

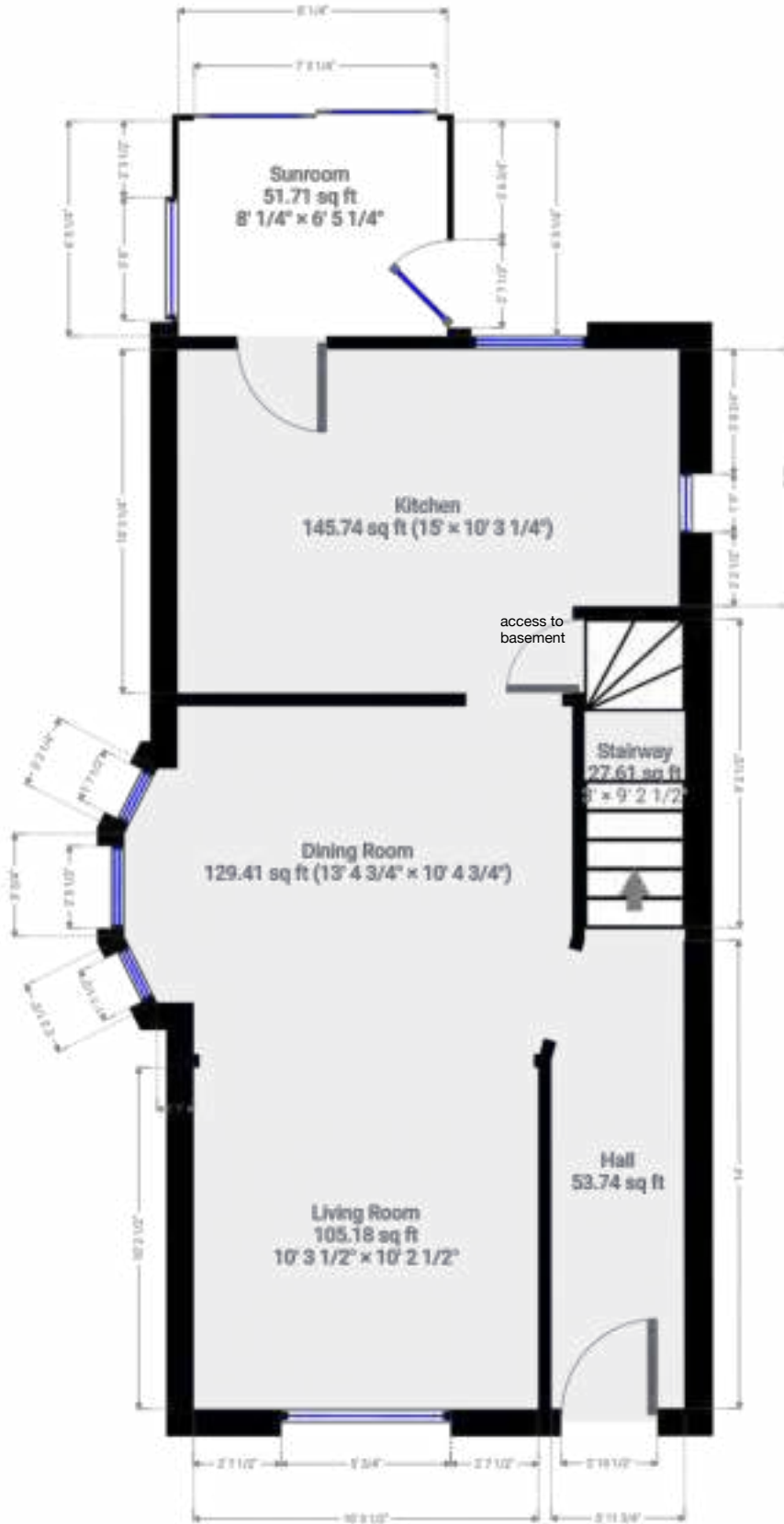
227 Balmoral Avenue N  
Hamilton, ON

**Total Above Grade Exterior ft<sup>2</sup>**

Approx Above Ground Exterior Area = 1453.74 ft<sup>2</sup>

**Total Exterior ft<sup>2</sup>**

Approx Exterior Area (basement included) = 2007.89 ft<sup>2</sup>

Garage not included in total ft<sup>2</sup>

## Ground Floor

(above grade)



Approx Interior Area = 481.85 ft<sup>2</sup>

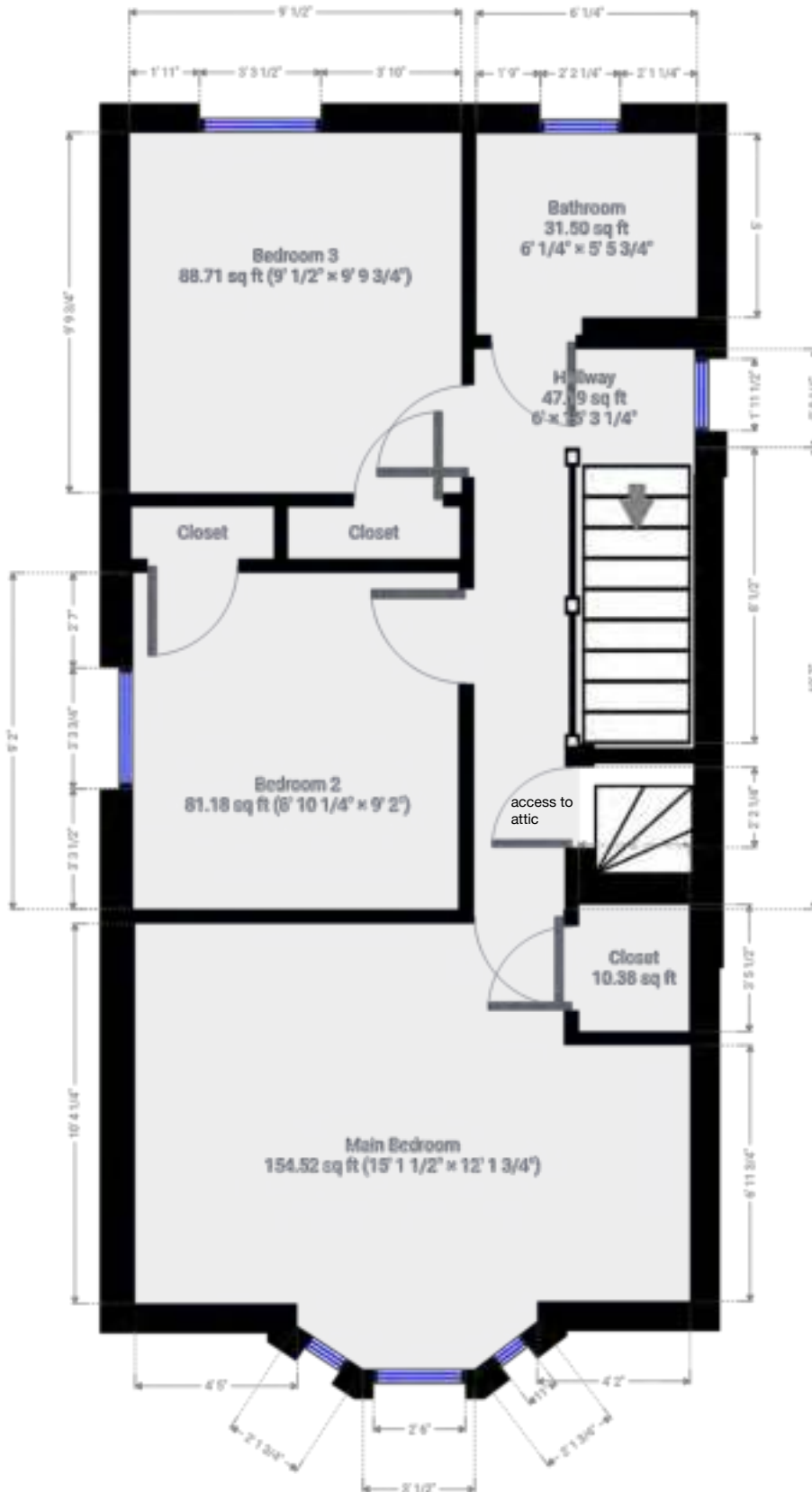
Approx Exterior Area = 562.56 ft<sup>2</sup>



# 227 Balmoral Avenue N

Hamilton, ON

**Total Above Grade Exterior ft<sup>2</sup>**  
Approx Above Ground Exterior Area = 1453.74 ft<sup>2</sup>  
**Total Exterior ft<sup>2</sup>**  
Approx Exterior Area (basement included) = 2007.89 ft<sup>2</sup>  
Garage not included in total ft<sup>2</sup>



## Second Floor (above grade)

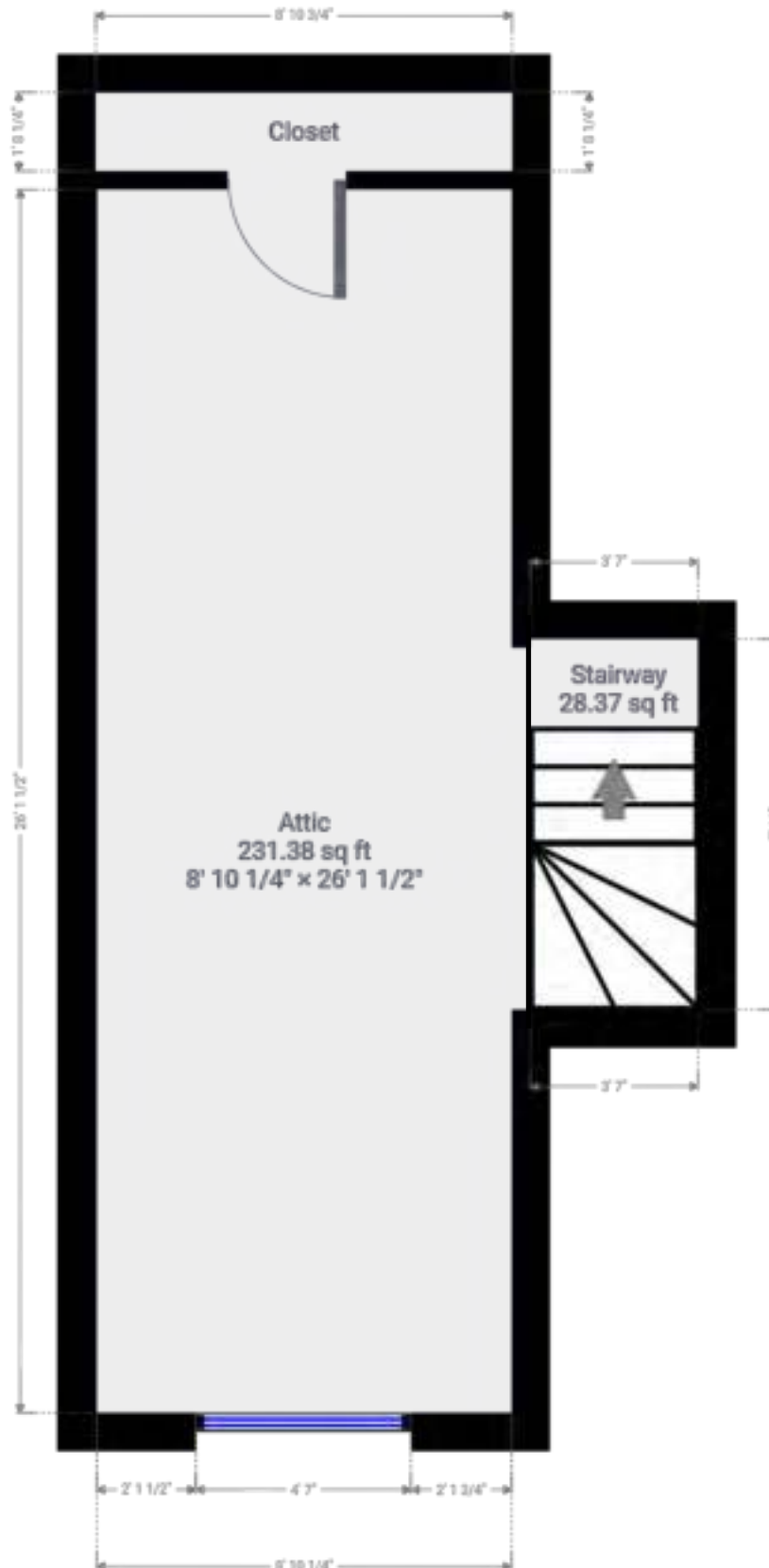


Approx Interior Area = 450.02 ft<sup>2</sup>  
Approx Exterior Area = 540.03 ft<sup>2</sup>



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Approx Above Ground Exterior Area = 1453.74 ft<sup>2</sup>  
**Total Exterior ft<sup>2</sup>**  
Approx Exterior Area (basement included) = 2007.89 ft<sup>2</sup>  
Garage not included in total ft<sup>2</sup>



**Attic**  
(above grade)



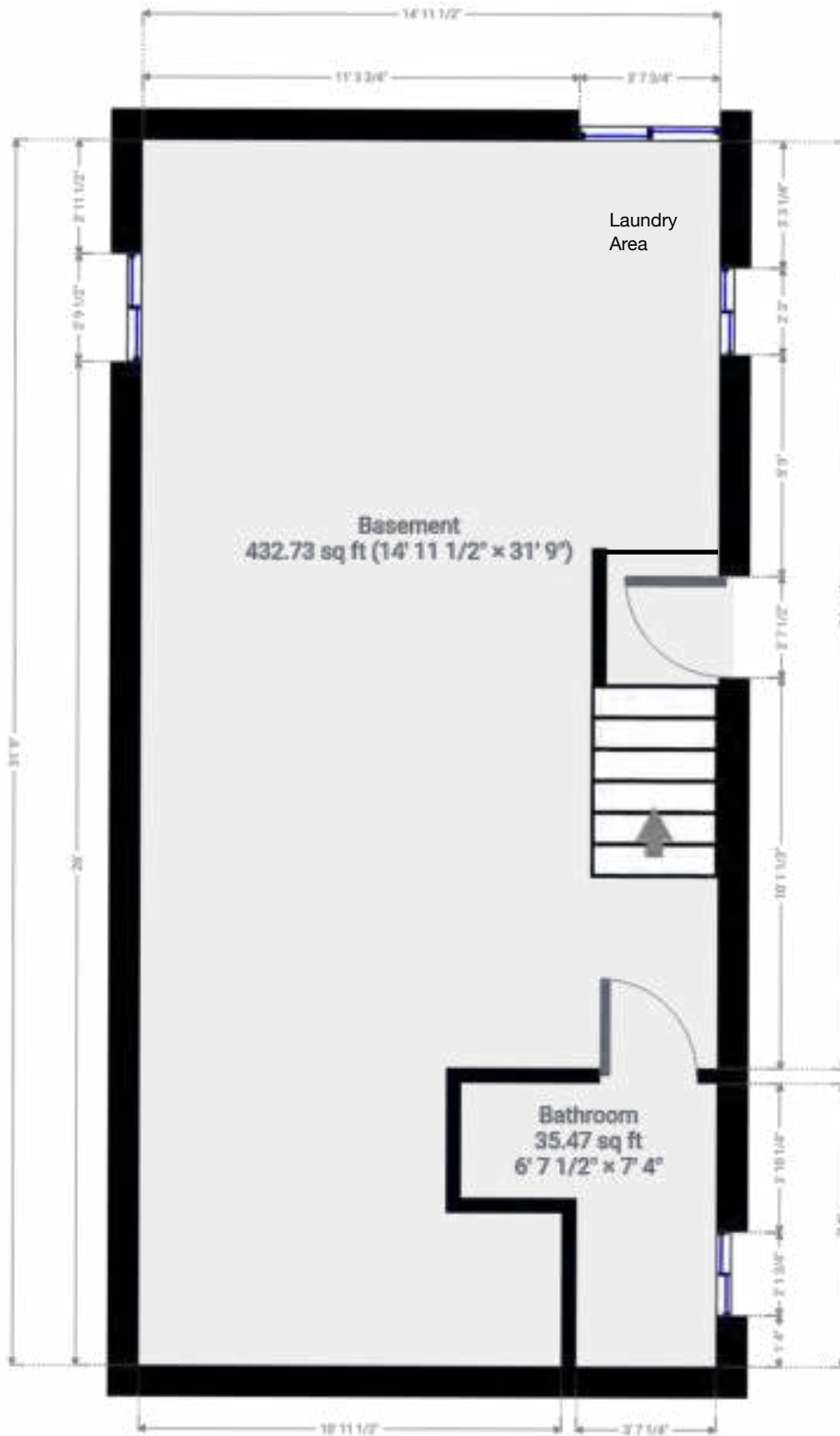
Approx Interior Area = 281.11 ft<sup>2</sup>  
Approx Exterior Area = 351.15 ft<sup>2</sup>



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**Total Above Grade Exterior ft<sup>2</sup>**  
Approx Above Ground Exterior Area = 1453.74 ft<sup>2</sup>

**Total Exterior ft<sup>2</sup>**  
Approx Exterior Area (basement included) = 2007.89 ft<sup>2</sup>  
Garage not included in total ft<sup>2</sup>



**Basement**  
(bellow grade)



Approx Interior Area = 474.85 ft<sup>2</sup>  
Approx Exterior Area = 554.15 ft<sup>2</sup>



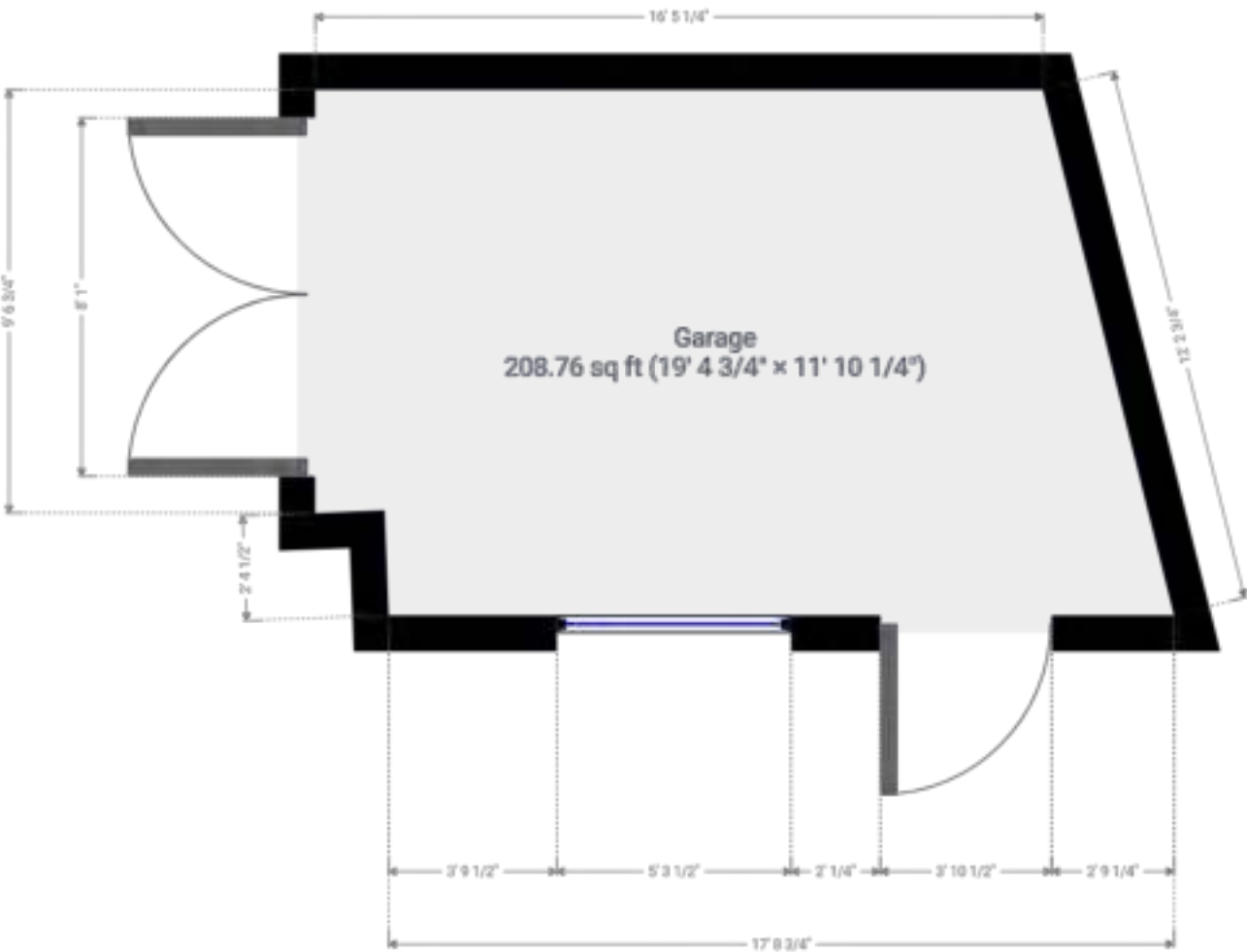
227 Balmoral Avenue N  
Hamilton, ON

**Total Above Grade Exterior ft<sup>2</sup>**  
Approx Above Ground Exterior Area = 1453.74 ft<sup>2</sup>  
**Total Exterior ft<sup>2</sup>**  
Approx Exterior Area (basement included) = 2007.89 ft<sup>2</sup>  
Garage not included in total ft<sup>2</sup>

**Garage**  
(Above grade)



Approx Interior Area = 208.76 ft<sup>2</sup>



Main Room Interior Measurements

	Imperial	Metric	Interior ft <sup>2</sup>
<b>Ground Floor (above grade)</b>			
<b>Approx Exterior ft<sup>2</sup></b>			
<b>562.56 ft<sup>2</sup></b>			
Living Room	10'3 x 10'2	3.12m x 3.10m	105.18 ft <sup>2</sup>
Dining Room	13'5 x 10'5	4.09m x 3.18m	129.41 ft <sup>2</sup>
Kitchen	15' x 10'3	4.57m x 3.12m	145.74 ft <sup>2</sup>
Sunroom*	8' x 6'5	2.44m x 1.96m	51.71 ft <sup>2</sup>
Garage*	19'5 x 11'10	5.92m x 3.61m	208.76 ft <sup>2</sup>
*Sunroom and garage not included in total ft <sup>2</sup>			

Second Floor (above grade)

<b>Approx Exterior ft<sup>2</sup></b>			
<b>540.03 ft<sup>2</sup></b>			
Main Bedroom	15'1 x 12'2	4.60m x 3.71m	154.52 ft <sup>2</sup>
Bedroom 2	8'10 x 9'2	2.69m x 2.79m	81.18 ft <sup>2</sup>
Bedroom 3	9' x 9'10	2.74m x 3.00m	88.71 ft <sup>2</sup>
Bathroom	6' x 5'6	1.83m x 1.68m	31.50 ft <sup>2</sup>

Attic (above grade)

<b>Approx Exterior ft<sup>2</sup></b>			
<b>351.15 ft<sup>2</sup></b>			
Attic	8'10 x 26'1	2.69m x 7.95m	231.38 ft <sup>2</sup>

Basement (below grade)

<b>Approx Exterior ft<sup>2</sup></b>			
<b>554.15 ft<sup>2</sup></b>			
Basement	14'11 x 31'9	4.55m x 9.67m	432.73 ft <sup>2</sup>
Bathroom	6'7 x 7'4	2.01m x 2.24m	35.47 ft <sup>2</sup>

Totals

Total Above Grade Exterior ft<sup>2</sup>  
Approx Above Ground Exterior Area = 1453.74 ft<sup>2</sup>

Total Exterior ft<sup>2</sup>  
Approx Exterior Area (basement included) = 2007.89 ft<sup>2</sup>  
Garage not included in total ft<sup>2</sup>

Rooms have irregular shapes and, as such, cannot be truly represented by one length and width. The length and width listed above are the longest length and width of the room. Because of this, room area is not always equal to the product of length and width but has been calculated in any floor area accurately using all wall measurements.