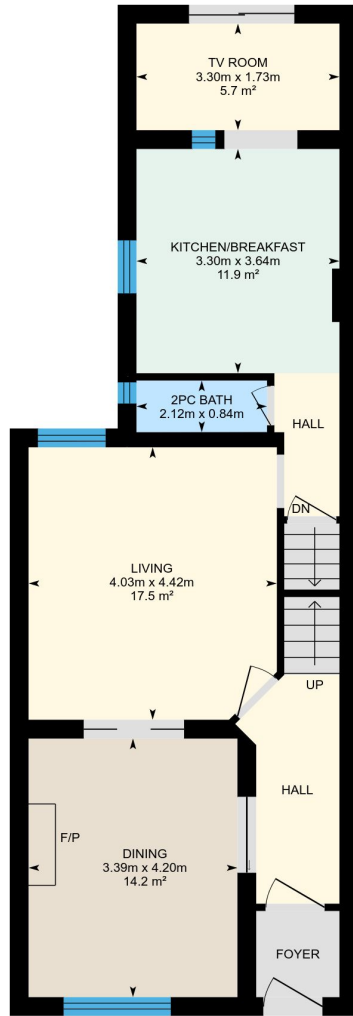
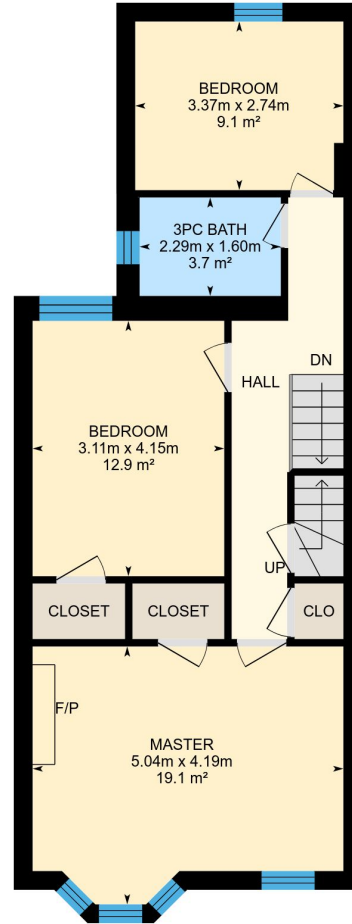


35 Winchester St., Cabbagetown

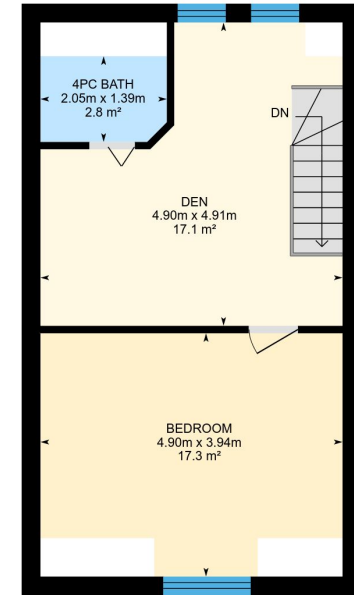
Main Building: Total Exterior Area Above Grade 204.0 m²



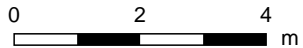
Main Floor
Exterior Area 80.7 m²



2nd Floor
Exterior Area 74.0 m²



3rd Floor
Exterior Area 49.3 m²

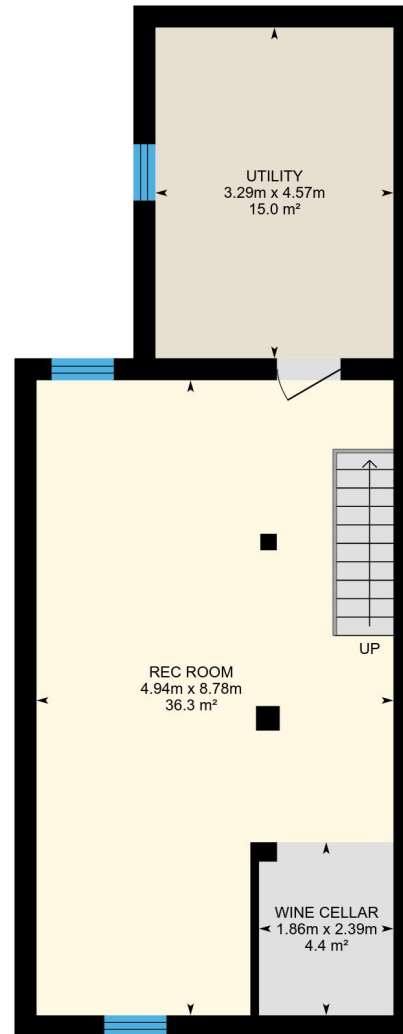


PREPARED: Oct, 2018

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/>.

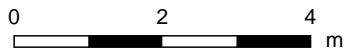
35 Winchester St., Cabbagetown

Main Building



Basement (Below Grade)

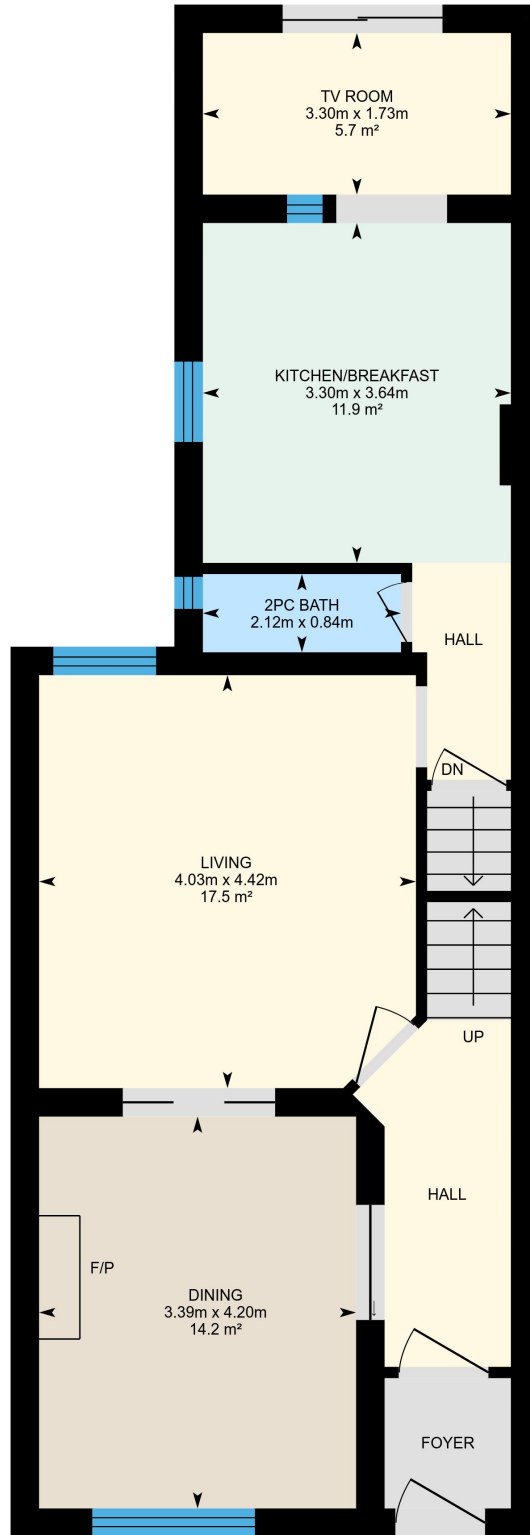
Exterior Area 71.1 m²



PREPARED: Oct, 2018

35 Winchester St., Cabbagetown

Main Floor Total Exterior Area 80.7 m²
Total Interior Area 67.6 m²



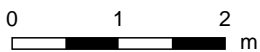
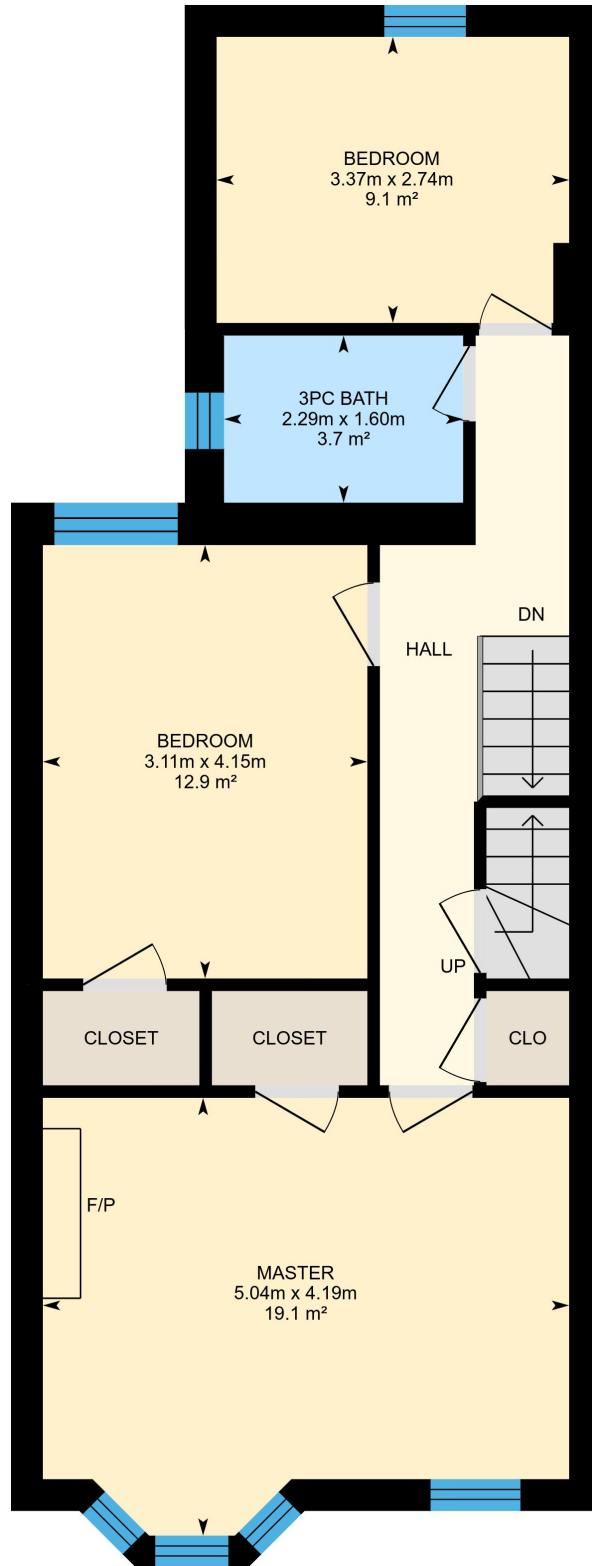
0 1 2
m

PREPARED: Oct, 2018

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/>.

35 Winchester St., Cabbagetown

2nd Floor Total Exterior Area 74.0 m²
Total Interior Area 62.0 m²

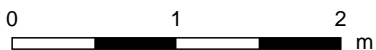
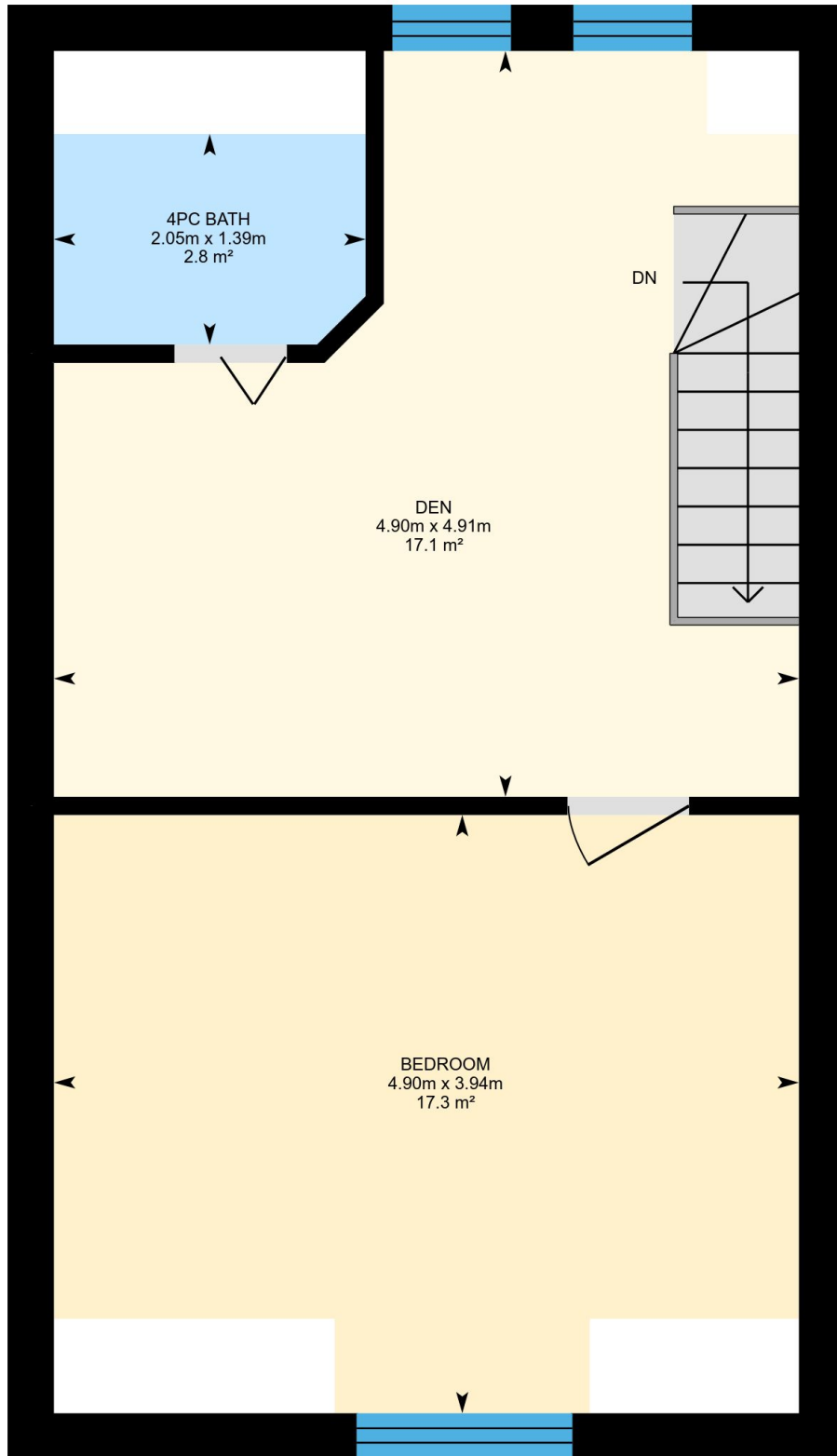


PREPARED: Oct, 2018



35 Winchester St., Cabbagetown

3rd Floor Total Exterior Area 49.3 m²
Total Interior Area 40.5 m²

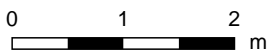
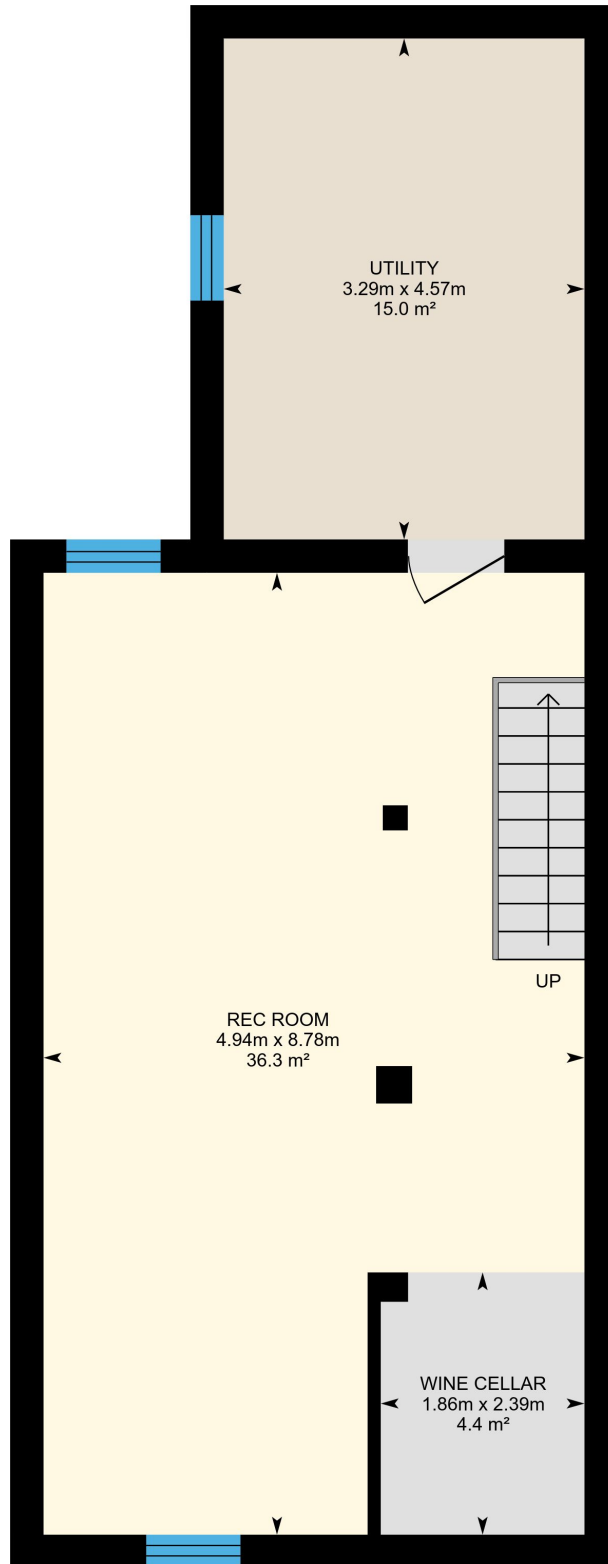


PREPARED: Oct, 2018



35 Winchester St., Cabbagetown

Basement Total Exterior Area 71.1 m²
Total Interior Area 59.4 m²



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: 2.12m x 0.84m | 1.8 m²
Kitchen/breakfast: 3.30m x 3.64m | 11.9 m²
Living: 4.03m x 4.42m | 17.5 m²
Tv Room: 3.30m x 1.73m | 5.7 m²
Dining: 3.39m x 4.20m | 14.2 m²

2ND FLOOR

Bedroom: 3.11m x 4.15m | 12.9 m²
Master: 5.04m x 4.19m | 19.1 m²
3pc Bath: 2.29m x 1.60m | 3.7 m²
Bedroom: 3.37m x 2.74m | 9.1 m²

3RD FLOOR

Bedroom: 4.90m x 3.94m | 17.3 m²
Den: 4.90m x 4.91m | 17.1 m²
4pc Bath: 2.05m x 1.39m | 2.8 m²

BASEMENT

Utility: 3.29m x 4.57m | 15.0 m²
Rec Room: 4.94m x 8.78m | 36.3 m²
Wine Cellar: 1.86m x 2.39m | 4.4 m²

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: 31 cm

MAIN FLOOR

Interior Area: 67.6 m²
Perimeter Wall Length: 42.9 m
Exterior Area: 80.7 m²

2ND FLOOR

Interior Area: 62.0 m²
Perimeter Wall Length: 39.3 m
Exterior Area: 74.0 m²

3RD FLOOR

Interior Area: 40.5 m²
Perimeter Wall Length: 29.0 m
Exterior Area: 49.3 m²

BASEMENT (Below Grade)

Interior Area: 59.4 m²
Perimeter Wall Length: 38.4 m
Exterior Area: 71.1 m²

Total Above Grade Floor Area

Main Building Interior: 170.1 m²
Main Building Exterior: 204.0 m²