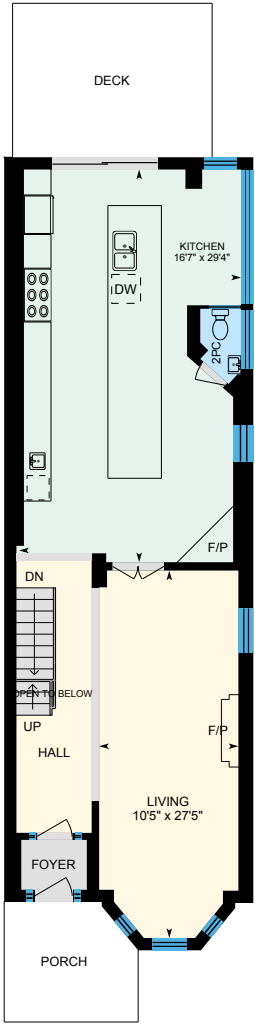
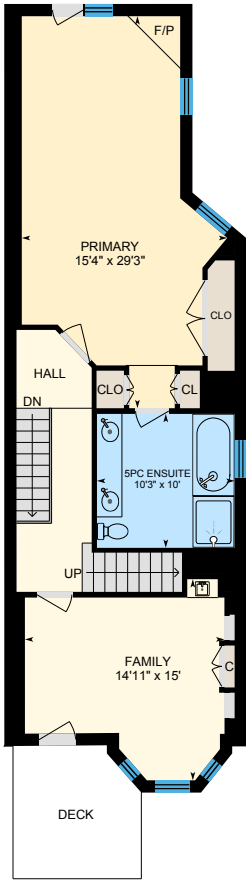
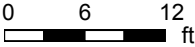


40 Bernard Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 2396.12 sq ft



1st Floor
Exterior Area 1031.32 sq ft



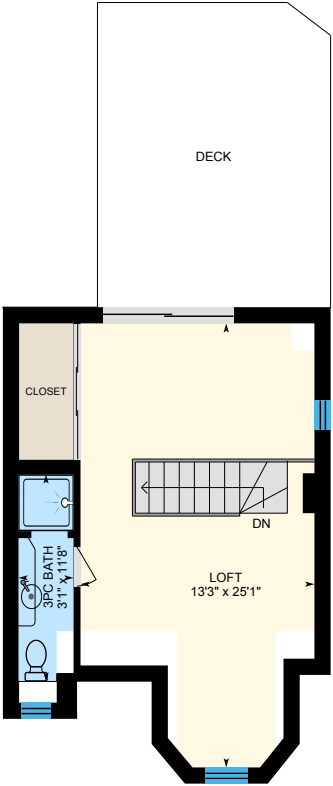
2nd Floor
Exterior Area 947.42 sq ft



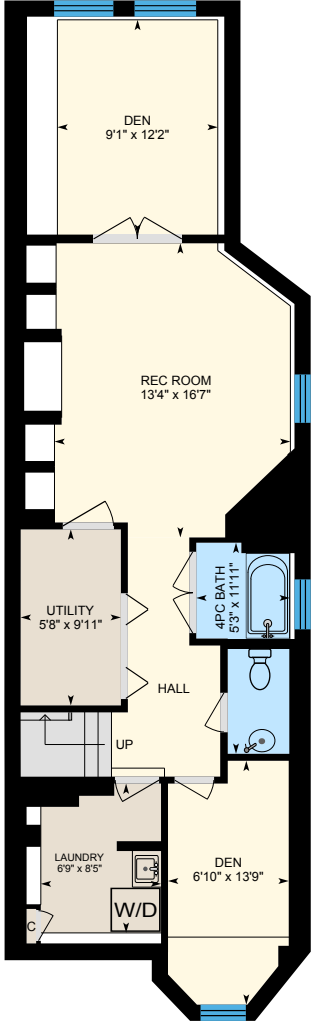
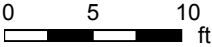
PREPARED: Jun 2021

40 Bernard Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 2396.12 sq ft



3rd Floor
Exterior Area 417.38 sq ft



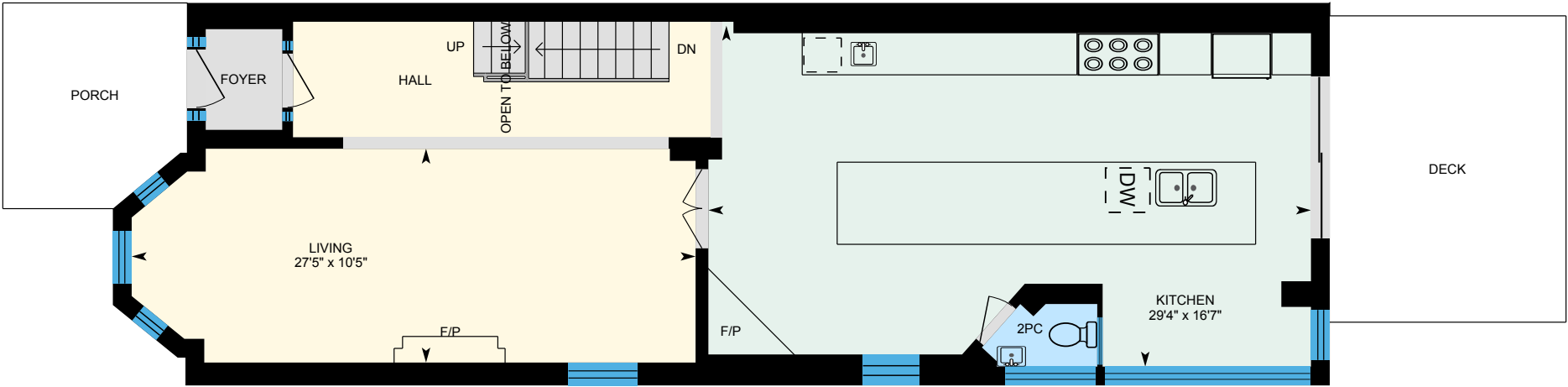
Basement (Below Grade)
Exterior Area 821.26 sq ft



PREPARED: Jun 2021

40 Bernard Ave, Toronto, ON

1st Floor Total Exterior Area 1031.32 sq ft
Total Interior Area 895.10 sq ft



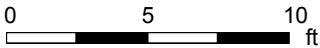
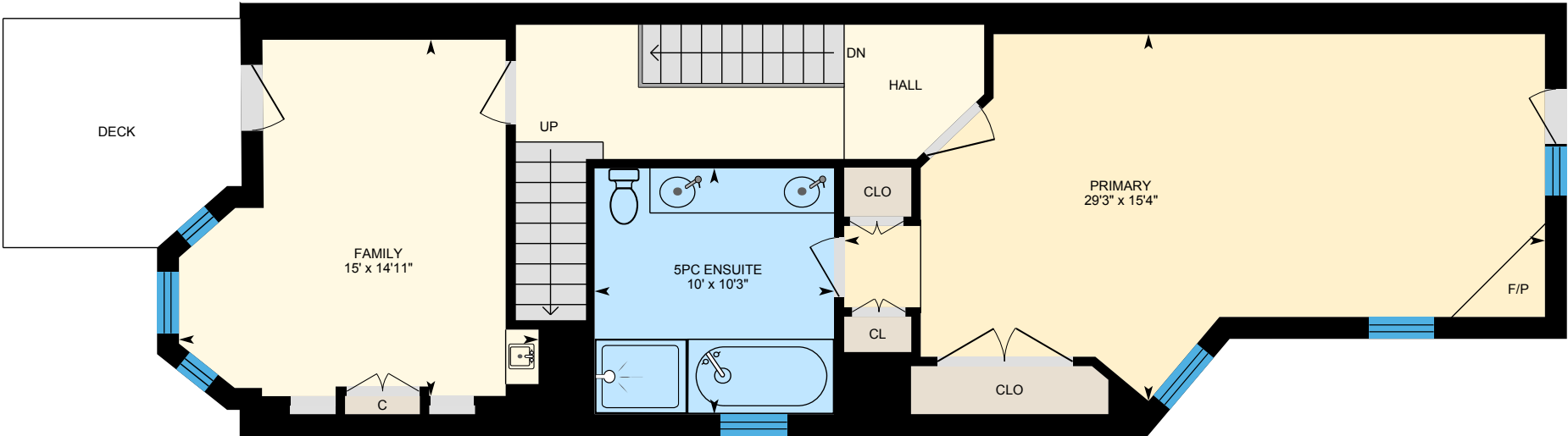
0 6 12 ft

PREPARED: Jun 2021



40 Bernard Ave, Toronto, ON

2nd Floor Total Exterior Area 947.42 sq ft
Total Interior Area 814.39 sq ft



PREPARED: Jun 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

40 Bernard Ave, Toronto, ON

3rd Floor Total Exterior Area 417.38 sq ft
Total Interior Area 335.62 sq ft



0 4 8 ft

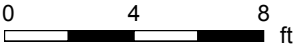
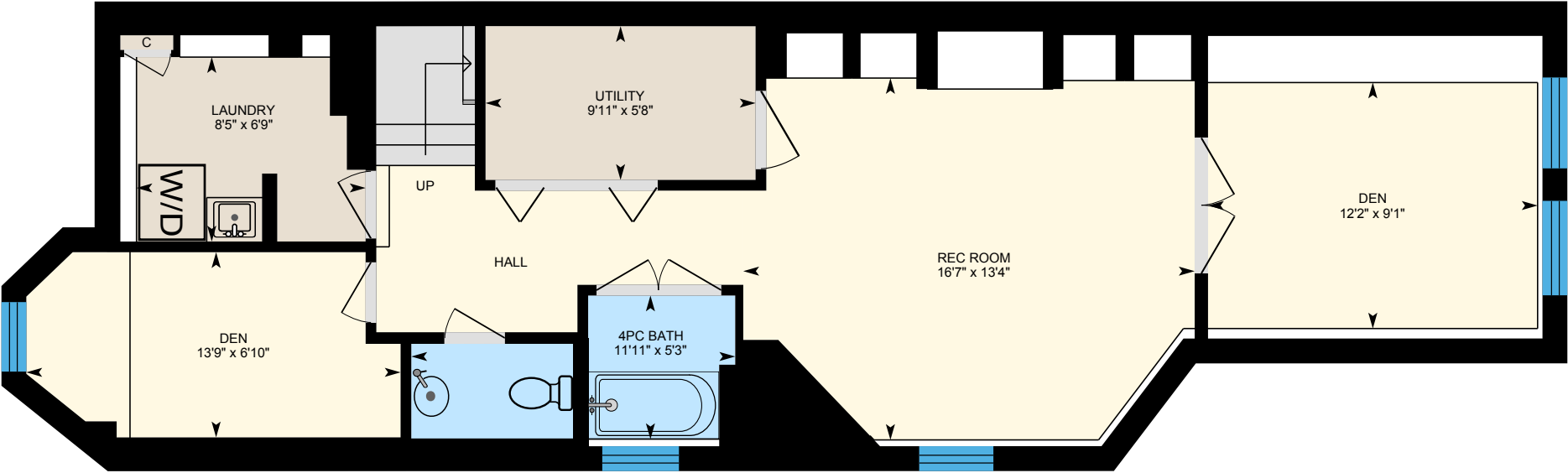
PREPARED: Jun 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

40 Bernard Ave, Toronto, ON

Basement Total Exterior Area 821.26 sq ft
Total Interior Area 691.90 sq ft



PREPARED: Jun 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

40 Bernard Ave, Toronto, ON

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

1ST FLOOR

2pc: 3' x 5'1"

Kitchen: 16'7" x 29'4"

Living: 10'5" x 27'5"

2ND FLOOR

5pc Ensuite: 10'3" x 10'

Family: 14'11" x 15'

Primary: 15'4" x 29'3"

3RD FLOOR

3pc Bath: 3'1" x 11'8"

Loft: 13'3" x 25'1"

BASEMENT

4pc Bath: 5'3" x 11'11"

Den: 9'1" x 12'2"

Den: 6'10" x 13'9"

Laundry: 6'9" x 8'5"

Rec Room: 13'4" x 16'7"

Utility: 5'8" x 9'11"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

1ST FLOOR

Interior Area: 895.10 sq ft

Excluded Area: 0.17 sq ft

Perimeter Wall Length: 149 ft

Perimeter Wall Thickness: 11.0 in

Exterior Area: 1031.32 sq ft

2ND FLOOR

Interior Area: 814.39 sq ft

Perimeter Wall Length: 145 ft

Perimeter Wall Thickness: 11.0 in

Exterior Area: 947.42 sq ft

3RD FLOOR

Interior Area: 335.62 sq ft

Perimeter Wall Length: 89 ft

Perimeter Wall Thickness: 11.0 in

Exterior Area: 417.38 sq ft

BASEMENT (Below Grade)

Interior Area: 691.90 sq ft

Perimeter Wall Length: 141 ft

Perimeter Wall Thickness: 11.0 in

Exterior Area: 821.26 sq ft

Total Above Grade Floor Area

40 Bernard Ave, Toronto, ON

Property Details

Room Measurements

Floor Area Information

Main Building Interior: 2045.11 sq ft

Main Building Excluded: 0.17 sq ft

Main Building Exterior: 2396.12 sq ft

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

Disclaimer

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