



# 24 Blue Eagle Trail

Scarborough



4+1  
Bedrooms



4  
Bathrooms



2  
Parking  
Spaces



## 24 Blue Eagle Trail

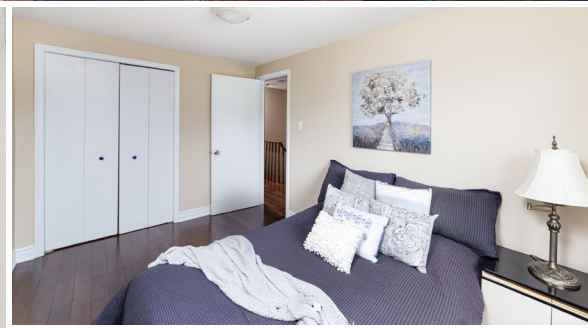
Scarborough

Spacious 4 Bedroom and 4 Bathroom 2 storey home at the demanding location. The Plaza with Grocery/medical center/daycare/restaurant is just across the street. Well maintained with quality Hardwood throughout the main and the 2n floor. Updated kitchen with extended cabinet and granite countertop. Smooth Ceiling in the living room with pot light.

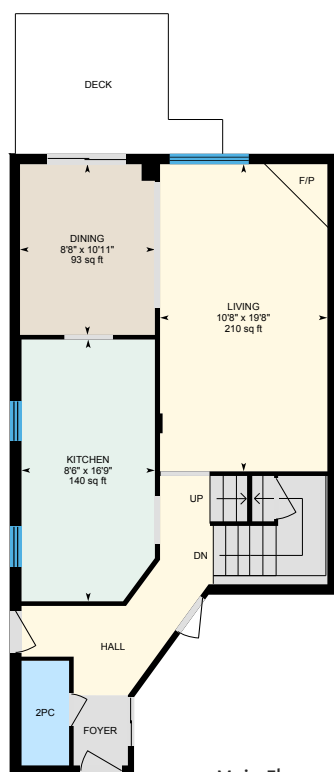
Upgraded oak stairs & pickets. Master bedroom with ensuite bathroom & walk in closet. Finished basement with recreation room, bathroom, kitchen and extra bedroom. Direct access from garage to house. Side door & walk out to the backyard. Newer Stainless steel appliance. Roof changed in 2018. The wide driveway with no sidewalk may park 3 cars. Move in and enjoy !

All information provided is deemed reliable, but is not guaranteed and should be independently verified. We assume no responsibility for the accuracy of any information shown.

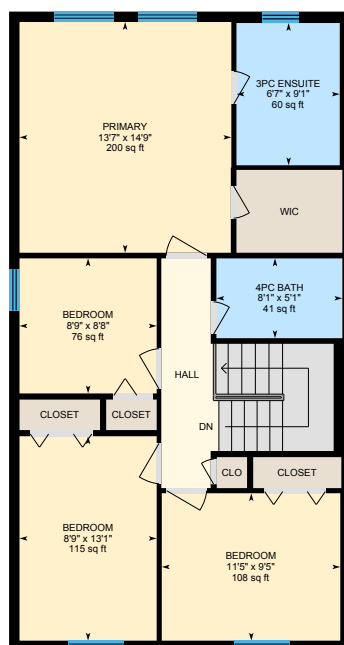
**24 Blue Eagle Trail**  
Scarborough



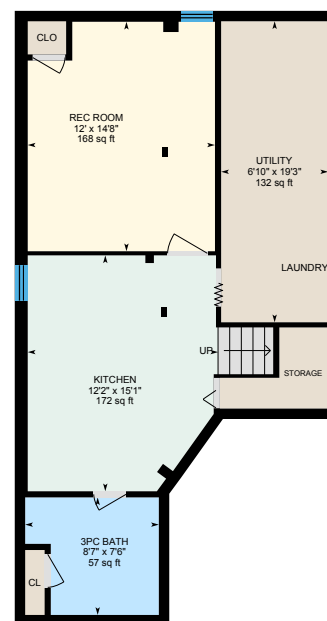
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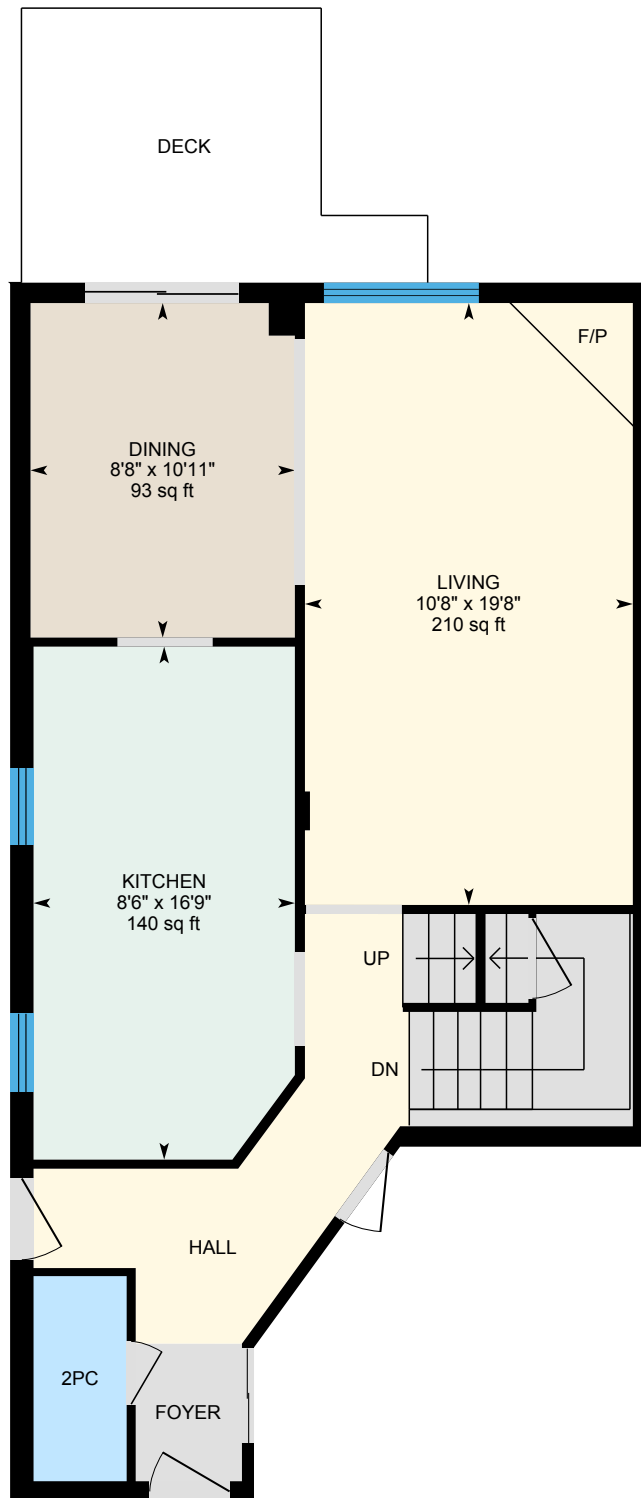
Main Floor



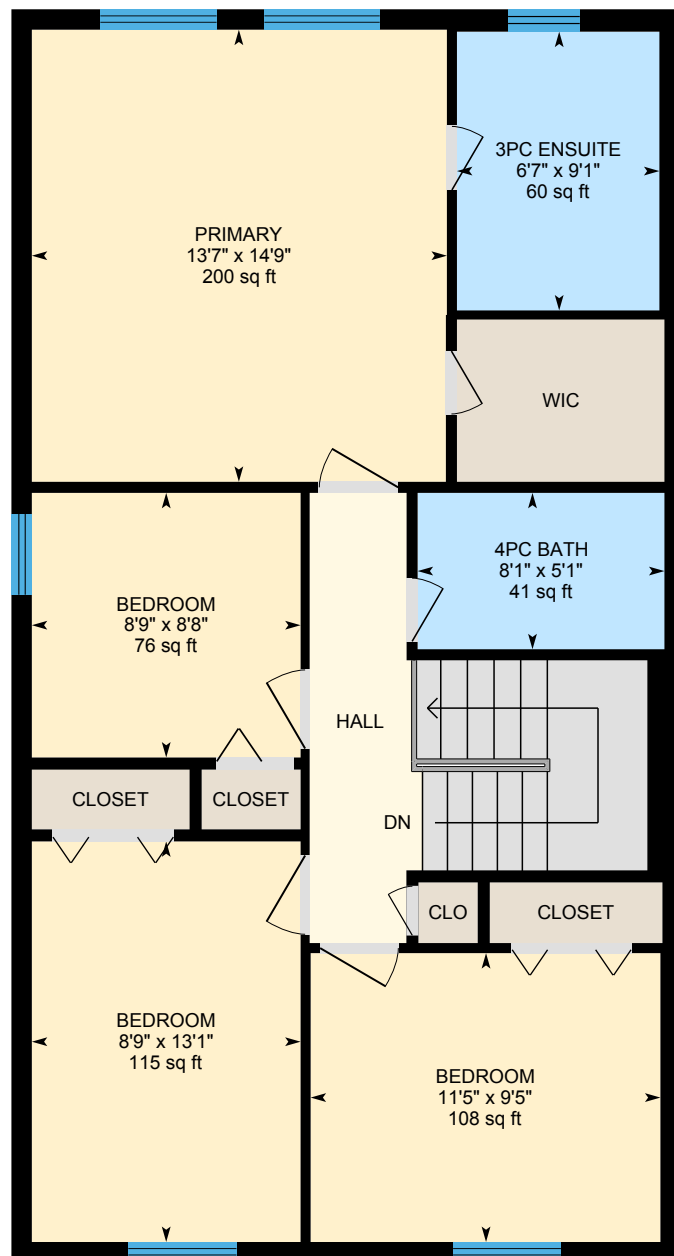
Second Floor



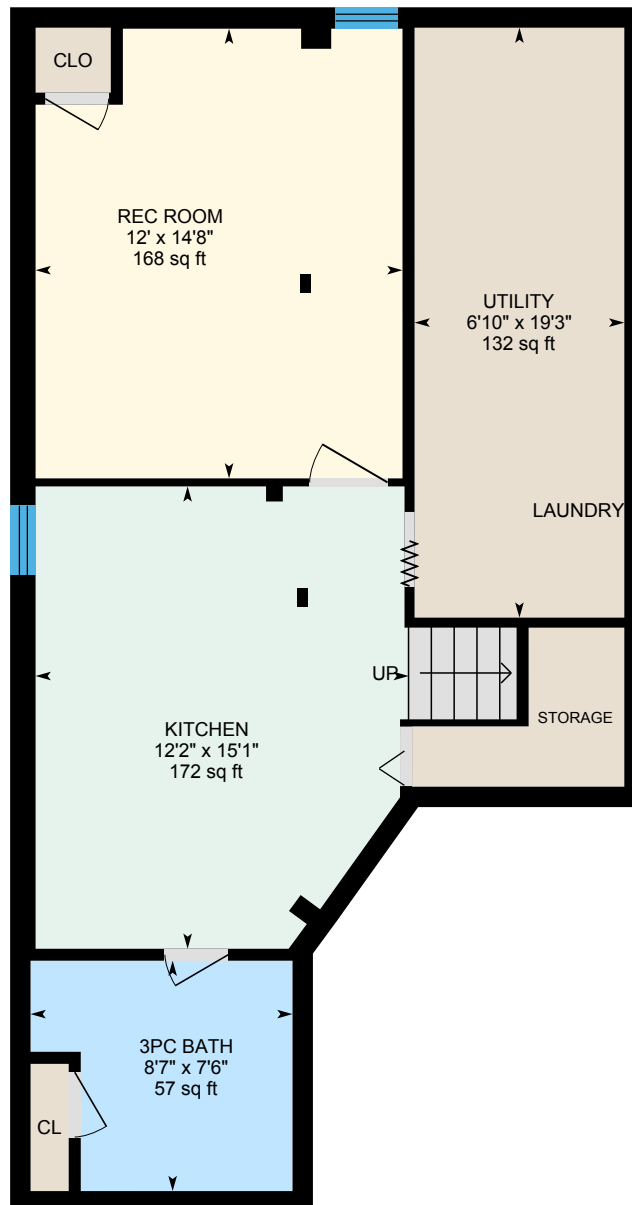
Basement



Main Floor



2nd Floor



### Basement

## 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: 3' x 6'8" | 20 sq ft  
Dining: 8'8" x 10'11" | 93 sq ft  
Kitchen: 8'6" x 16'9" | 140 sq ft  
Living: 10'8" x 19'8" | 210 sq ft

##### 1ST FLOOR

3pc Ensuite: 6'7" x 9'1" | 60 sq ft  
4pc Bath: 8'1" x 5'1" | 41 sq ft  
Bedroom: 8'9" x 8'8" | 76 sq ft  
Bedroom: 8'9" x 13'1" | 115 sq ft  
Bedroom: 11'5" x 9'5" | 108 sq ft  
Primary: 13'7" x 14'9" | 200 sq ft

##### BASEMENT

3pc Bath: 8'7" x 7'6" | 57 sq ft  
Kitchen: 12'2" x 15'1" | 172 sq ft  
Rec Room: 12' x 14'8" | 168 sq ft  
Utility: 6'10" x 19'3" | 132 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: 623.99 sq ft  
Perimeter Wall Length: 115 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 700.77 sq ft

##### 1ST FLOOR

Interior Area: 809.49 sq ft  
Perimeter Wall Length: 123 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 891.40 sq ft

##### BASEMENT

Interior Area: 596.53 sq ft  
Perimeter Wall Length: 115 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 672.82 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 2030.00 sq ft  
**Main Building Exterior: 2264.98 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.