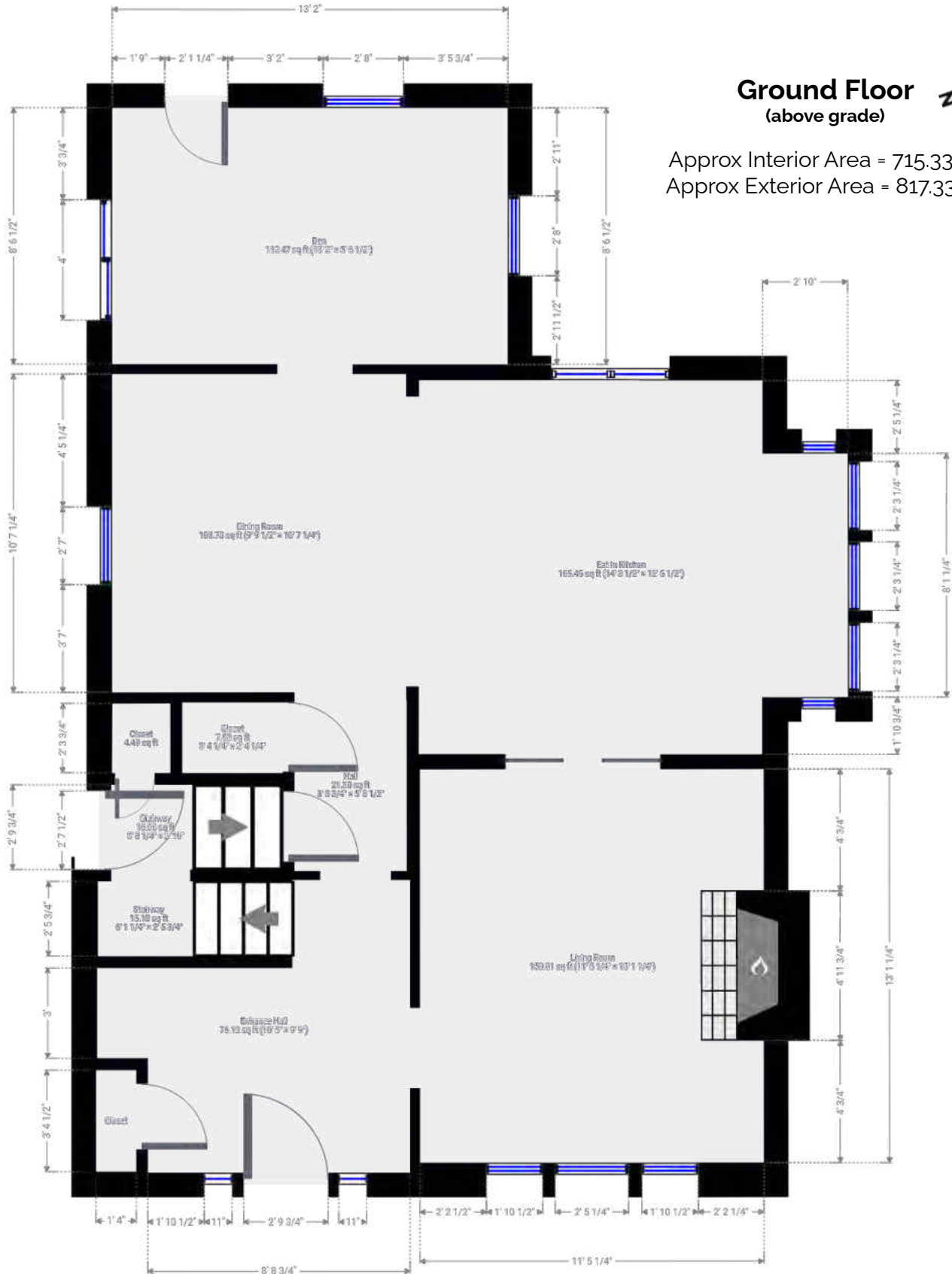


85 Balmoral Ave S

Hamilton, ON

Total Above Grade Exterior ft²
Approx Above Ground Exterior Area = 1886.06 ft²

Total Exterior ft²
Approx Exterior Area (basement included) = 2588.99 ft²



Ground Floor
(above grade)

Approx Interior Area = 715.33 ft²
Approx Exterior Area = 817.33 ft²

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

85 Balmoral Ave S

Hamilton, ON

Total Above Grade Exterior ft²

Approx Above Ground Exterior Area = 1886.06 ft²

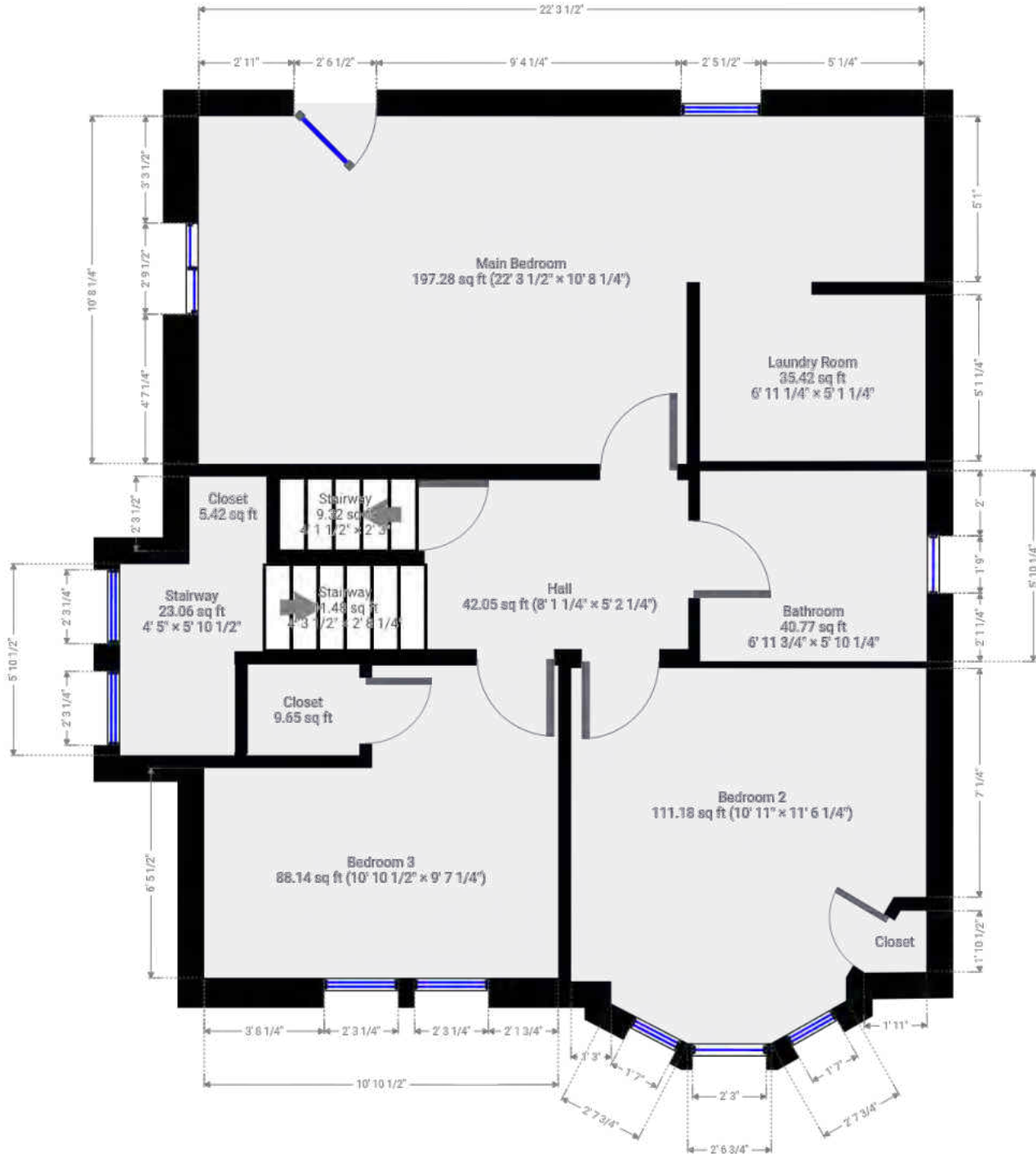
Total Exterior ft²

Approx Exterior Area (basement included) = 2588.99 ft²

Second Floor (above grade)



Approx Interior Area = 616.37 ft²
Approx Exterior Area = 704.67 ft²



85 Balmoral Ave S

Hamilton, ON

Total Above Grade Exterior ft²

Approx Above Ground Exterior Area = 1886.06 ft²

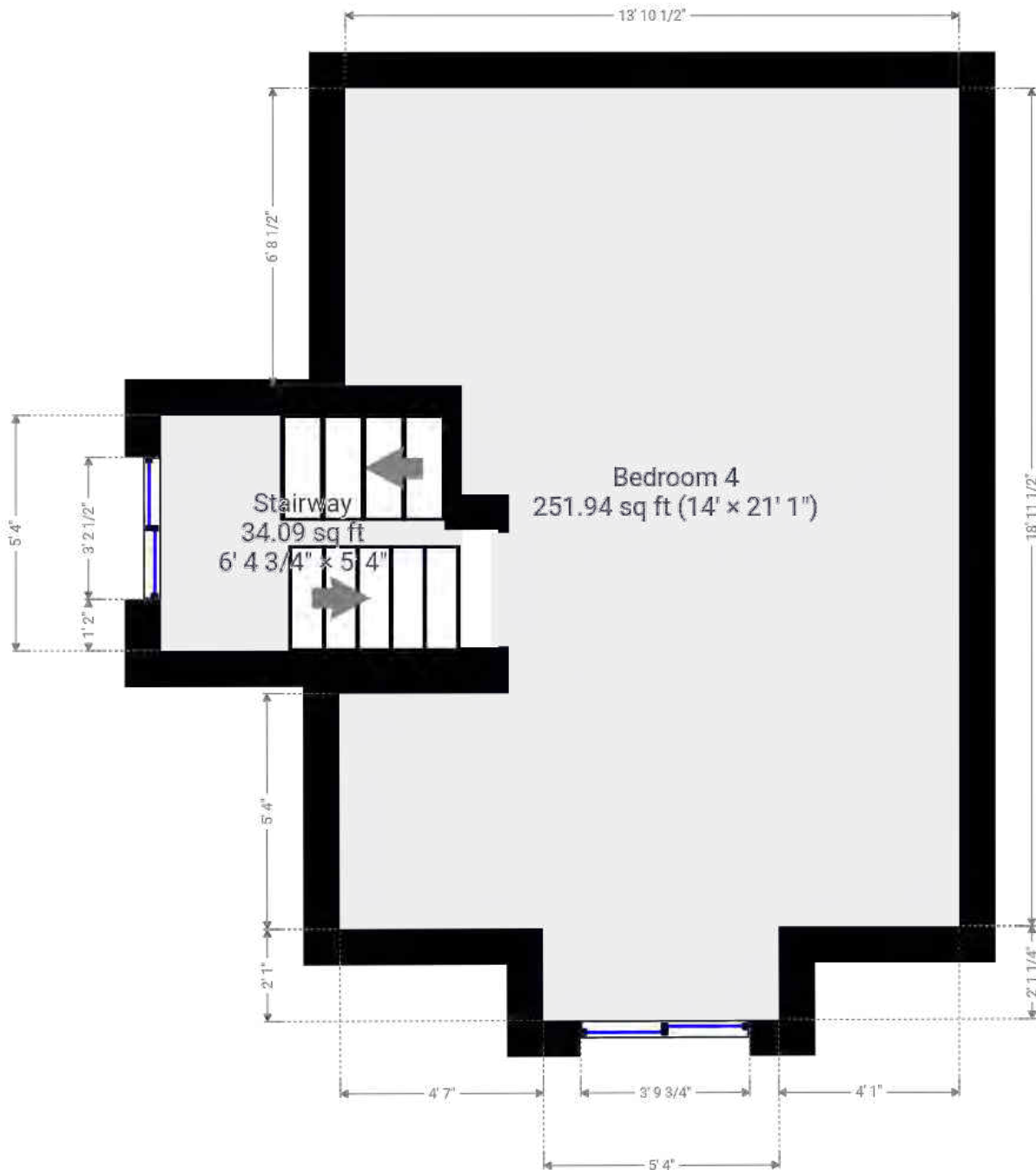
Total Exterior ft²

Approx Exterior Area (basement included) = 2588.99 ft²

Third Floor (above grade)



Approx Interior Area = 288.38 ft²
Approx Exterior Area = 364.06 ft²



85 Balmoral Ave S

Hamilton, ON

Total Above Grade Exterior ft²

Approx Above Ground Exterior Area = 1886.06 ft²

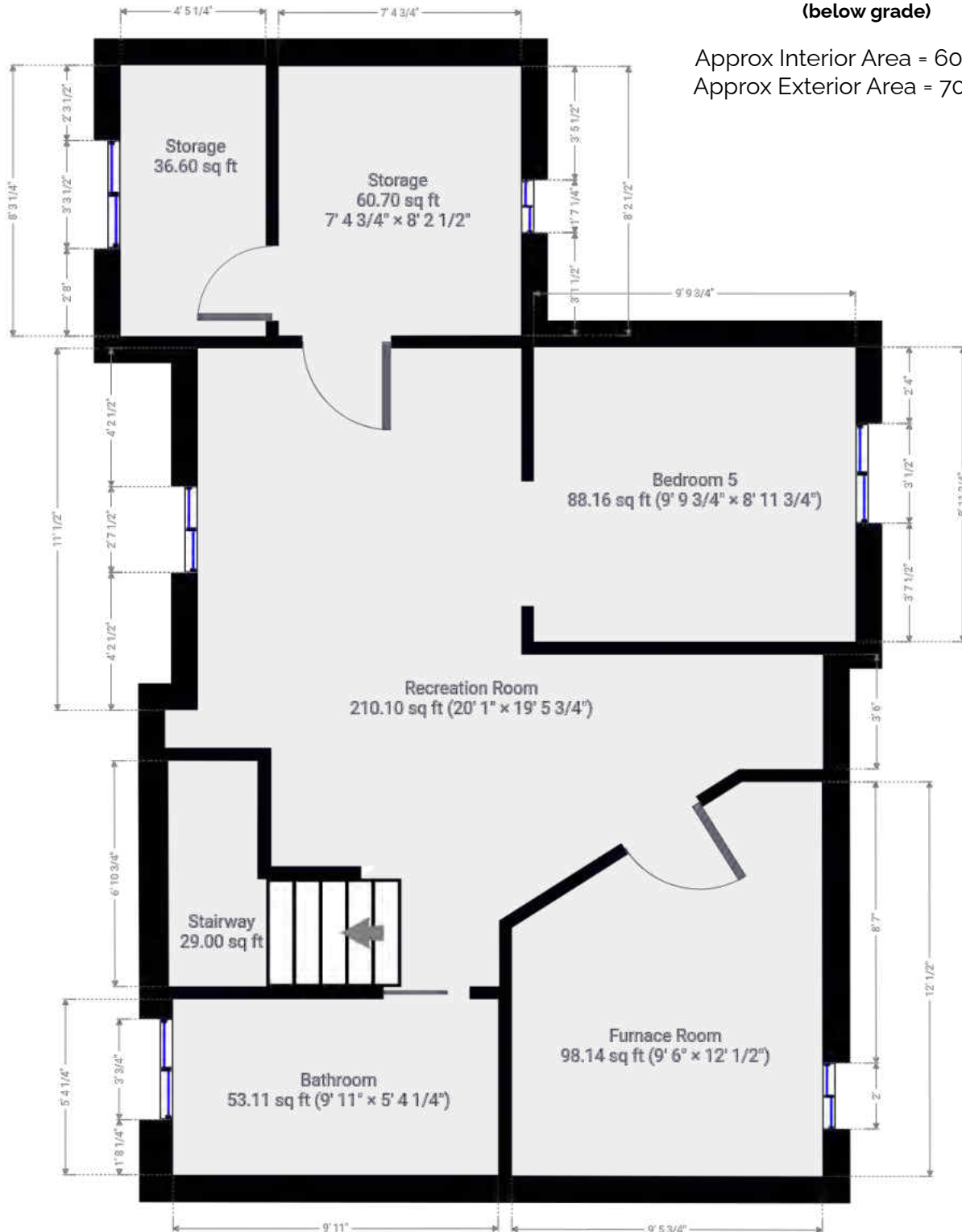
Total Exterior ft²

Approx Exterior Area (basement included) = 2588.99 ft²

Basement (below grade)



Approx Interior Area = 606.28 ft²
Approx Exterior Area = 702.93 ft²



85 Balmoral Ave S

Hamilton, ON

Summary

Main Room Interior Measurements

	Imperial	Metric	Interior ft ²
Ground Floor (above grade)			
Approx Exterior ft²			
817.33 ft²			
Living Room	11'5 x 13'1	3.48m x 3.99m	150.01 ft ²
Dining Room	9'9 x 10'7	2.97m x 3.23m	103.78 ft ²
Eat in Kitchen	14'3 x 12'5	4.34m x 3.78m	165.45 ft ²
Den	13'2 x 8'6	4.01m x 2.59m	112.47 ft ²
Second Floor (above grade)			
Approx Exterior ft²			
704.67 ft²			
Main Bedroom	22'3 x 10'8	6.78m x 3.25m	197.28 ft ²
Laundry Room	6'11 x 5'1	2.11m x 1.55m	35.42 ft ²
Bathroom	7' x 5'10	2.13m x 1.78m	40.77 ft ²
Bedroom 2	10'11 x 11'6	3.33m x 3.51m	111.18 ft ²
Bedroom 3	10'10 x 9'7	3.30m x 2.92m	88.14 ft ²
Third Floor (above grade)			
Approx Exterior ft²			
364.06 ft²			
Bedroom 4	14' x 21'1	4.27m x 6.43m	251.94 ft ²
Basement (below grade)			
Approx Exterior ft²			
702.93 ft²			
Recreation Room	20'1 x 19'6	6.12m x 5.94m	210.10 ft ²
Bathroom	9'11 x 5'4	3.02m x 1.63m	53.11 ft ²
Bedroom 5	9'10 x 9'	3.00m x 2.74m	88.16 ft ²
Furnace Room	9'6 x 12'	2.90m x 3.66m	98.14 ft ²
Storage	7'5 x 8'2	2.26m x 2.49m	60.70 ft ²
Storage	4'5 x 8'3	1.35m x 2.51m	36.60 ft ²

Totals

Total Above Grade Exterior ft²

Approx Above Ground Exterior Area = 1886.06 ft²

Total Exterior ft²

Approx Exterior Area (basement included) = 2588.99 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.

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