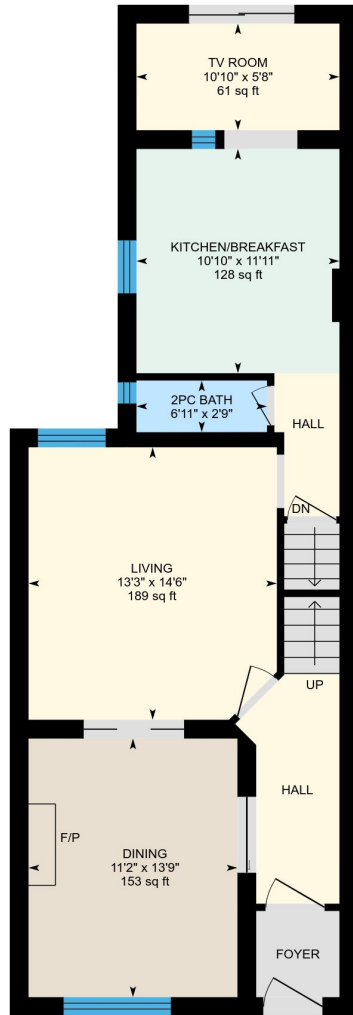
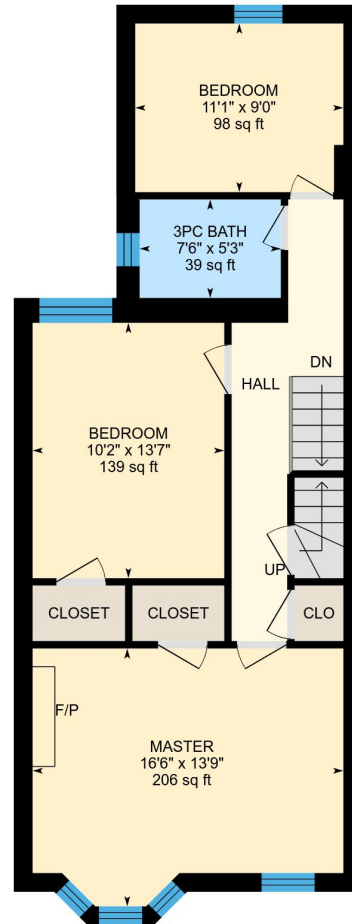


# 35 Winchester St., Cabbagetown

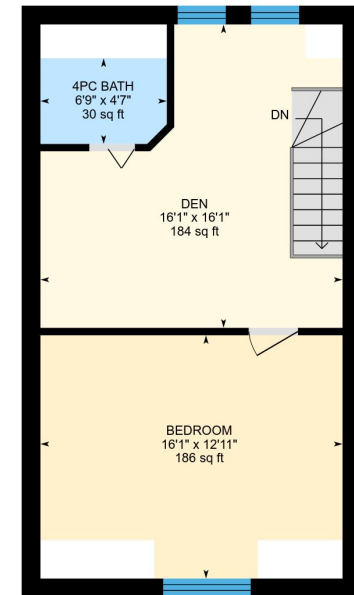
Main Building: Total Exterior Area Above Grade 2195 sq ft



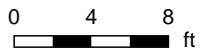
**Main Floor**  
Exterior Area 868 sq ft



**2nd Floor**  
Exterior Area 796 sq ft



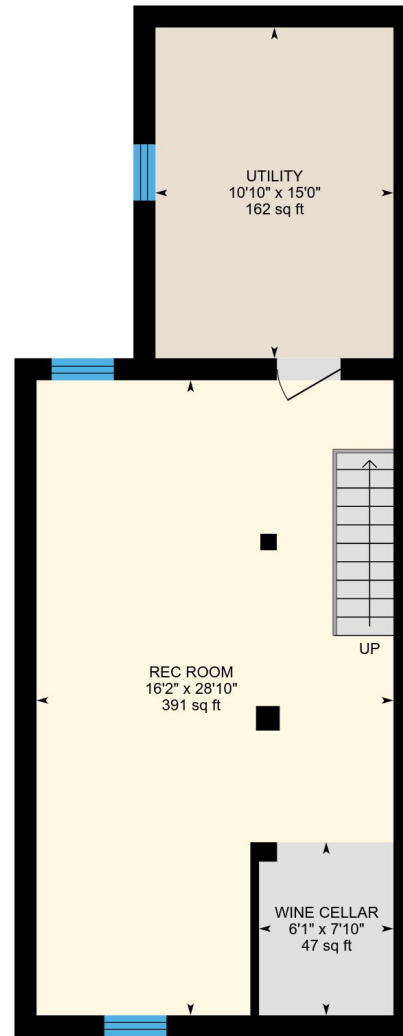
**3rd Floor**  
Exterior Area 531 sq ft



PREPARED: Oct, 2018

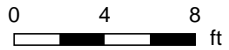
# 35 Winchester St., Cabbagetown

## Main Building



## Basement (Below Grade)

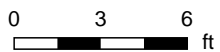
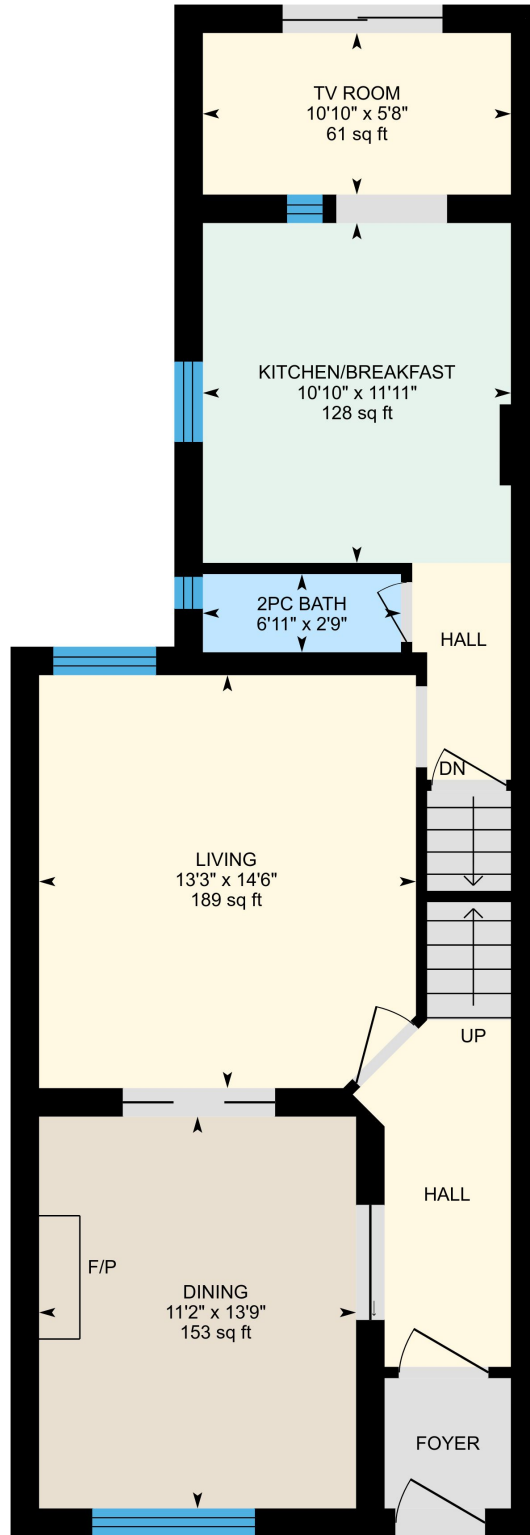
Exterior Area 765 sq ft



PREPARED: Oct, 2018

# 35 Winchester St., Cabbagetown

**Main Floor** Total Exterior Area 868 sq ft  
Total Interior Area 728 sq ft

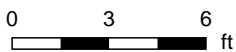
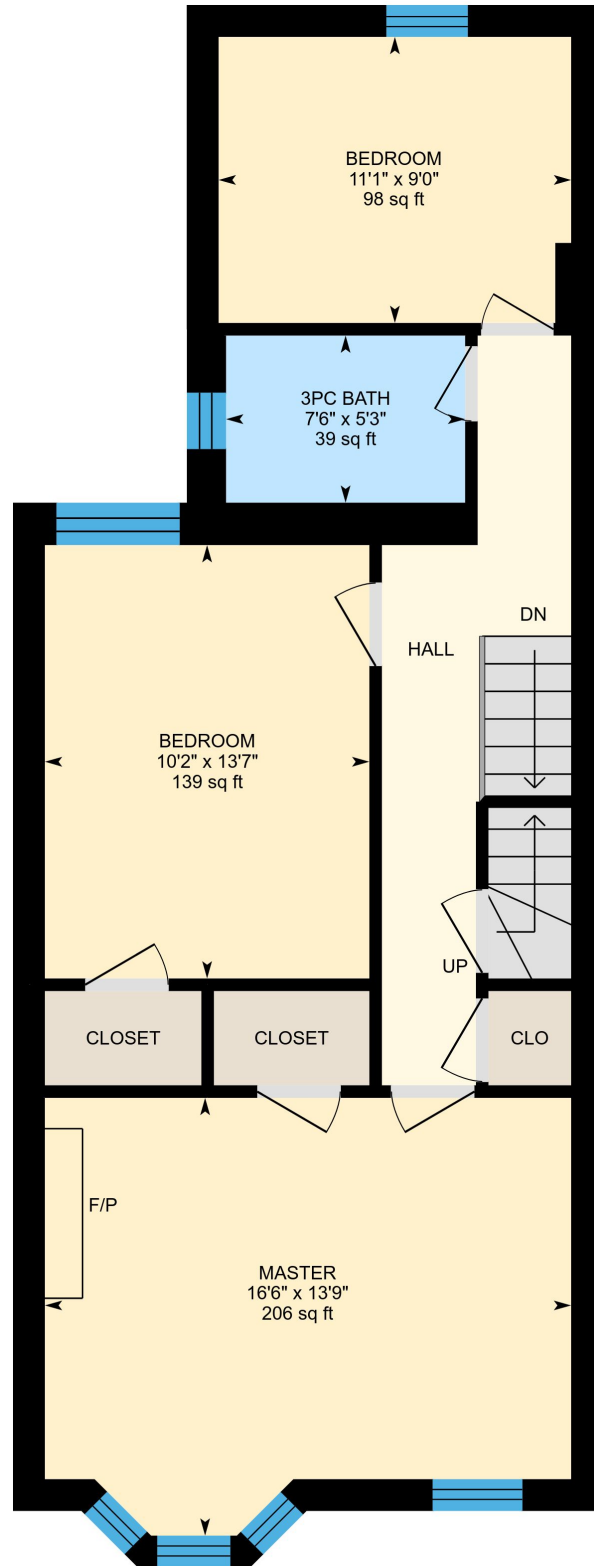


PREPARED: Oct, 2018



# 35 Winchester St., Cabbagetown

**2nd Floor** Total Exterior Area 796 sq ft  
Total Interior Area 667 sq ft

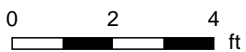
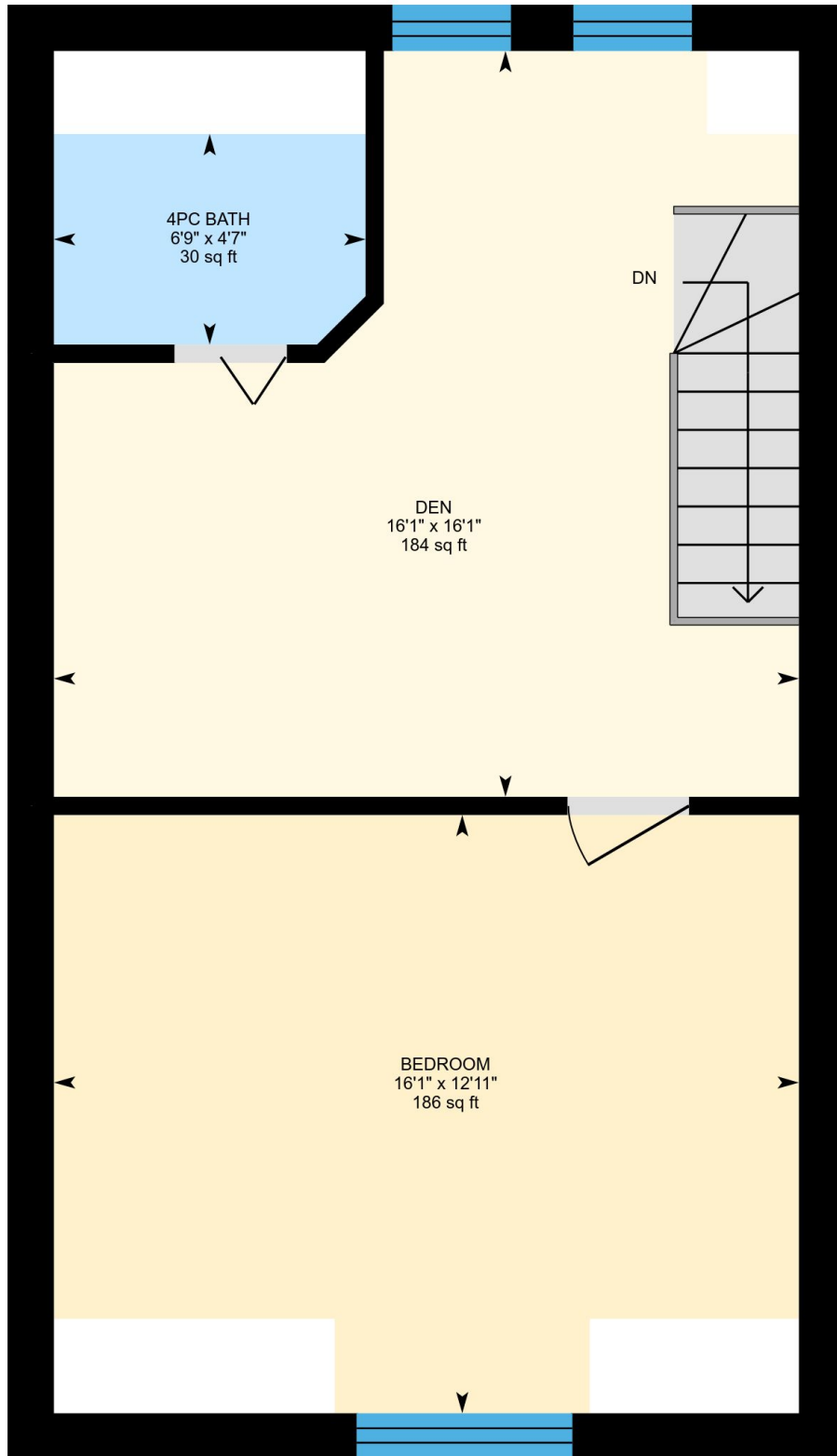


PREPARED: Oct, 2018



# 35 Winchester St., Cabbagetown

**3rd Floor** Total Exterior Area 531 sq ft  
Total Interior Area 436 sq ft

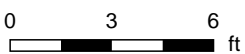
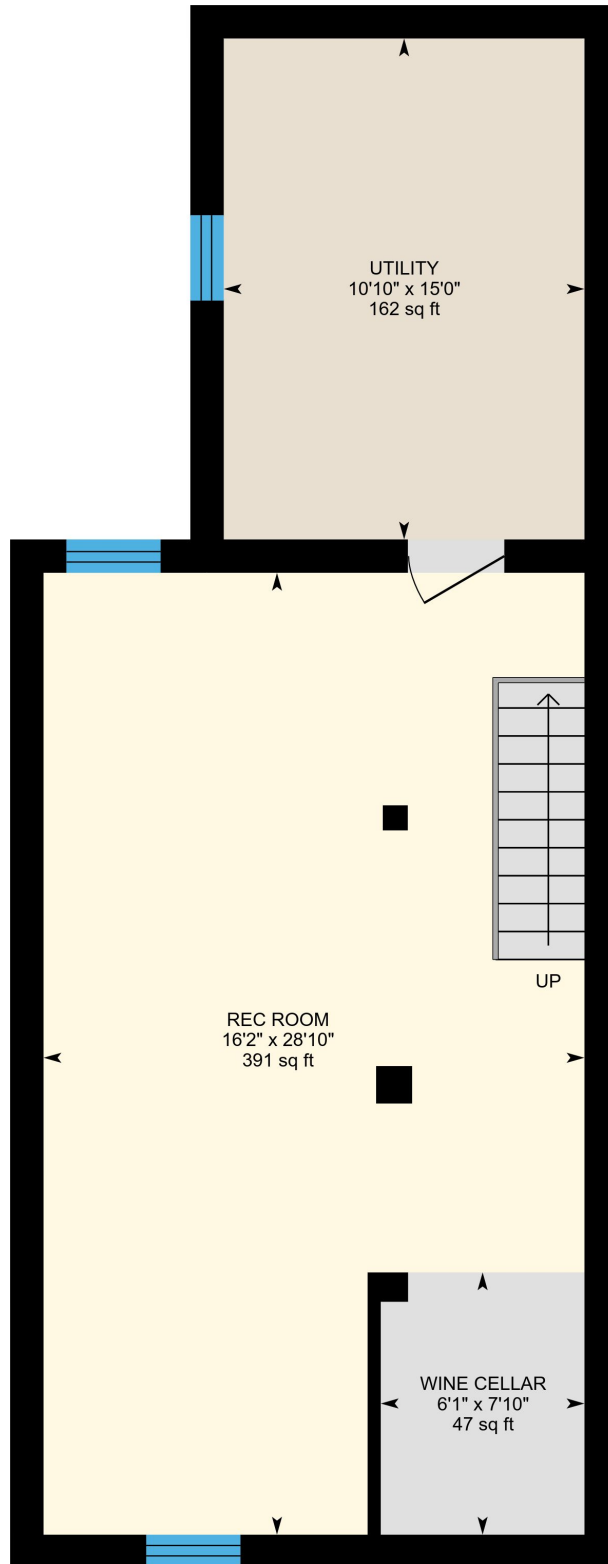


PREPARED: Oct, 2018



# 35 Winchester St., Cabbagetown

**Basement** Total Exterior Area 765 sq ft  
Total Interior Area 639 sq ft



PREPARED: Oct, 2018



# 35 Winchester St., Cabbagetown

## 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: 6'11" x 2'9" | 19 sq ft  
Kitchen/breakfast: 10'10" x 11'11" | 128 sq ft  
Living: 13'3" x 14'6" | 189 sq ft  
Tv Room: 10'10" x 5'8" | 61 sq ft  
Dining: 11'2" x 13'9" | 153 sq ft

#### 2ND FLOOR

Bedroom: 10'2" x 13'7" | 139 sq ft  
Master: 16'6" x 13'9" | 206 sq ft  
3pc Bath: 7'6" x 5'3" | 39 sq ft  
Bedroom: 11'1" x 9'0" | 98 sq ft

#### 3RD FLOOR

Bedroom: 16'1" x 12'11" | 186 sq ft  
Den: 16'1" x 16'1" | 184 sq ft  
4pc Bath: 6'9" x 4'7" | 30 sq ft

#### BASEMENT

Utility: 10'10" x 15'0" | 162 sq ft  
Rec Room: 16'2" x 28'10" | 391 sq ft  
Wine Cellar: 6'1" x 7'10" | 47 sq ft

### 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: 12 in

#### MAIN FLOOR

Interior Area: 728 sq ft  
Perimeter Wall Length: 141 ft  
Exterior Area: 868 sq ft

#### 2ND FLOOR

Interior Area: 667 sq ft  
Perimeter Wall Length: 129 ft  
Exterior Area: 796 sq ft

#### 3RD FLOOR

Interior Area: 436 sq ft  
Perimeter Wall Length: 95 ft  
Exterior Area: 531 sq ft

#### BASEMENT (Below Grade)

Interior Area: 639 sq ft  
Perimeter Wall Length: 126 ft  
Exterior Area: 765 sq ft

### Total Above Grade Floor Area

Main Building Interior: 1830 sq ft  
**Main Building Exterior: 2195 sq ft**