



Welcome to
2220 Lake Shore Blvd. W.
 Suite 4209, Toronto



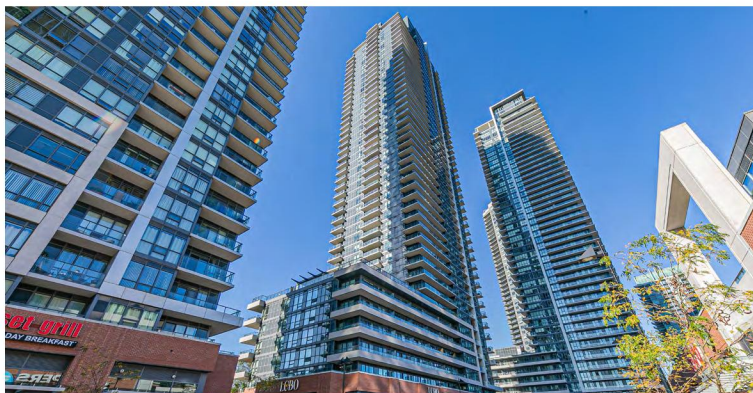

2
 Bedroom


2
 Bathroom


1
 Parking



Presented by
MOE ASGARIAN
 Broker, SERS, ABR, CNE, SRS





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Main Floor



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This is not intended to solicit Buyers or Sellers currently under contract with a Brokerage.
Feature Sheet created by VirtualMax.ca



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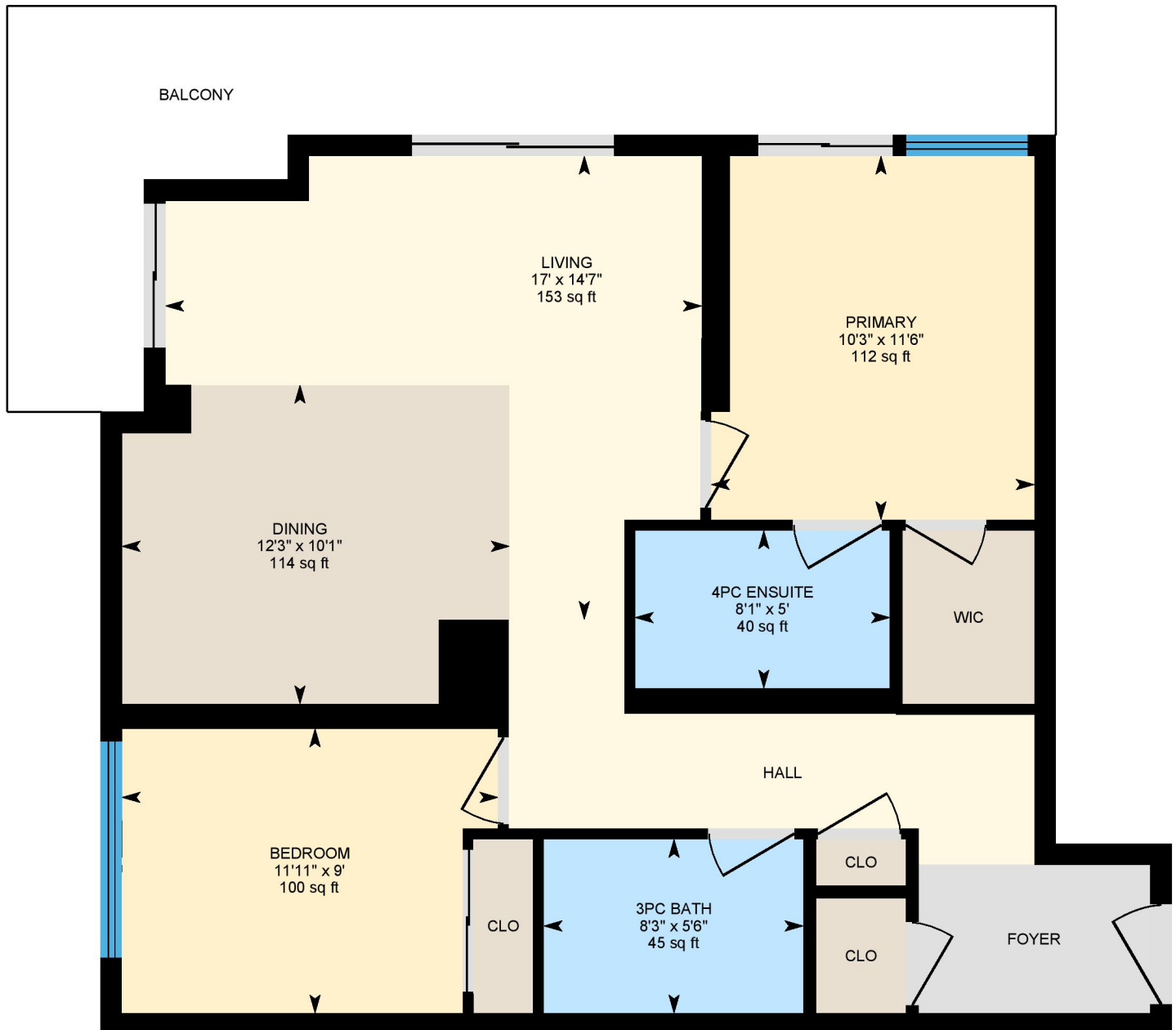


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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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

3pc Bath: 8'3" x 5'6" | 45 sq ft
4pc Ensuite: 8'1" x 5' | 40 sq ft
Bedroom: 11'11" x 9' | 100 sq ft
Dining: 12'3" x 10'1" | 114 sq ft
Living: 17' x 14'7" | 153 sq ft
Primary: 10'3" x 11'6" | 112 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 776.56 sq ft
Perimeter Wall Length: 122 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 857.61 sq ft

Total Above Grade Floor Area

Main Building Interior: 776.56 sq ft
Main Building Exterior: 857.61 sq ft

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]