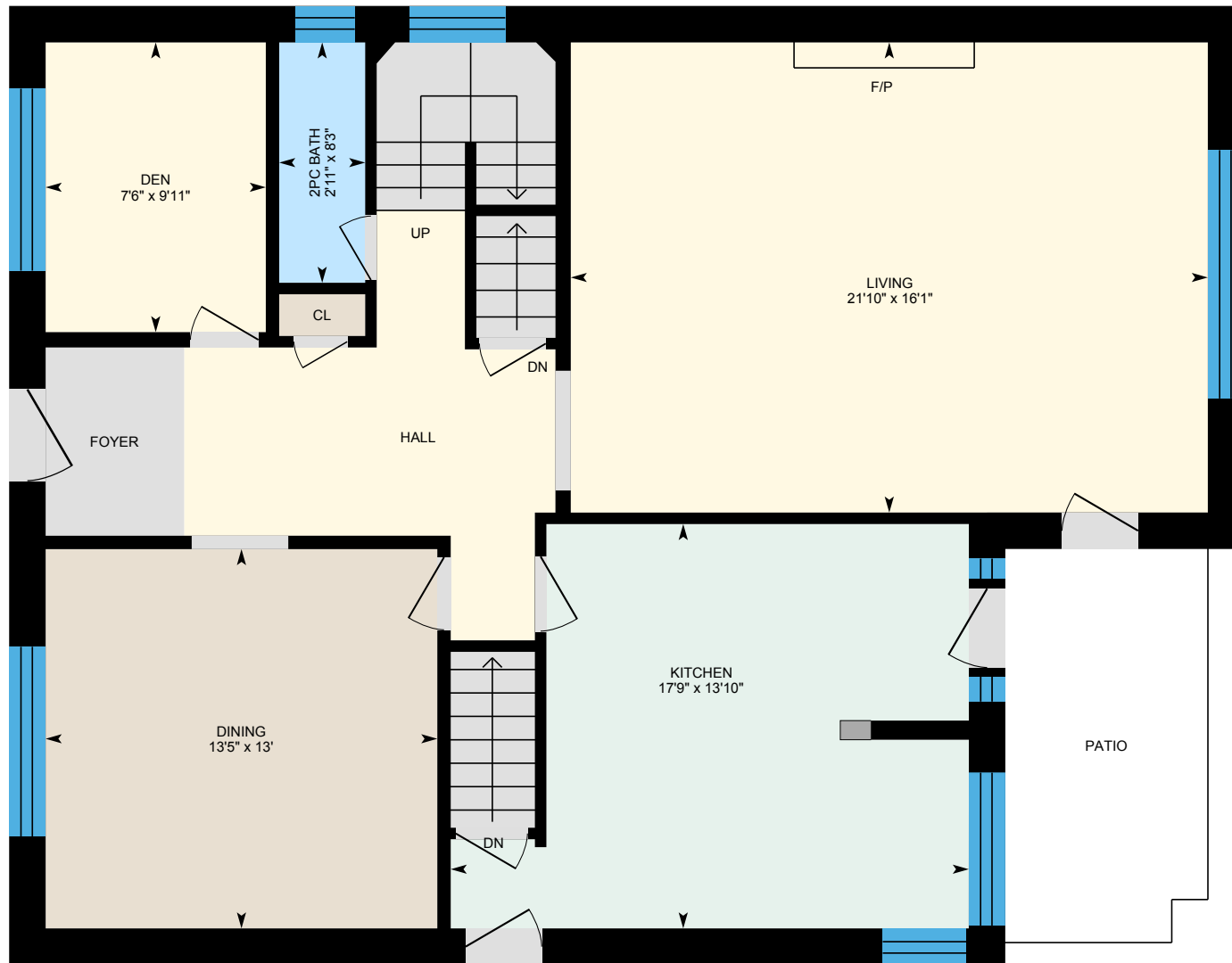


Basement (Below Grade)
Exterior Area 1254 sq ft



106 Baby Point Rd, Toronto, ON

Main Floor Total Exterior Area 1274 sq ft
Total Interior Area 1092 sq ft



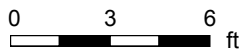
PREPARED: Nov, 2019



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/>.

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2nd Floor Total Exterior Area 1242 sq ft
Total Interior Area 1060 sq ft



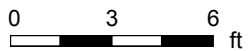
PREPARED: Nov, 2019



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/>.

106 Baby Point Rd, Toronto, ON

Basement Total Exterior Area 1254 sq ft
Total Interior Area 1074 sq ft



PREPARED: Nov, 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/>.

106 Baby Point Rd, 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

2pc Bath: 8'3" x 2'11"
Den: 9'11" x 7'6"
Dining: 13' x 13'5"
Kitchen: 13'10" x 17'9"
Living: 16'1" x 21'10"

2ND FLOOR

2pc Ensuite: 5'8" x 5'3"
4pc Bath: 8'8" x 7'8"
Bedroom: 15'2" x 11'1"
Master: 17'9" x 14'3"
Master: 17'11" x 13'7"

BASEMENT

Laundry: 13'9" x 14'11"
Rec Room: 29'9" x 13'2"
Storage: 5'6" x 7'6"
Utility: 15'10" x 17'7"

Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1092 sq ft
Perimeter Wall Length: 145 ft
Perimeter Wall Thickness: 15.0 in
Exterior Area: 1274 sq ft

2ND FLOOR

Interior Area: 1060 sq ft
Perimeter Wall Length: 146 ft
Perimeter Wall Thickness: 15.0 in
Exterior Area: 1242 sq ft

BASEMENT (Below Grade)

Interior Area: 1074 sq ft
Perimeter Wall Length: 144 ft
Perimeter Wall Thickness: 15.0 in
Exterior Area: 1254 sq ft

Total Above Grade Floor Area

Main Building Interior: 2152 sq ft
Main Building Exterior: 2516 sq ft

106 Baby Point Rd, Toronto, ON

Property Details

Customer Name: Peter Russell and Catherine Russell (RUSSELL REAL ESTATE)

Customer Company: Chestnut Park Real Estate Limited

Prepared: Nov 15, 2019

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