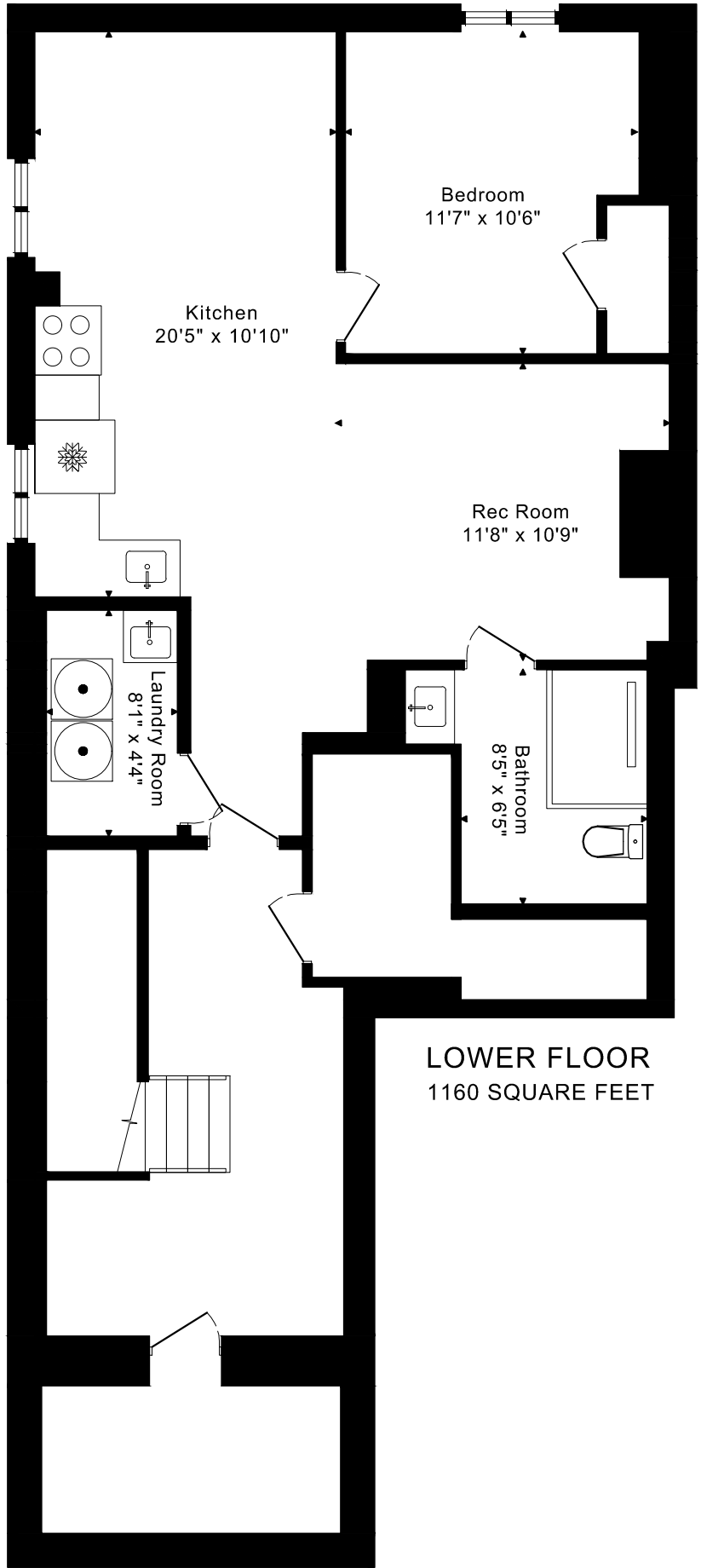
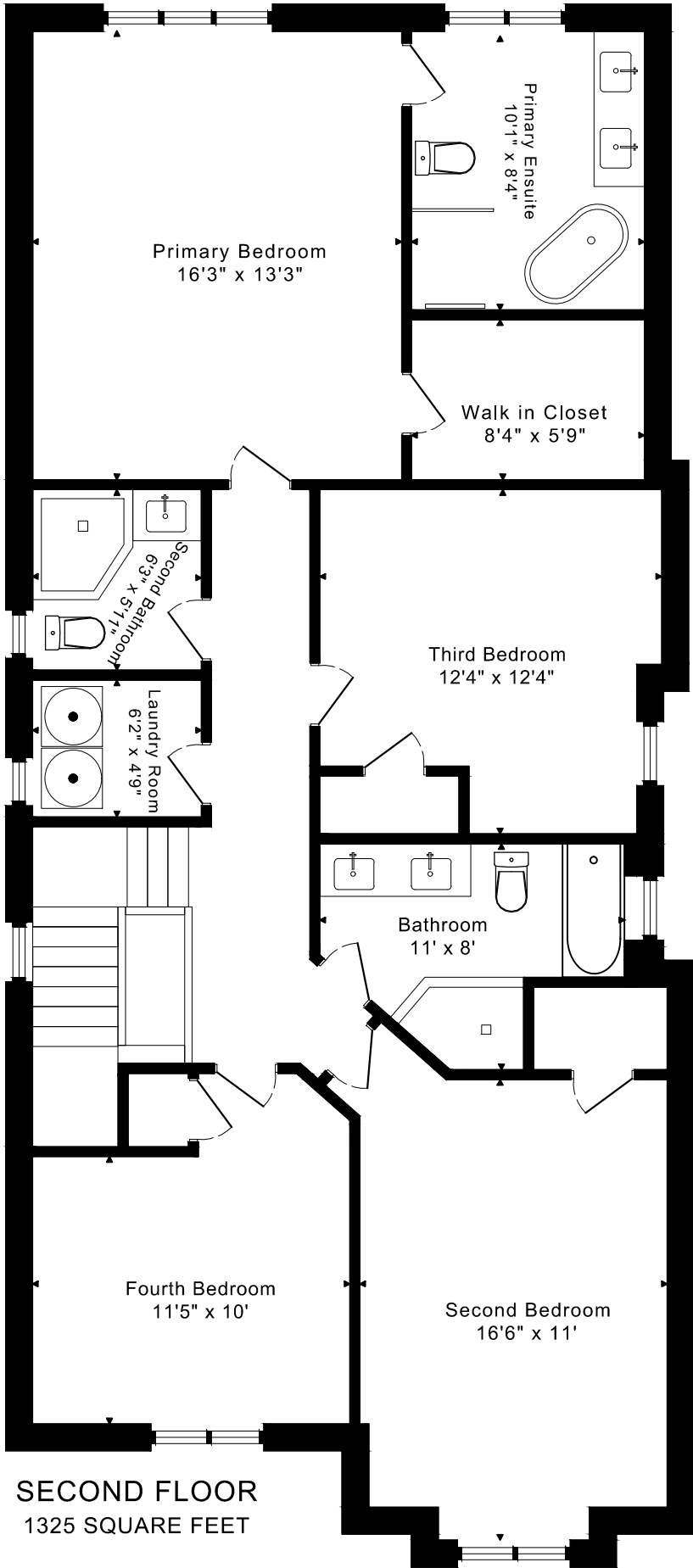
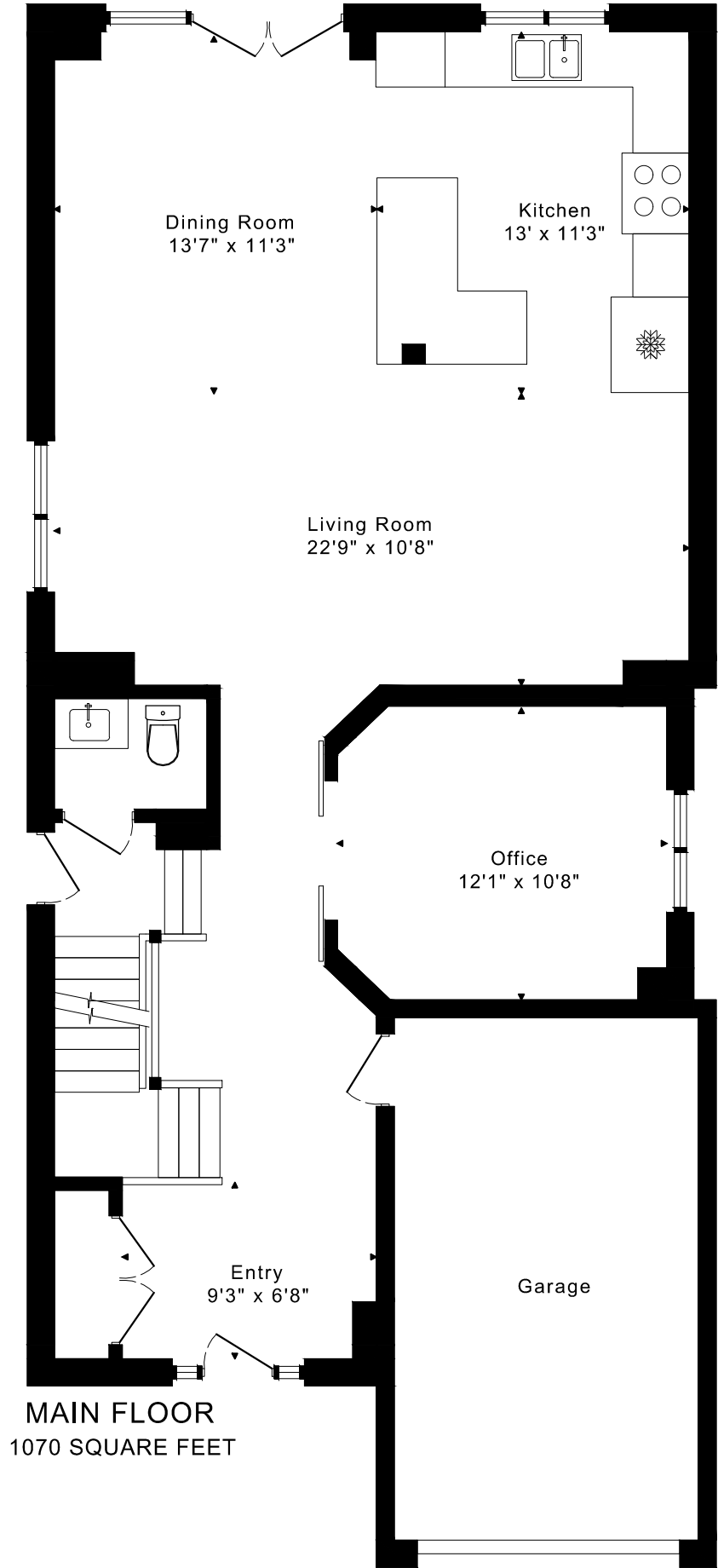


31 BISSET AVENUE
FLOOR PLANS

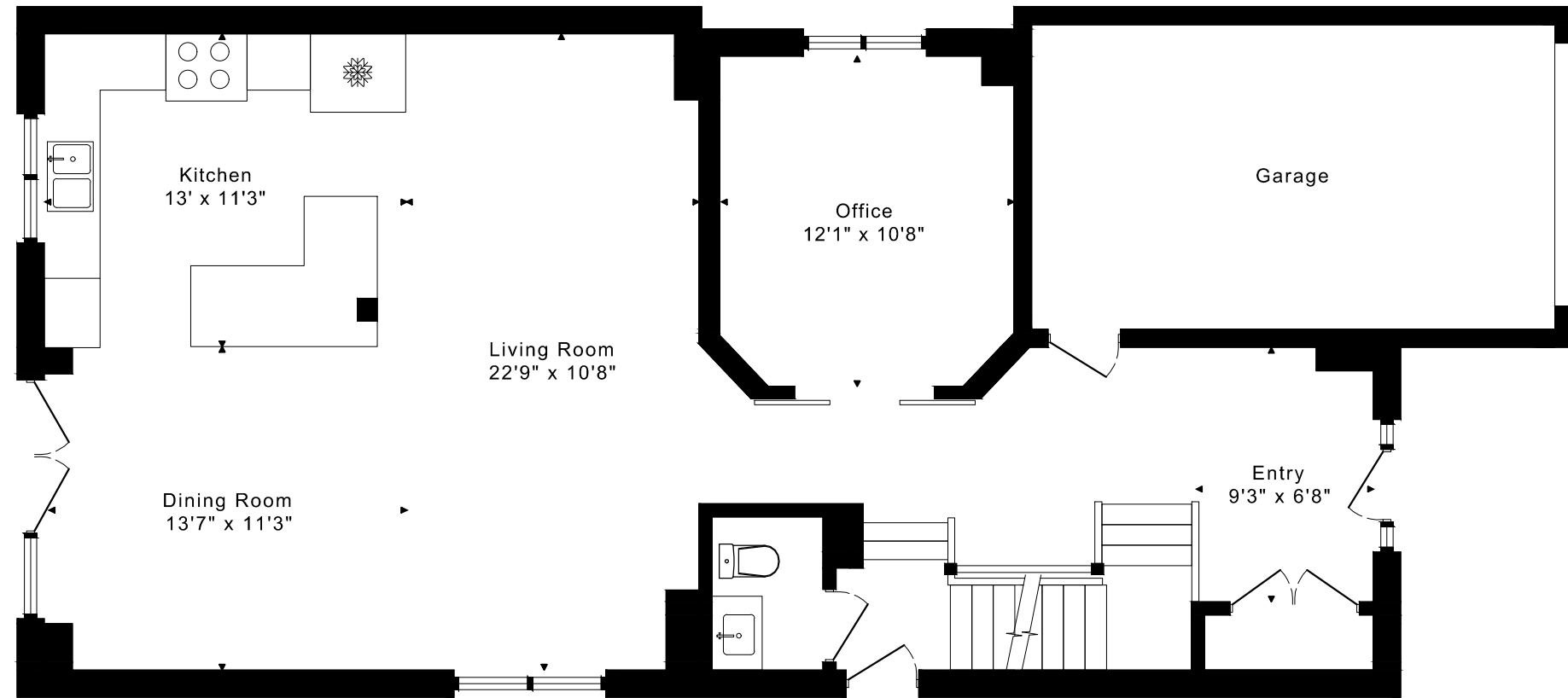


2395 sq ft + 1160 sq ft
BELOW GRADE

31 BISSET AVENUE

FLOOR PLANS

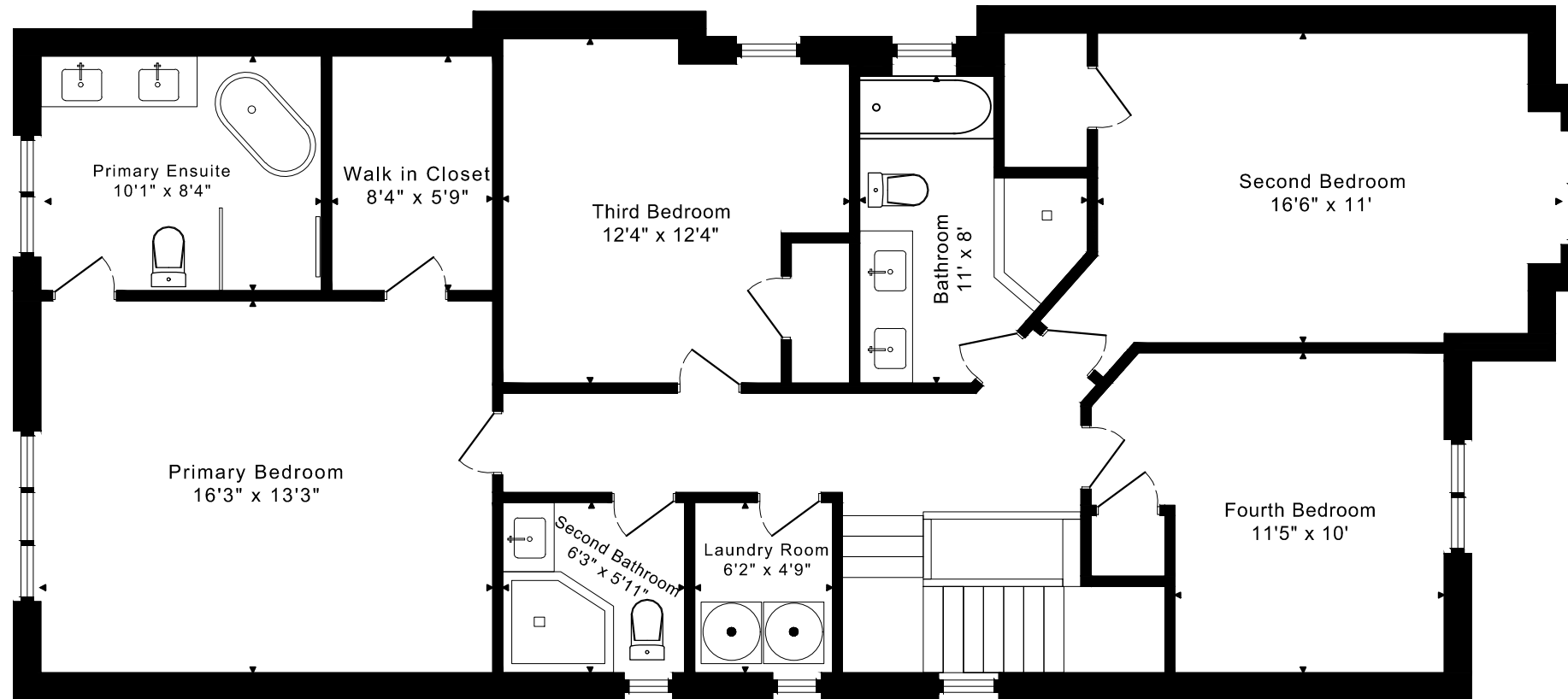
MAIN FLOOR 1070 SQUARE FEET



31 BISSET AVENUE

FLOOR PLANS

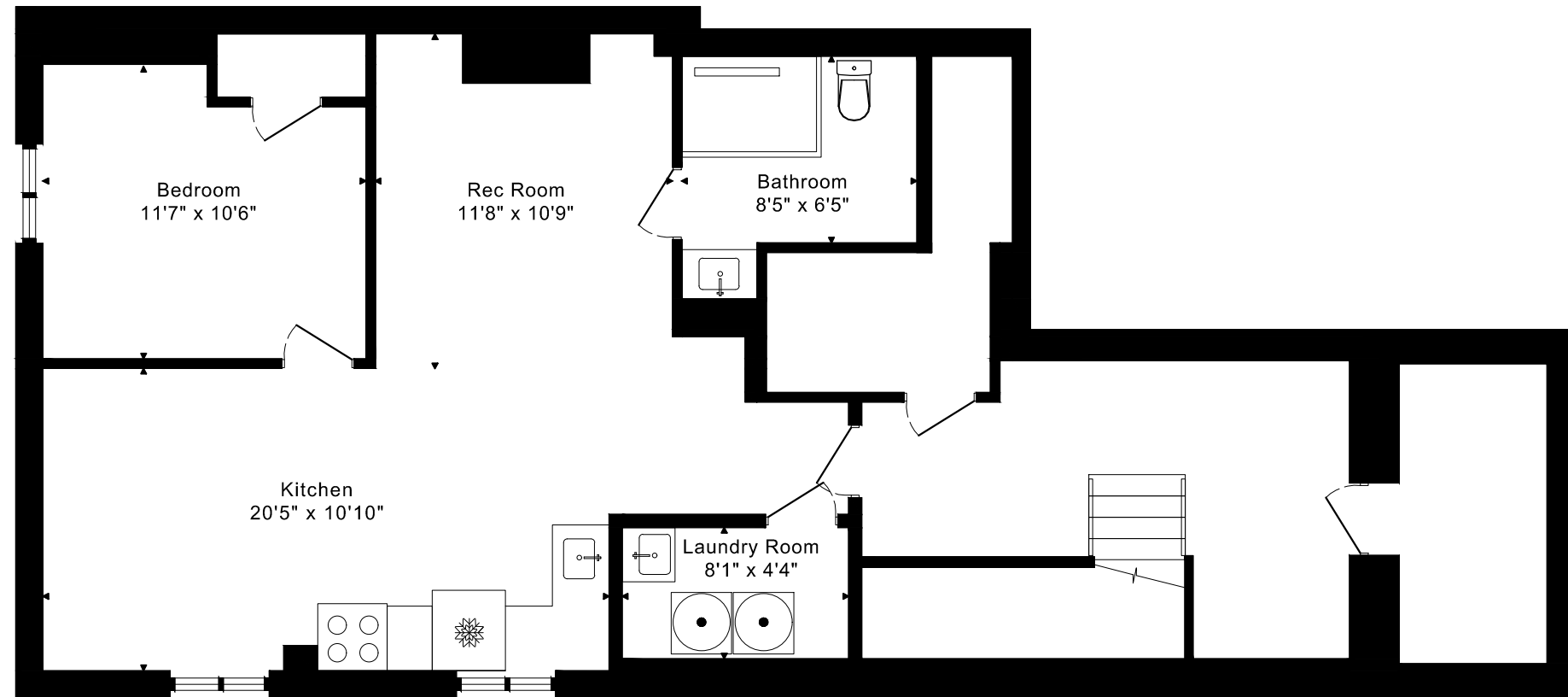
SECOND FLOOR 1325 SQUARE FEET



31 BISSET AVENUE

FLOOR PLANS

LOWER FLOOR 1160 SQUARE FEET



31 BISSET AVENUE ROOM MEASUREMENTS

Floor	Room	Imperial						Metric [m]		
		Length		Width		Height		Length	Width	Height
		Feet	Inches	Feet	Inches	Feet	Inches			
Second	Primary Bedroom	16	3	13	3	9	6	4,95	4,04	2,90
	Primary Ensuite	10	1	8	4	8	8	3,07	2,54	2,64
	Walk in Closet	8	4	5	9	8	8	2,54	1,75	2,64
	Second Bedroom	16	6	11	0	9	0	5,03	3,35	2,74
	Bathroom	11	0	8	0	9	0	3,35	2,44	2,74
	Third Bedroom	11	0	10	4	9	0	3,35	3,15	2,74
	Fourth Bedroom	11	5	10	0	9	0	3,48	3,05	2,74
	Second Bathroom	6	3	5	11	9	0	1,91	1,80	2,74
	Laundry Room	6	2	4	9	9	0	1,88	1,45	2,74
Main	Entry	9	3	6	8	9	1	2,82	2,03	2,77
	Living Room	22	9	10	8	9	1	6,93	3,25	2,77
	Dining Room	13	7	11	3	9	1	4,14	3,43	2,77
	Kitchen	13	0	11	3	9	1	3,96	3,43	2,77
	Office	12	1	10	8	9	1	3,68	3,25	2,77
Lower	Rec Room	22	2	10	2	8	11	6,76	3,10	2,72
	Kitchen	20	5	10	10	8	11	6,22	3,30	2,72
	Bedroom	11	7	10	6	8	11	3,53	3,20	2,72
	Laundry Room	8	1	4	4	7	6	2,46	1,32	2,29
	Bathroom	8	5	6	5	8	11	2,57	1,96	2,72

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.