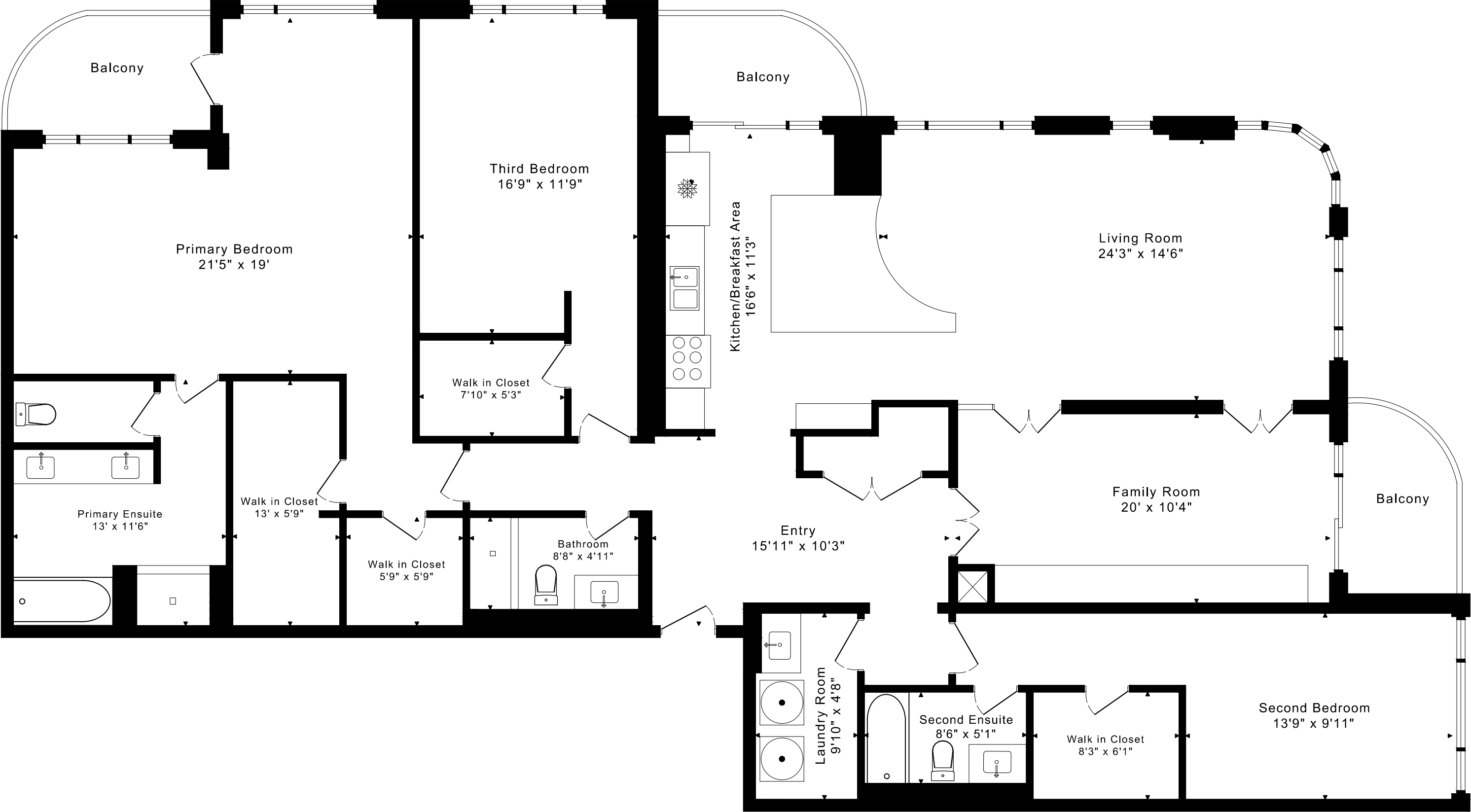


1700 AVENUE ROAD UNIT 406
FLOOR PLAN



CAPTURED ON: 3 JULY 2025
DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED
ILLUSTRATIVE ONLY.

2515 Sq. Ft. + Balcony

1700 AVENUE ROAD UNIT 406 ROOM MEASUREMENTS

| Floor | Room | Imperial | | | | | | Metric [m] | | |
|-------|------------------------|----------|--------|-------|--------|--------|--------|------------|-------|--------|
| | | Length | | Width | | Height | | Length | Width | Height |
| | | Feet | Inches | Feet | Inches | Feet | Inches | | | |
| | Entry | 15 | 11 | 10 | 3 | 7 | 10 | 4,85 | 3,12 | 2,39 |
| | Living Room | 24 | 6 | 14 | 3 | 8 | 8 | 7,47 | 4,34 | 2,64 |
| | Family Room | 20 | 0 | 10 | 4 | 8 | 8 | 6,10 | 3,15 | 2,64 |
| | Kitchen/Breakfast Area | 16 | 6 | 11 | 3 | 8 | 8 | 5,03 | 3,43 | 2,64 |
| | Primary Bedroom | 21 | 5 | 19 | 0 | 8 | 8 | 6,53 | 5,79 | 2,64 |
| | Primary Ensuite | 13 | 0 | 11 | 6 | 7 | 10 | 3,96 | 3,51 | 2,39 |
| | Walk in Closet | 13 | 2 | 5 | 9 | 8 | 8 | 4,01 | 1,75 | 2,64 |
| | Second Bedroom | 13 | 9 | 9 | 11 | 8 | 8 | 4,19 | 3,02 | 2,64 |
| | Second Ensuite | 8 | 6 | 5 | 1 | 7 | 10 | 2,59 | 1,55 | 2,39 |
| | Walk in Closet | 7 | 10 | 5 | 3 | 8 | 8 | 2,39 | 1,60 | 2,64 |
| | Third Bedroom | 16 | 9 | 11 | 9 | 8 | 8 | 5,11 | 3,58 | 2,64 |
| | Walk in Closet | 7 | 10 | 5 | 3 | 8 | 8 | 2,39 | 1,60 | 2,64 |
| | Laundry Room | 9 | 10 | 4 | 8 | 7 | 10 | 3,00 | 1,42 | 2,39 |
| | Walk in Closet | 5 | 9 | 5 | 9 | 8 | 8 | 1,75 | 1,75 | 2,64 |
| | Bathroom | 8 | 8 | 4 | 11 | 7 | 10 | 2,64 | 1,50 | 2,39 |

*CAPTURED ON: 3 JULY 2025
 DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED
 ILLUSTRATIVE ONLY.

2515 sq ft + Balcony

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.