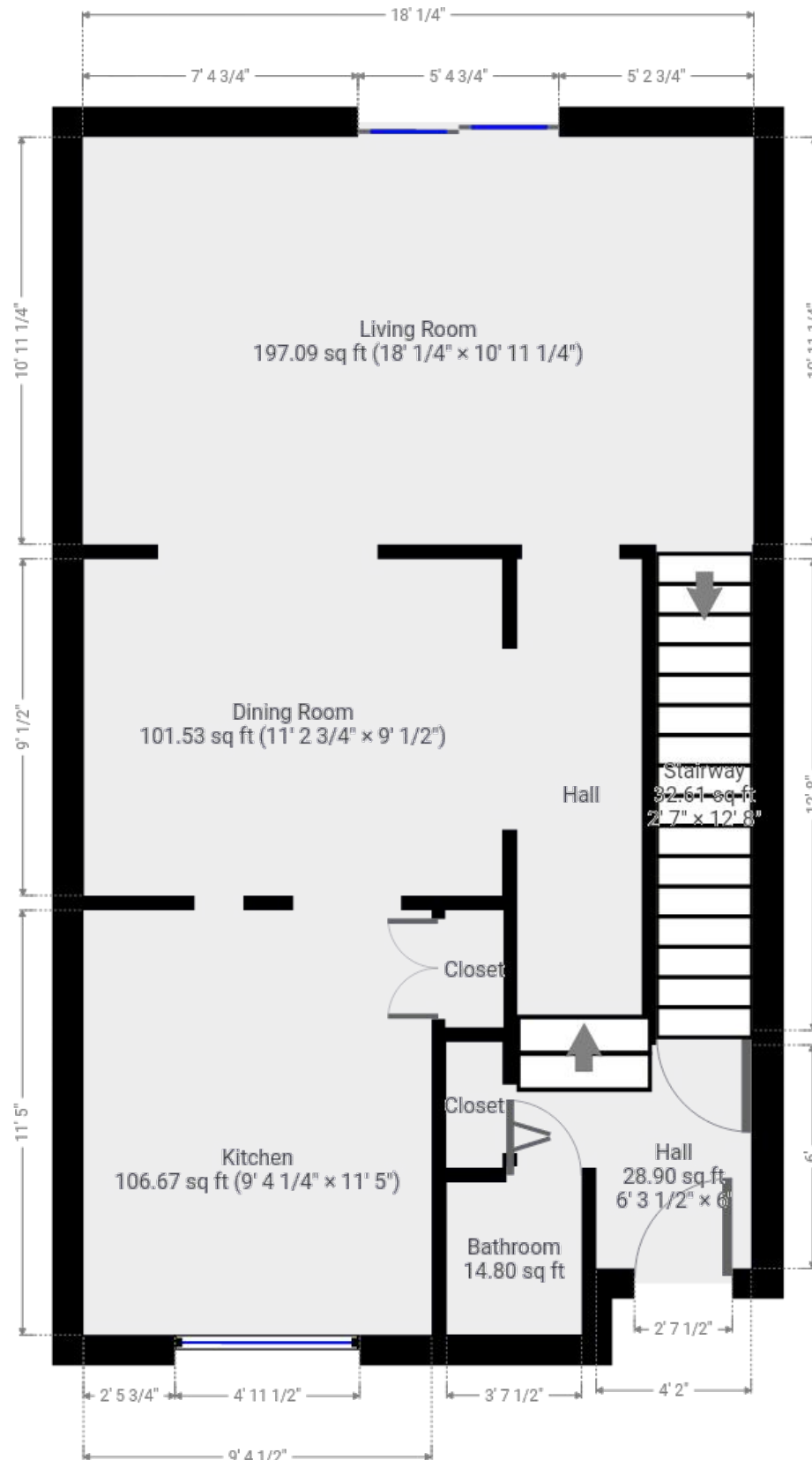


17 Regent Ave
Hamilton, ON

Total Above Grade Exterior ft²
Approx Above Ground Exterior Area = 1317.43 ft²

Total Exterior ft²
Approx Exterior Area (basement included) = 1694.75 ft²

Garage not included in total ft²



Ground Floor
(above grade)

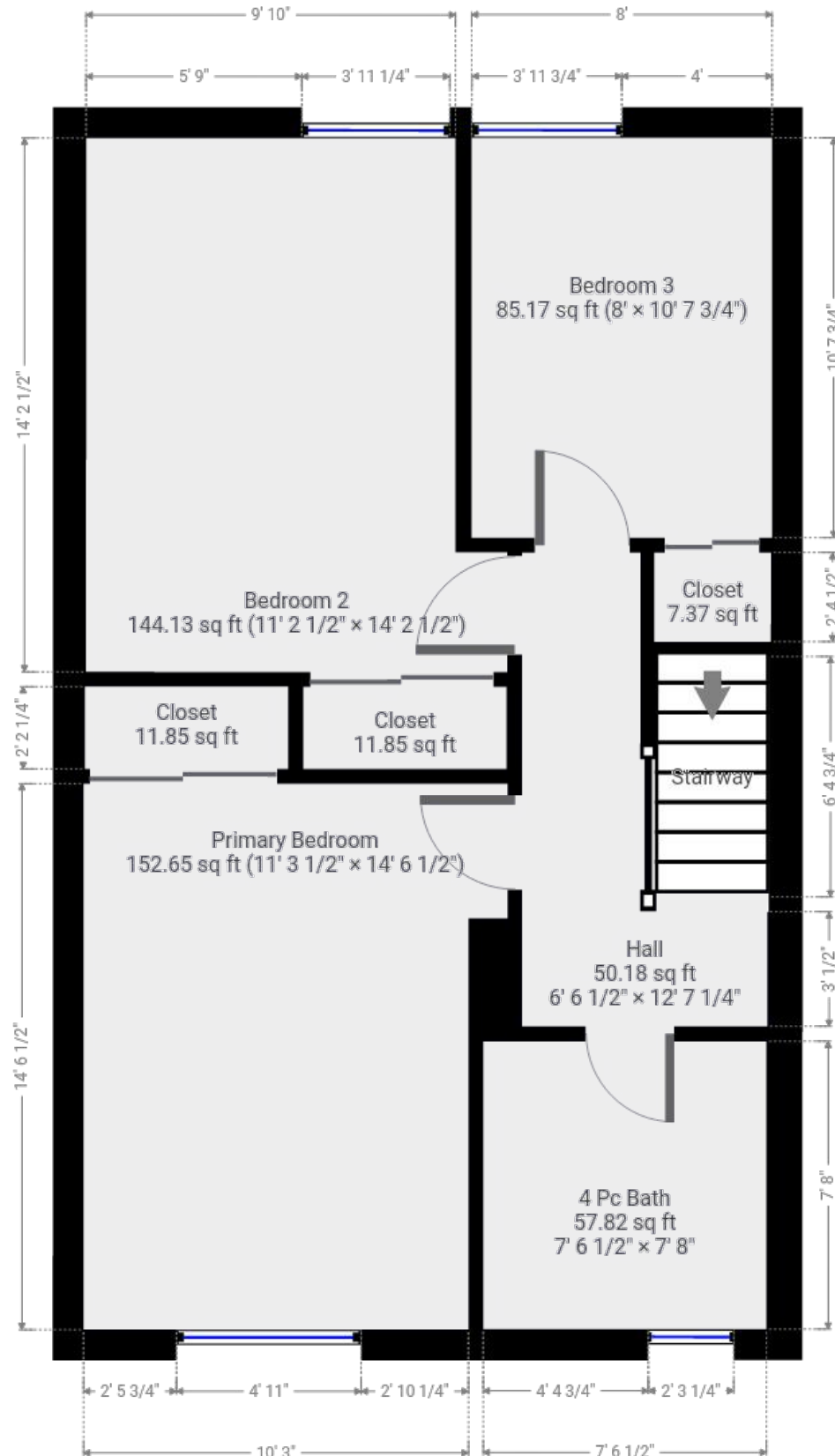
Approx Interior Area = 569.69 ft²
Approx Exterior Area = 654.83 ft²

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

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Garage not included in total ft²



Second Floor
(above grade)

Approx Interior Area = 573.16 ft²
Approx Exterior Area = 662.60 ft²



17 Regent Ave
Hamilton, ON

Total Above Grade Exterior ft²
Approx Above Ground Exterior Area = 1317.43 ft²

Total Exterior ft²
Approx Exterior Area (basement included) = 1694.75 ft²



Basement
(below grade)

Approx Interior Living Area = 296.65 ft²

Approx Exterior Living Area = 377.32 ft²

(Garage not included in total ft²)

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

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17 Regent Ave

Hamilton, ON

Total Above Grade Exterior ft²

Approx Above Ground Exterior Area = 1317.43 ft²

Total Exterior ft²

Approx Exterior Area (basement included) = 1694.75 ft²

Garage not included in total ft²

Summary

Main Room Interior Measurements

	Imperial	Metric	Interior ft ²
Ground Floor - (above grade) - Approx Exterior ft² = 654.83 ft²			
Living Room	18'0 x 10'11	5.49m x 3.33m	197.08 ft ²
Dining Room	11'3 x 9'1	3.43m x 2.77m	101.53 ft ²
Kitchen	9'4 x 11'5	2.84m x 3.48m	107.10 ft ²
2pc Bath	3'8 x 4'1	1.12m x 1.24m	14.80 ft ²
Second Floor (above grade) - Approx Exterior ft² = 662.60 ft²			
Primary Bedroom	11'4 x 14'7	3.45m x 4.45m	152.65 ft ²
Bedroom 2	11'3 x 14'3	3.43m x 4.34m	144.13 ft ²
Bedroom 3	8'0 x 10'8	2.44m x 3.25m	85.17 ft ²
4pc Bath	7'7 x 7'8	2.31m x 2.34m	57.82 ft ²
Basement (below grade) - Approx Exterior ft² = 377.32 ft²			
Family Room	17'7 x 9'2	5.36m x 2.79m	161.01 ft ²
Utility/Laundry	7'4 x 20'3	2.24m x 6.17m	120.72 ft ²
Garage (below grade, not included in total ft²) - Approx Interior ft² = 218.70 ft²			
Garage	11'4 x 20'3	3.45m x 6.17m	218.70 ft ²

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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