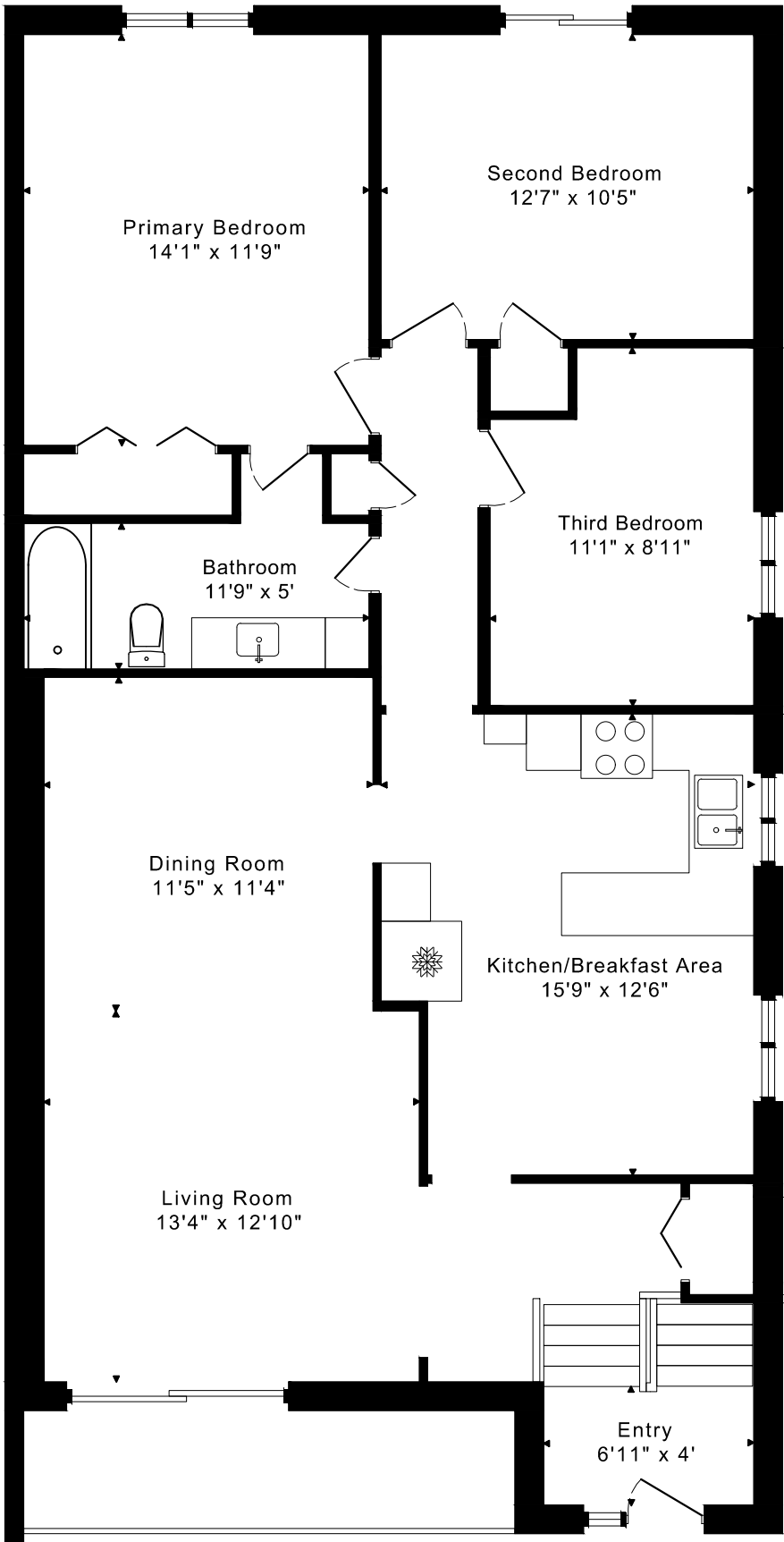
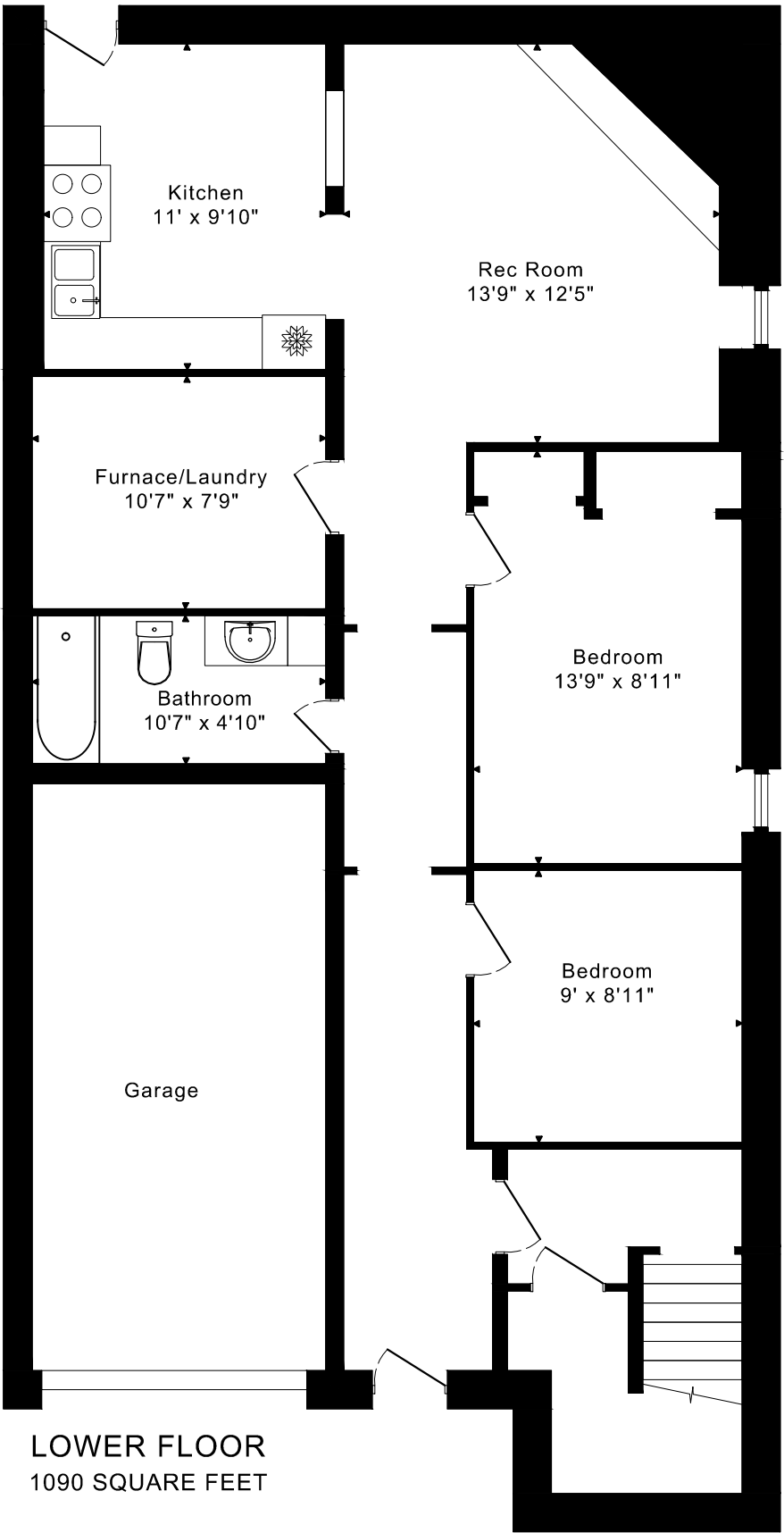


5 ELMER AVENUE
FLOOR PLANS



MAIN FLOOR
1325 SQUARE FEET

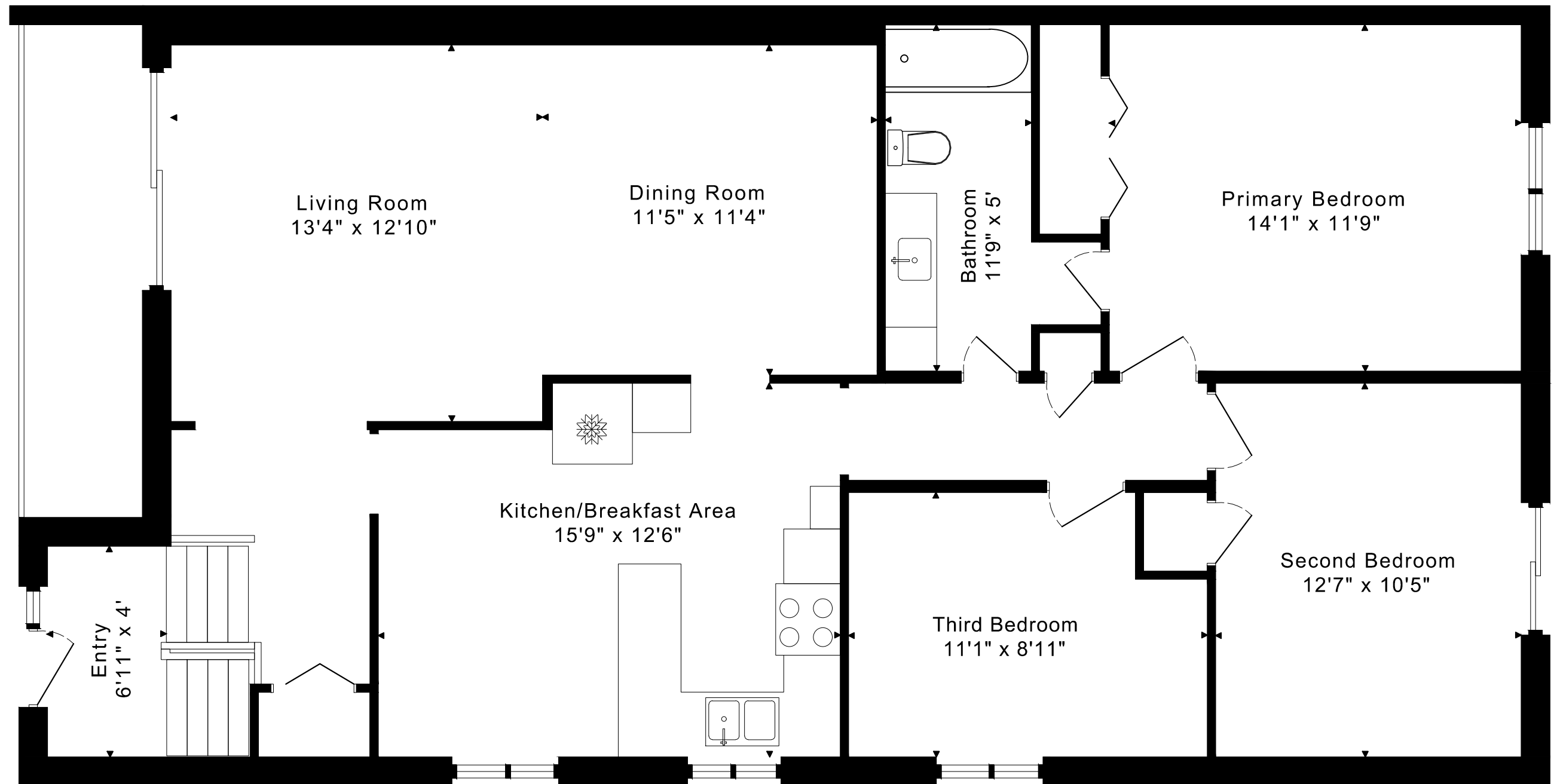


LOWER FLOOR
1090 SQUARE FEET

1325 sq ft + 1090 sq ft
BELOW GRADE

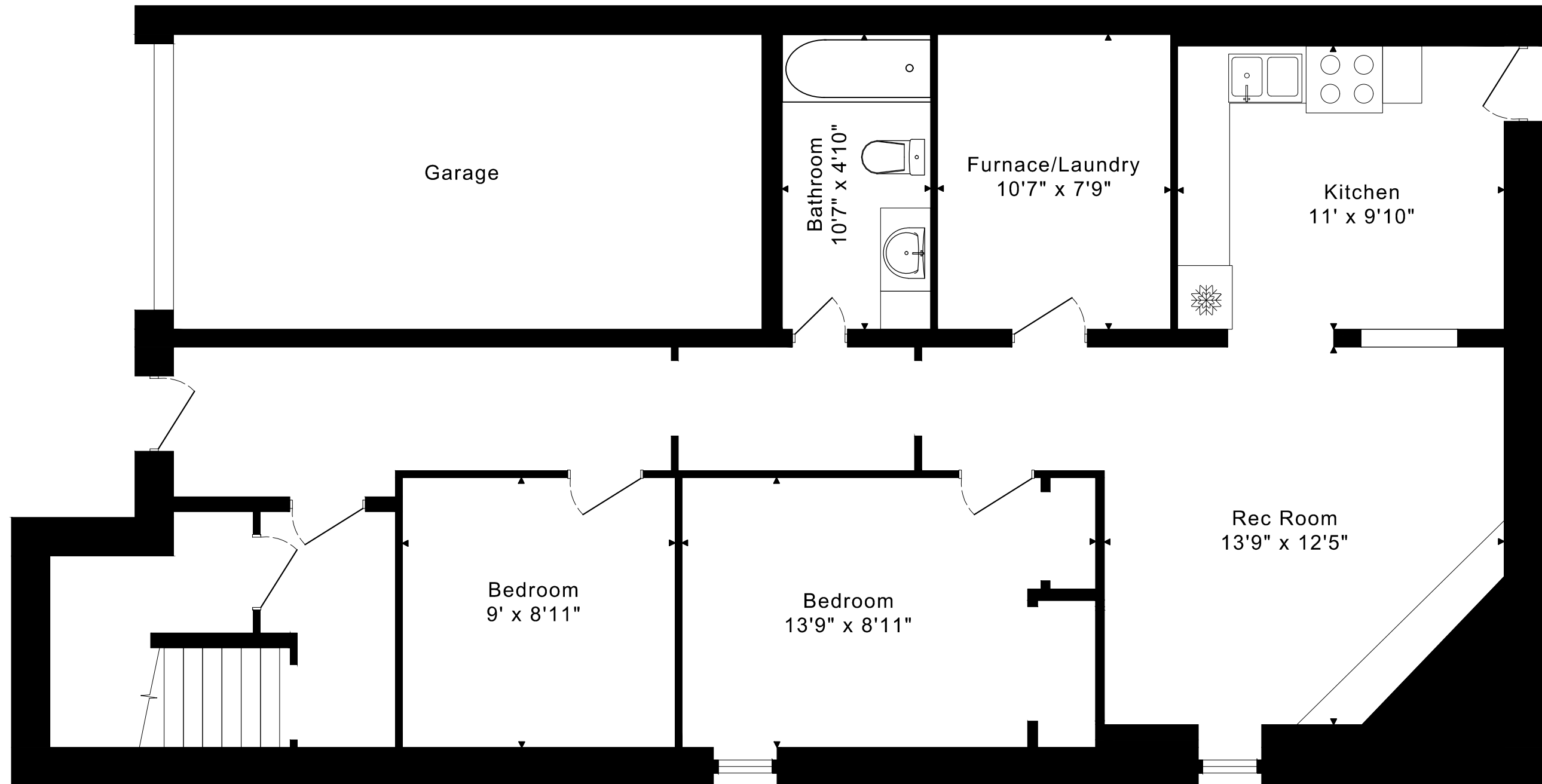
5 ELMER AVENUE FLOOR PLANS

MAIN FLOOR 1325 SQUARE FEET



5 ELMER AVENUE FLOOR PLANS

LOWER FLOOR 1090 SQUARE FEET



40 PETUNIAS ROAD ROOM MEASUREMENTS

Floor	Room	Imperial						Metric [m]		
		Length		Width		Height		Length	Width	Height
		Feet	Inches	Feet	Inches	Feet	Inches			
Main	Entry	6	11	4	0	11	2	2,11	1,22	3,40
	Living Room	13	4	12	10	8	2	4,06	3,91	2,49
	Dining Room	11	5	11	4	8	2	3,48	3,45	2,49
	Kitchen/Breakfast Area	15	9	12	6	8	2	4,80	3,81	2,49
	Primary Bedroom	14	1	11	9	8	2	4,29	3,58	2,49
	Second Bedroom	12	7	5	10	8	2	3,84	1,78	2,49
	Third Bedroom	11	1	8	11	8	2	3,38	2,72	2,49
	Bathroom	11	9	5	0	8	2	3,58	1,52	2,49
Lower	Rec Room	13	9	12	5	7	1	4,19	3,78	2,16
	Kitchen	11	0	9	10	7	1	3,35	3,00	2,16
	Bedroom	13	9	8	11	7	7	4,19	2,72	2,31
	Bedroom	9	0	8	11	7	7	2,74	2,72	2,31
	Furnace/Laundry	10	7	7	9	7	7	3,23	2,36	2,31
	Bathroom	10	7	4	10	6	6	3,23	1,47	1,98

CAPTURED ON: 2 JUNE 2025
DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED
ILLUSTRATIVE ONLY.

1325 sq ft + 1090 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.