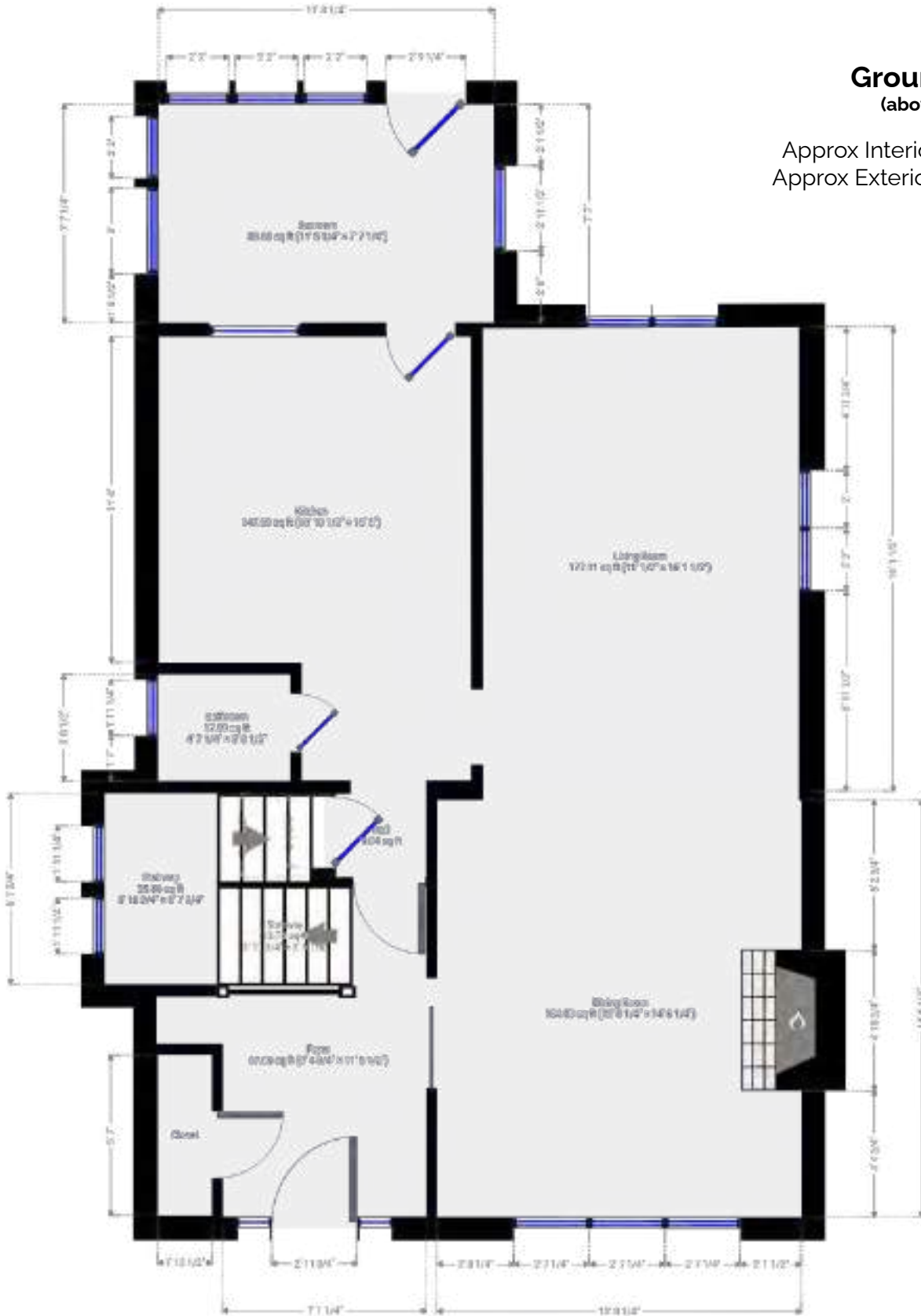


102 Carrick Avenue Hamilton, ON

Total Above Grade Exterior ft²
 Approx Above Ground Exterior Area = 2456.68 ft²
Total Exterior ft²
 Approx Exterior Area (basement included) = 3152.85 ft²
 Garage not included in total ft²



Ground Floor (above grade)



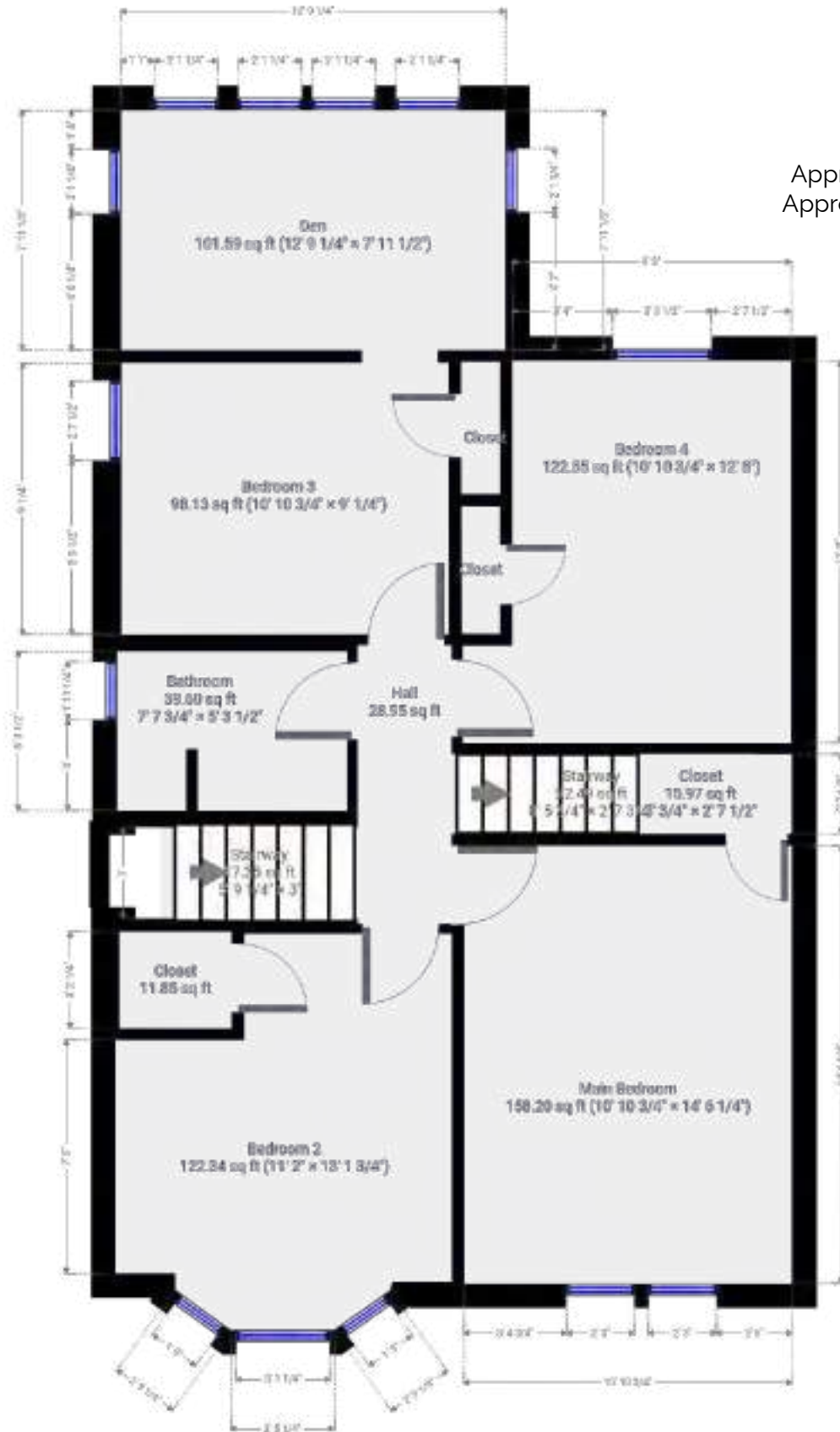
Approx Interior Area = 778.21 ft²
 Approx Exterior Area = 895.69 ft²



102 Carrick Avenue Hamilton, ON

Total Above Grade Exterior ft²
Approx Above Ground Exterior Area = 2456.68 ft²

Total Exterior ft²
Approx Exterior Area (basement included) = 3152.85 ft²
Garage not included in total ft²



Second Floor (above grade)

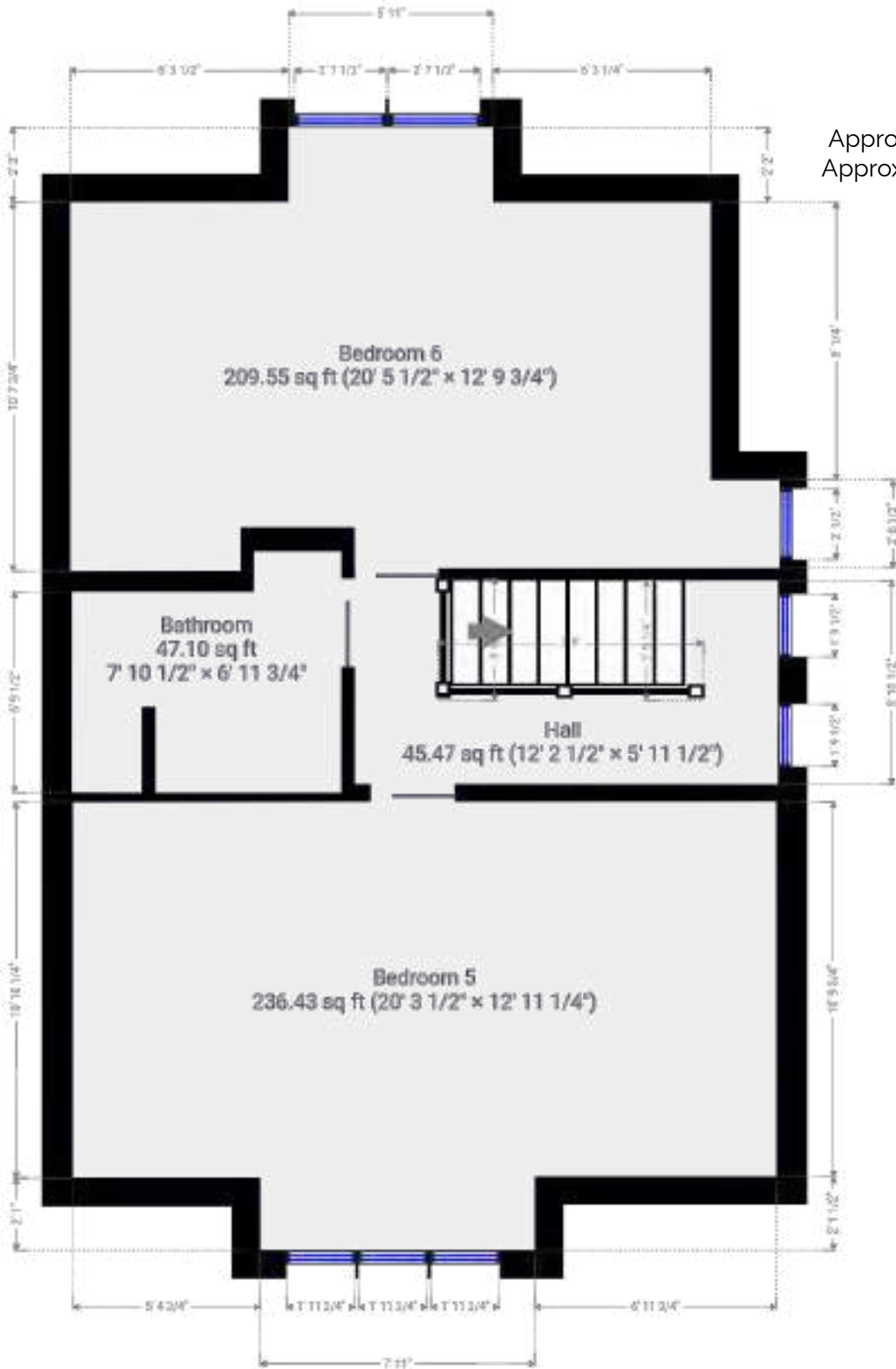


Approx Interior Area = 790.51 ft²
Approx Exterior Area = 897.80 ft²



102 Carrick Avenue Hamilton, ON

Total Above Grade Exterior ft²
Approx Above Ground Exterior Area = 2456.68 ft²
Total Exterior ft²
Approx Exterior Area (basement included) = 3152.85 ft²
Garage not included in total ft²



Attic (above grade)



Approx Interior Area = 557.69 ft²
Approx Exterior Area = 663.19 ft²



102 Carrick Avenue Hamilton, ON

Total Above Grade Exterior ft²
Approx Above Ground Exterior Area = 2456.68 ft²

Total Exterior ft²
Approx Exterior Area (basement included) = 3152.85 ft²
Garage not included in total ft²

Basement
(below grade)



Approx Interior Area = 611.07 ft²
Approx Exterior Area = 696.17 ft²



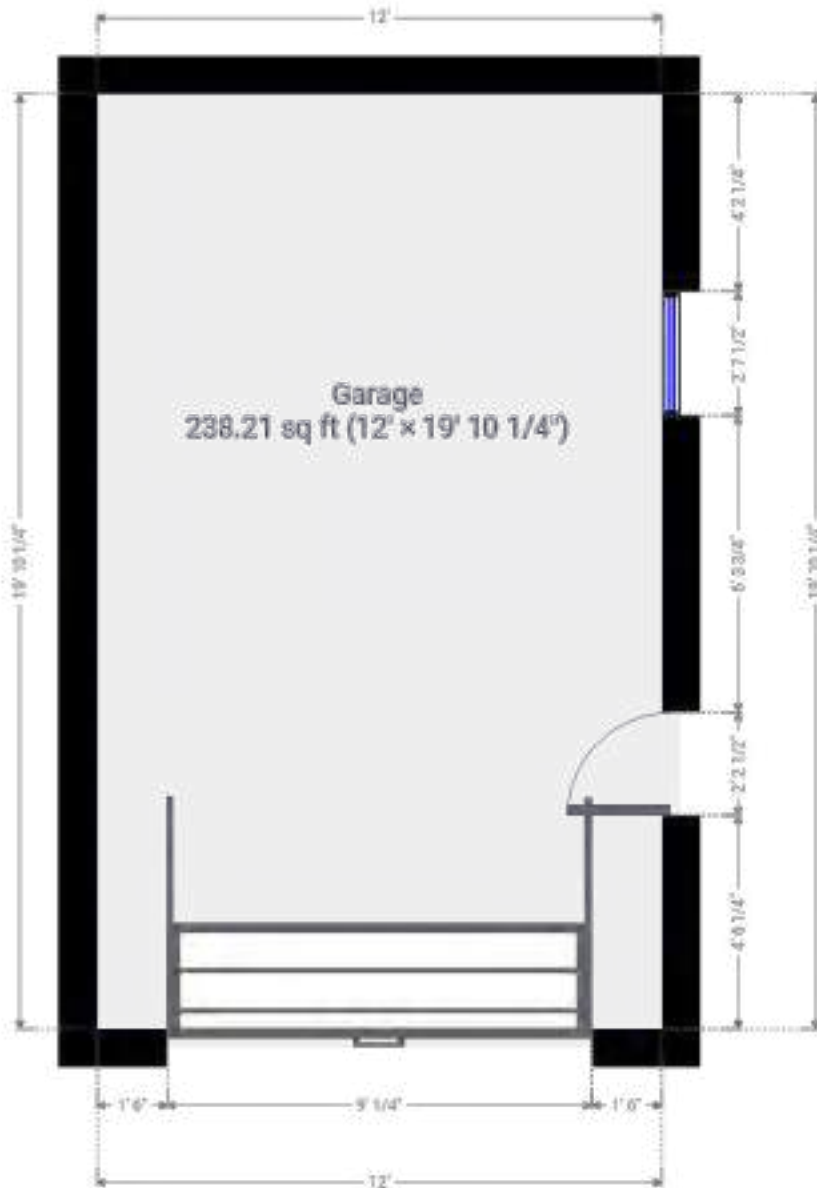
102 Carrick Avenue
Hamilton, ON

Total Above Grade Exterior ft²
Approx Above Ground Exterior Area = 2456.68 ft²
Total Exterior ft²
Approx Exterior Area (basement included) = 3152.85 ft²
Garage not included in total ft²

Garage
(above grade)



Approx Interior Area = 238.21 ft²



Main Room Interior Measurements

	Imperial	Metric	Interior ft ²
Ground Floor (above grade)			
Approx Exterior ft²			
895.69 ft²			
Foyer	9'5 x 11'5	2.87m x 3.48m	67.80 ft ²
Living Room	11' x 16'1	3.35m x 4.90m	177.11 ft ²
Dining Room	12'8 x 14'6	3.86m x 4.42m	184.03 ft ²
Kitchen	10'10 x 15'5	3.30m x 4.70m	147.39 ft ²
Sunroom	11'8 x 7'7	3.56m x 2.31m	88.68 ft ²
Bathroom	4'7 x 3'8	1.40m x 1.12m	17.09 ft ²
Garage*	12' x 19'10	3.66m x 6.05m	238.21 ft ²
*Garage not included in ft ²			

Second Floor (above grade)

Approx Exterior ft²
897.80 ft²

Main Bedroom	10'11 x 14'6	3.33m x 4.42m	158.20 ft ²
Bedroom 2	11'2 x 13'2	3.40m x 4.01m	122.34 ft ²
Bedroom 3	10'11 x 9'	3.33m x 2.74m	98.13 ft ²
Bedroom 4	10'11 x 12'8	3.33m x 3.86m	122.55 ft ²
Den	12'9 x 7'11	3.89m x 2.41m	101.59 ft ²

Totals

Total Above Grade Exterior ft²

Approx Above Ground Exterior Area = 2456.68 ft²

Total Exterior ft²

Approx Exterior Area (basement included) = 3152.85 ft²

Garage not included in total ft²

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.

All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Lidar iScan by VOGELcreative.com



Main Room Interior Measurements

	Imperial	Metric	Interior ft ²
Attic (above grade) Approx Exterior ft² 663.19 ft²			
Bedroom 5	20'3 x 12'11	6.17m x 3.94m	236.43 ft ²
Bedroom 6	20'5 x 12'10	6.22m x 3.91m	209.55 ft ²
Bathroom	7'10 x 7	2.39m x 2.13m	47.10 ft ²

Basement (below grade)

Approx Exterior ft²
696.17 ft²

Recreation Room	10'7 x 17'9	3.23m x 5.41m	187.71 ft ²
Laundry Room	10' x 12' 10	3.05m x 3.91m	129.18 ft ²
Bathroom	10' x 6'11	3.05m x 2.11m	63.82 ft ²
Storage/ Furnace	10'9 x 10'10	3.28m x 3.30m	116.61 ft ²

Totals

Total Above Grade Exterior ft²

Approx Above Ground Exterior Area = 2456.68 ft²

Total Exterior ft²

Approx Exterior Area (basement included) = 3152.85 ft²
Garage not included in total ft²

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.

All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Lidar iScan by VOGELcreative.com

