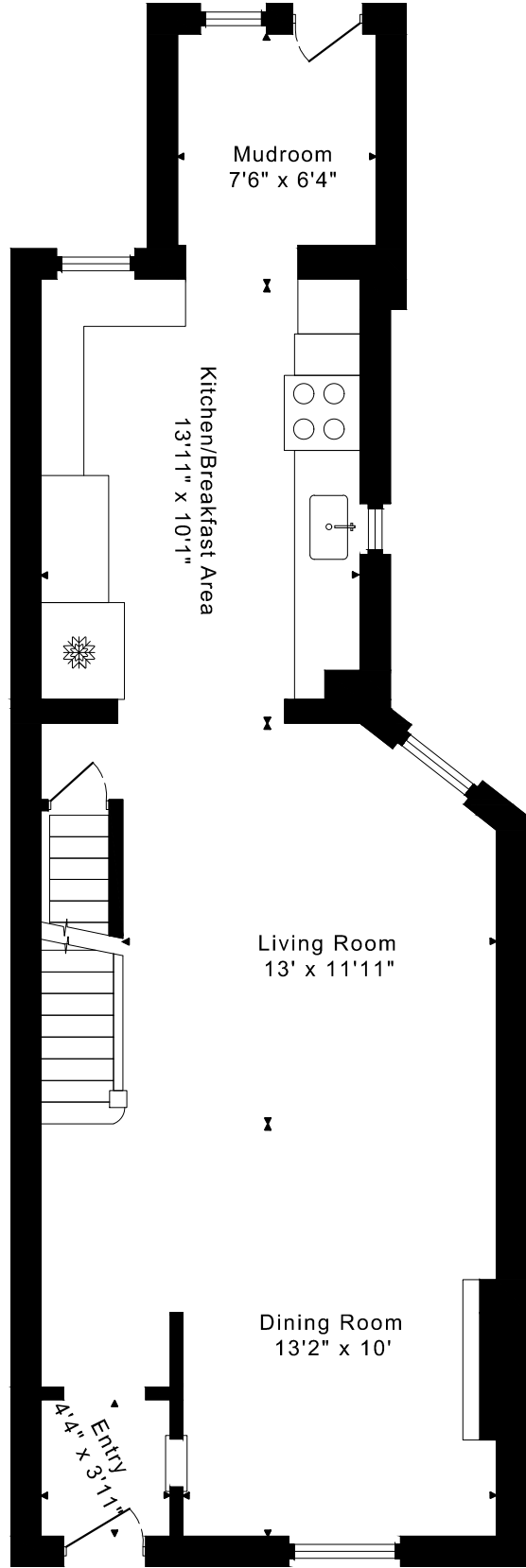
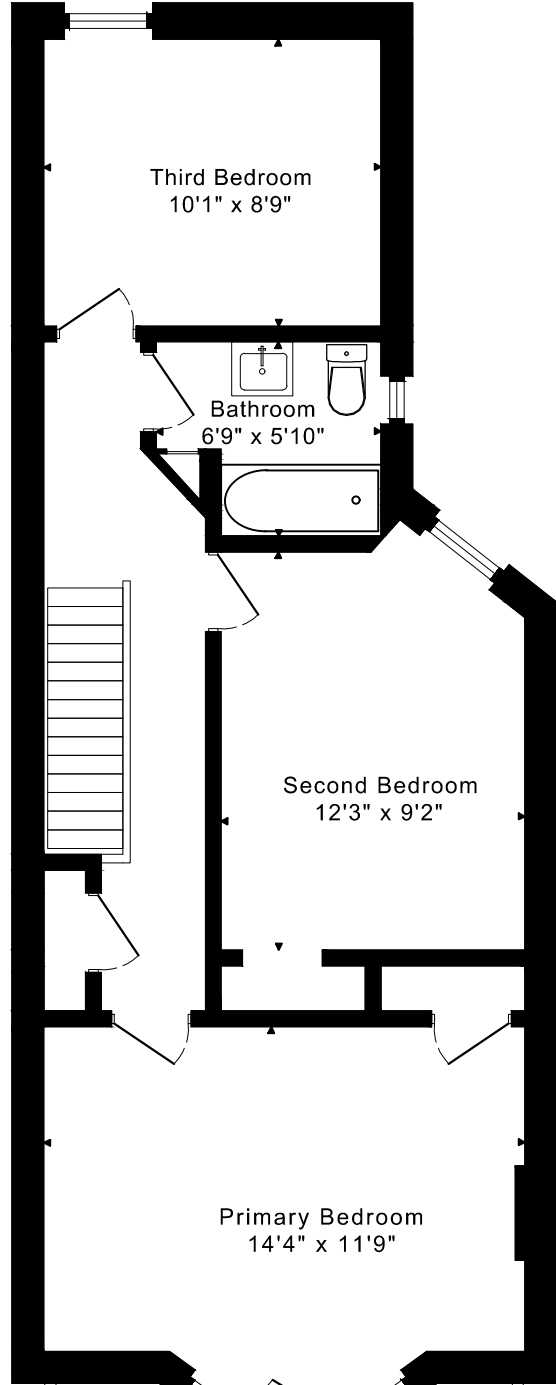


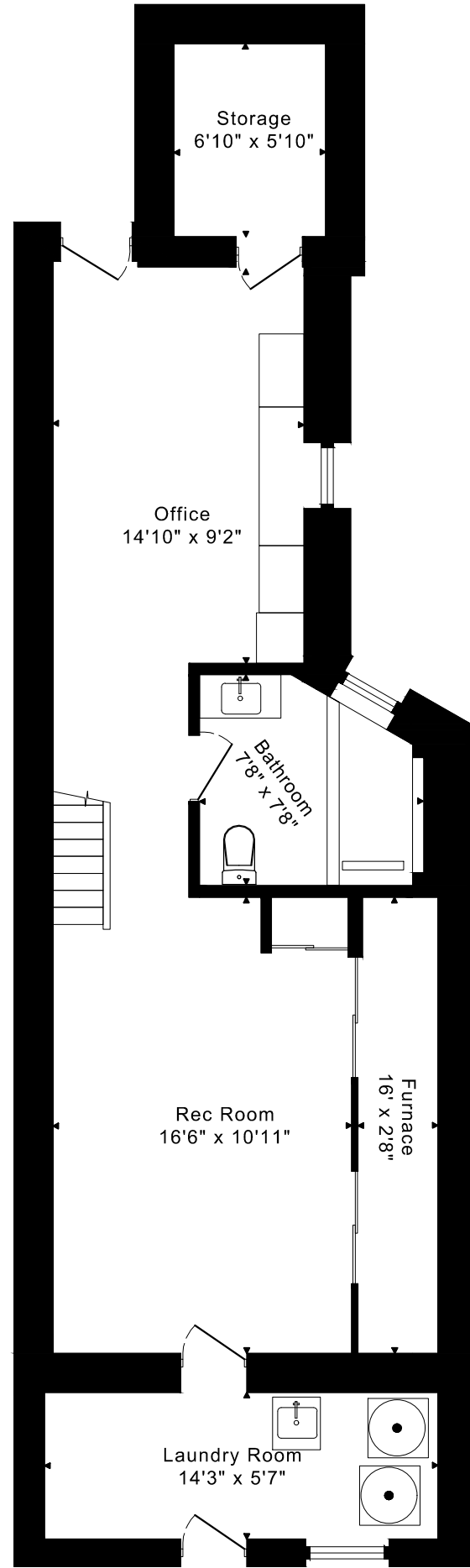
376 MONTROSE AVENUE
FLOOR PLANS



MAIN FLOOR
710 SQUARE FEET



SECOND FLOOR
645 SQUARE FEET

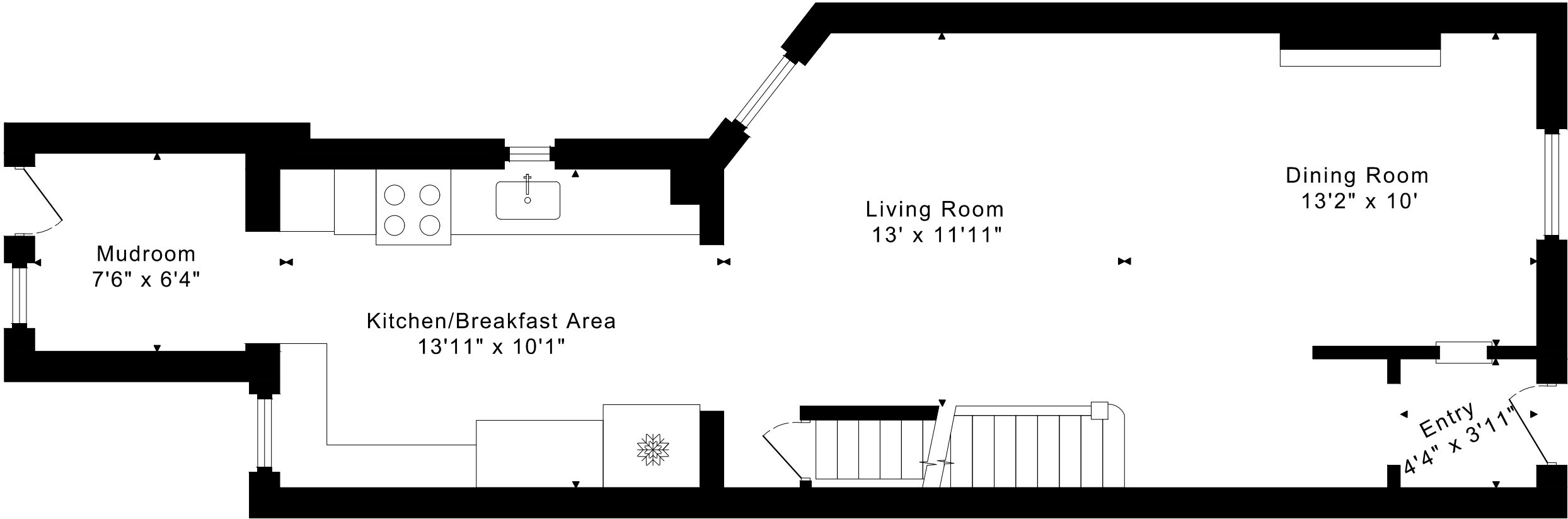


LOWER FLOOR
815 SQUARE FEET

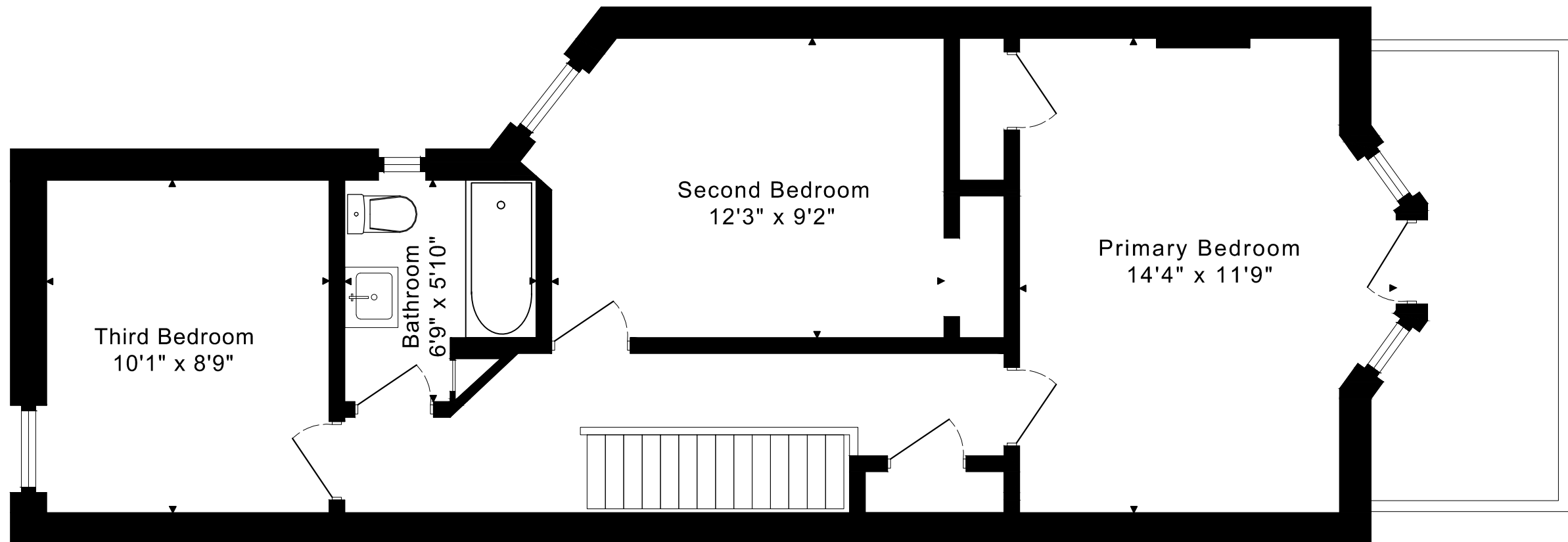
1355 sq ft + 815 sq ft
BELOW GRADE

376 MONTROSE AVENUE
FLOOR PLANS

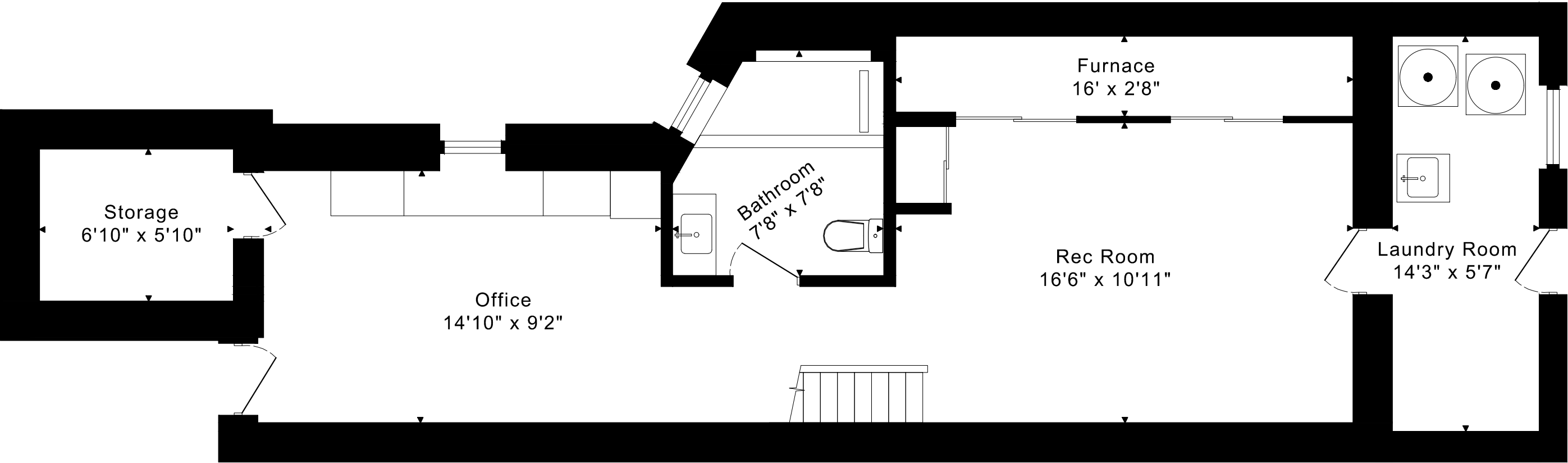
MAIN FLOOR 710 SQUARE FEET



376 MONTROSE AVENUE
FLOOR PLANS
SECOND FLOOR 645 SQUARE FEET



376 MONTROSE AVENUE
FLOOR PLANS
LOWER FLOOR 815 SQUARE FEET



376 MONTROSE AVENUE ROOM MEASUREMENTS

Floor	Room	Imperial						Metric [m]		
		Length		Width		Height		Length	Width	Height
		Feet	Inches	Feet	Inches	Feet	Inches			
Second	Primary Bedroom	14	4	11	9	8	1	4,37	3,58	2,46
	Second Bedroom	12	3	9	2	8	1	3,73	2,79	2,46
	Third Bedroom	10	1	8	9	7	11	3,07	2,67	2,41
	Bathroom	6	9	5	10	8	1	2,06	1,78	2,46
Main	Entry	4	4	3	11	9	0	1,32	1,19	2,74
	Living Room	13	0	11	11	9	0	3,96	3,63	2,74
	Dining Room	13	2	10	0	9	0	4,01	3,05	2,74
	Kitchen/Breakfast Area	13	11	10	1	8	11	4,24	3,07	2,72
	Mudroom	7	6	6	4	8	0	2,29	1,93	2,44
Lower	Rec Room	16	6	10	11	6	7	5,03	3,33	2,01
	Office	14	10	9	2	6	7	4,52	2,79	2,01
	Storage	6	10	5	10	6	7	2,08	1,78	2,01
	Laundry Room	14	3	5	7	6	7	4,34	1,70	2,01
	Bathroom	7	8	7	8	6	7	2,34	2,34	2,01
	Furnace	16	0	2	8	6	7	4,88	0,81	2,01

CAPTURED ON: 17 APR 2025
DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED
ILLUSTRATIVE ONLY.

1355 sq ft + 815 sq ft
BELOW GRADE

The following is a disclaimer regarding the approximate nature of dimensions and floor areas listed in this document:

Disclaimer:

The dimensions and floor areas listed in this document are provided as an estimate only and are intended to be used for illustration purposes only. These measurements are not necessarily meant to be a perfect representation of the actual space.

Notes regarding measurement methods and accuracy:

The utilization of laser measurement technology during the 3D model capturing process at the location provides an accurate representation of floor plans, with a typical margin of error of 3-5%. For the most accurate and official measurement data, it is advised to consult official documents such as MPAC records, builder's pre-construction plans, or data from certified measurement companies.

Exterior wall thickness is included in the calculation of the overall square footage and is considered as a component of the footprint. The wall thickness measurement is obtained onsite whenever possible, or estimated in the event where obtaining onsite measurements is not possible, such as in the case of condominium buildings where wall thickness may vary throughout the building.