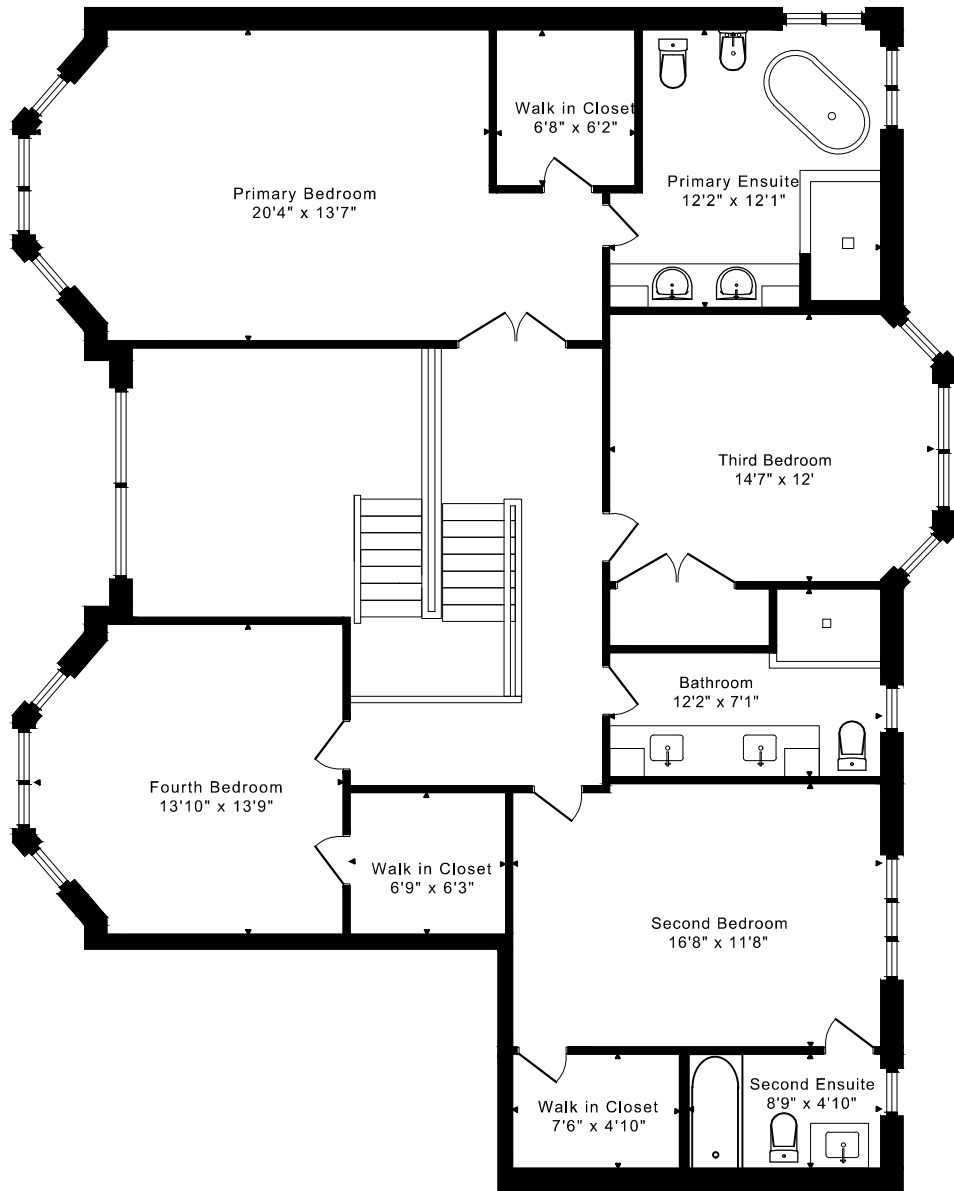
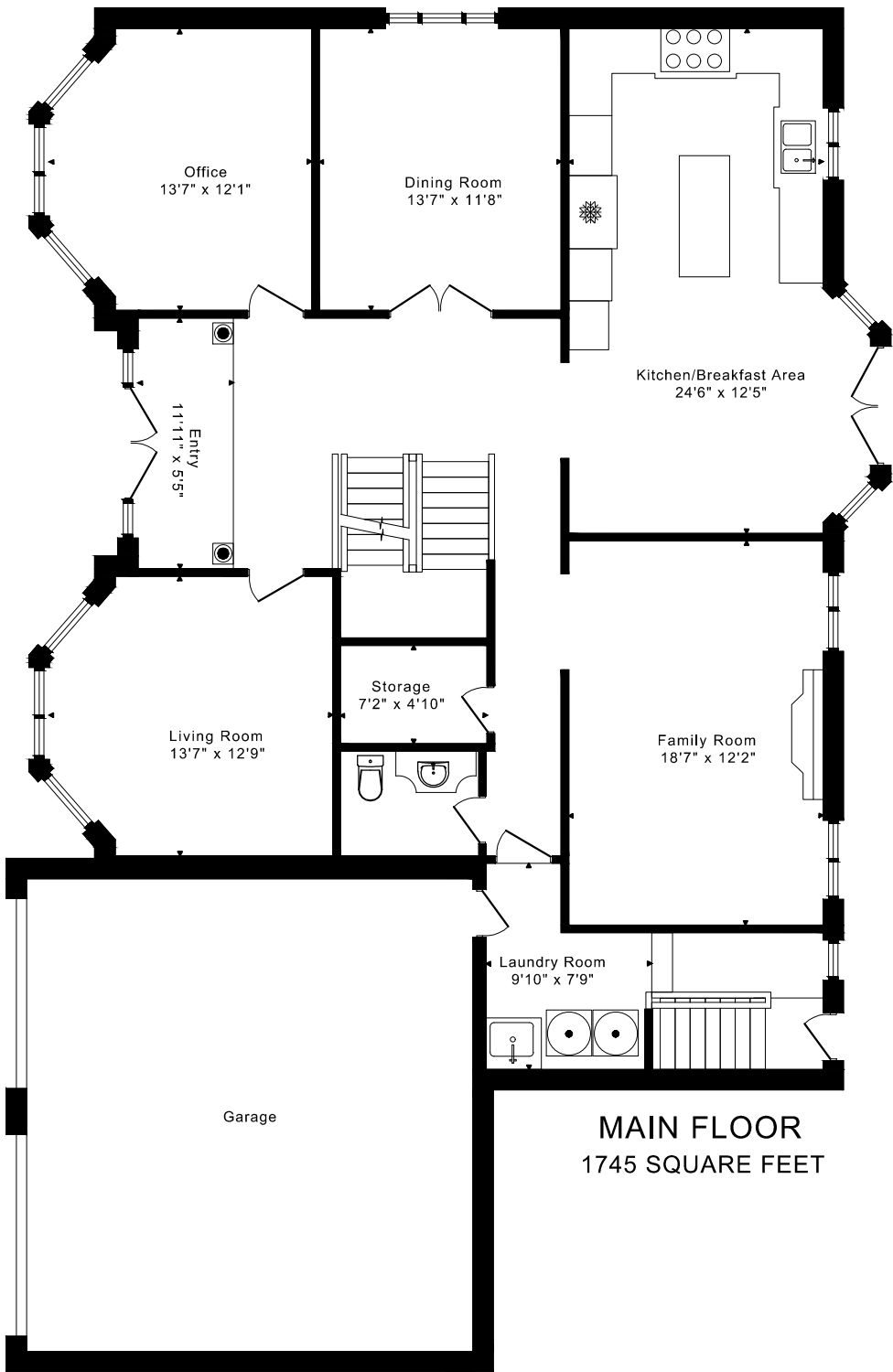
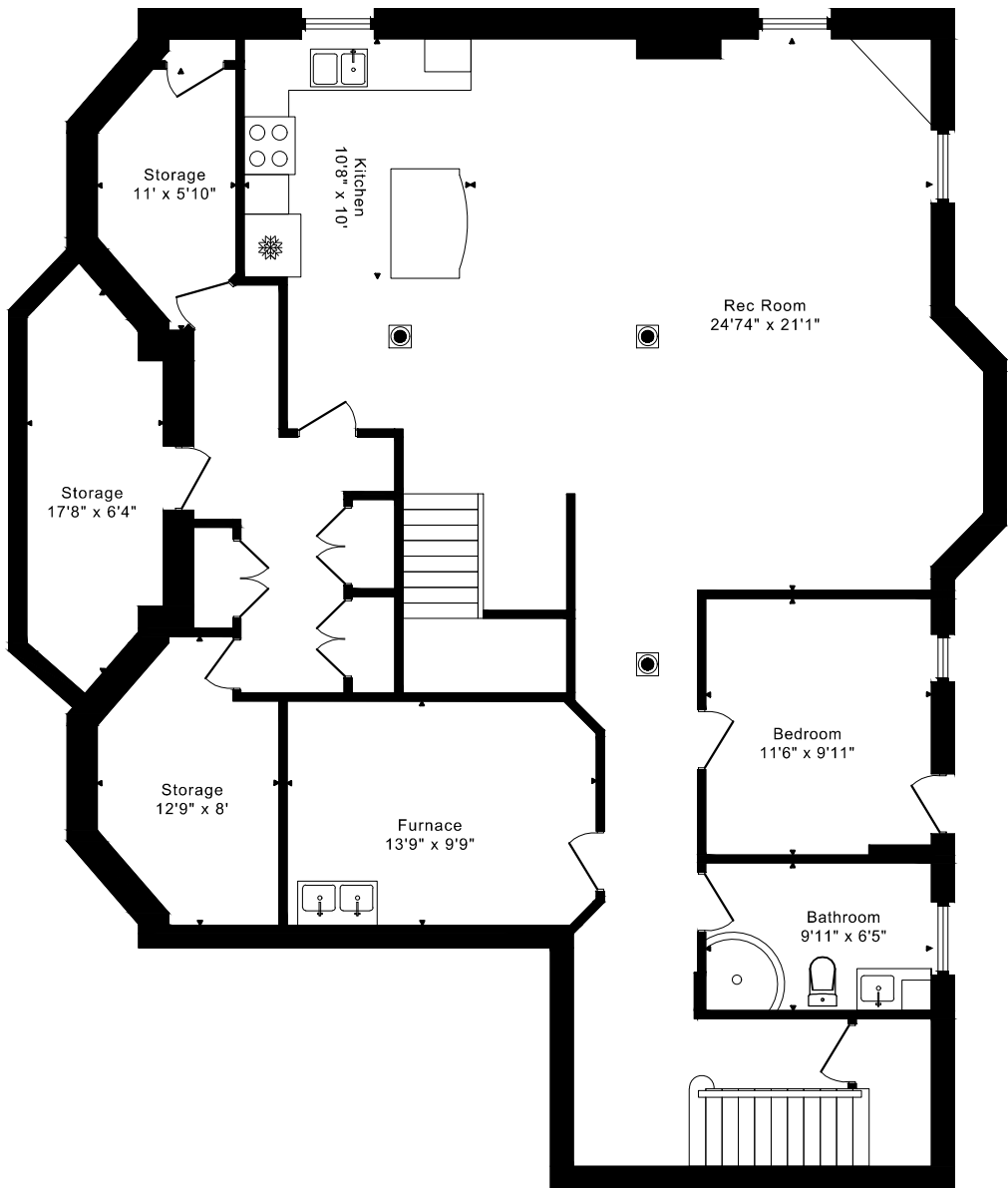


13 BOURDON AVENUE
FLOOR PLANS



SECOND FLOOR
1590 SQUARE FEET

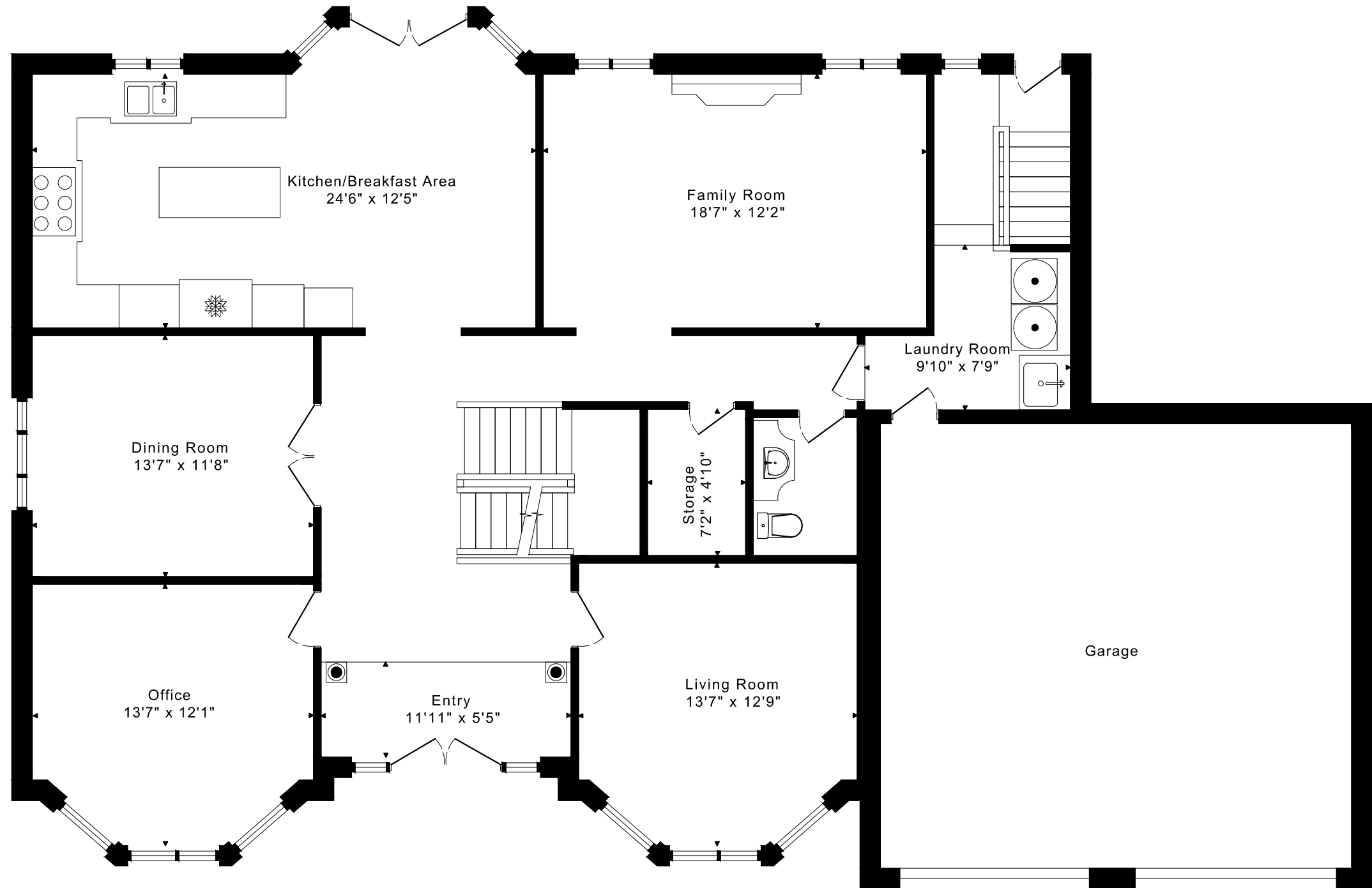


LOWER FLOOR
1845 SQUARE FEET

13 BOURDON AVENUE

FLOOR PLANS

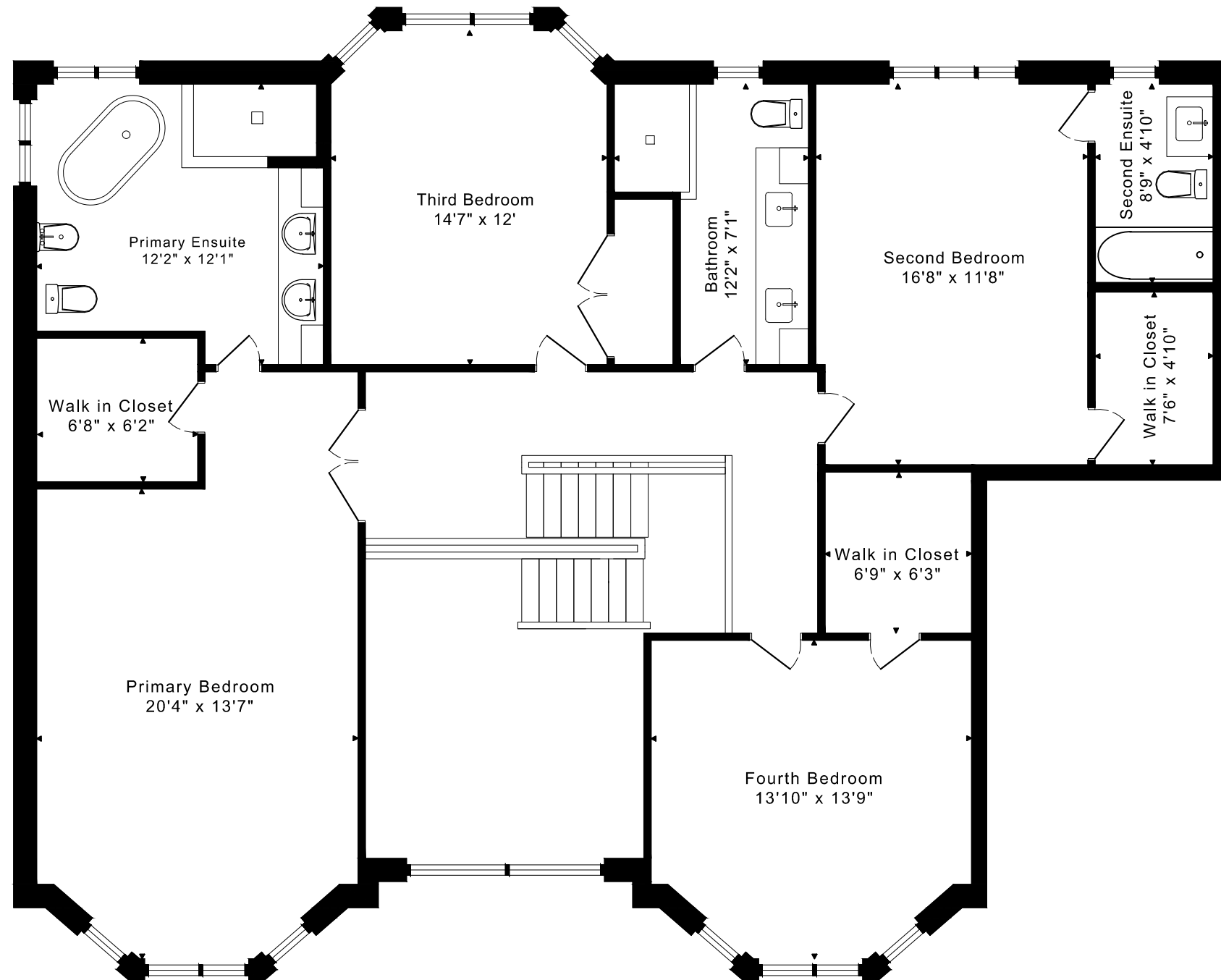
MAIN FLOOR 1745 SQUARE FEET



13 BOURDON AVENUE

FLOOR PLANS

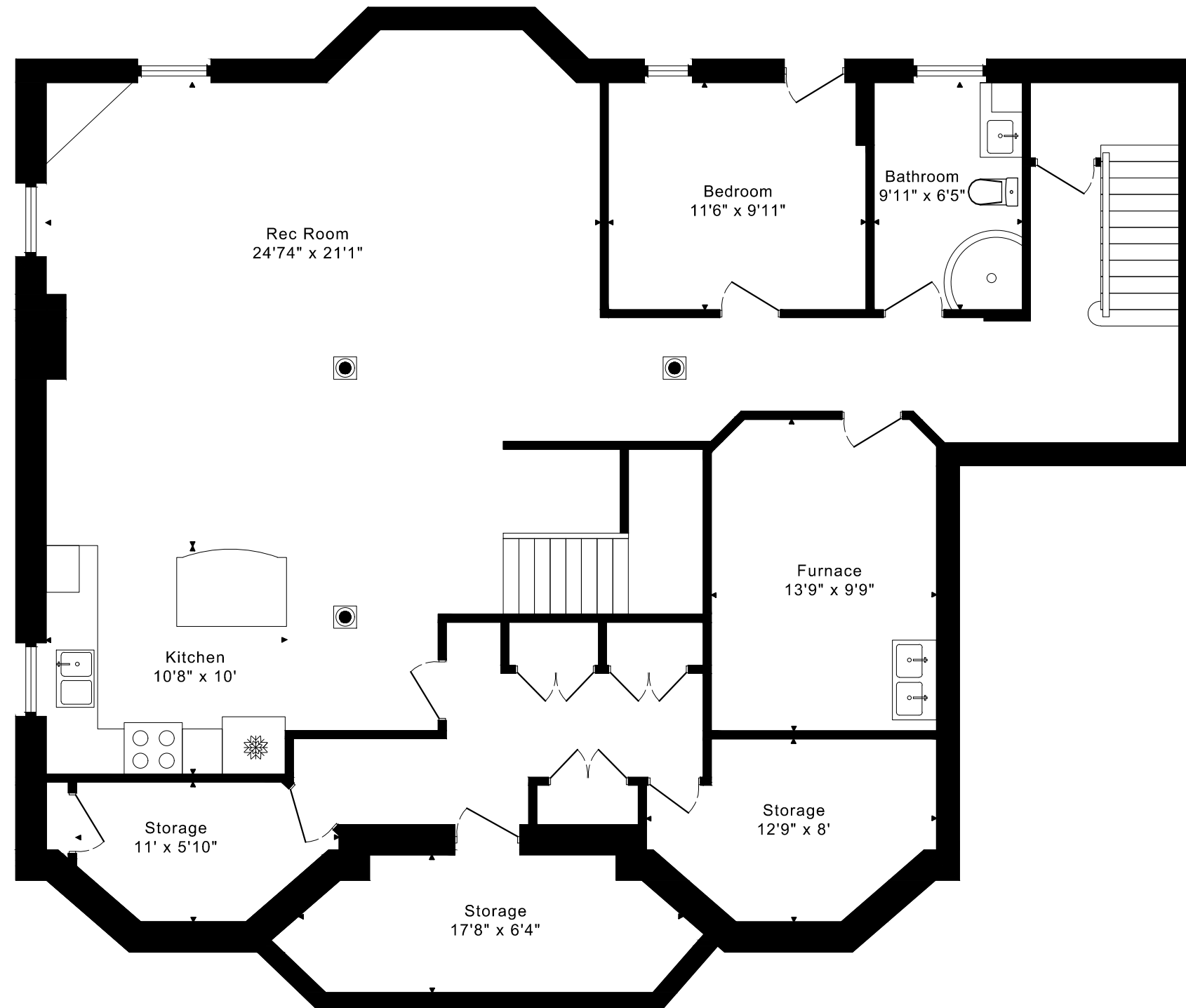
SECOND FLOOR 1590 SQUARE FEET



13 BOURDON AVENUE

FLOOR PLANS

LOWER FLOOR 1845 SQUARE FEET



13 BOURDON AVENUE ROOM MEASUREMENTS

Floor	Room	Imperial						Metric [m]		
		Length		Width		Height		Length	Width	Height
		Feet	Inches	Feet	Inches	Feet	Inches			
Second	Primary Bedroom	20	4	13	7	8	1	6,20	4,14	2,46
	Primary Ensuite	12	2	12	1	8	1	3,71	3,68	2,46
	Walk in Closet	6	8	6	2	8	1	2,03	1,88	2,46
	Second Bedroom	16	8	11	8	8	1	5,08	3,56	2,46
	Second Ensuite	8	9	4	10	8	1	2,67	1,47	2,46
	Walk in Closet	7	6	4	10	8	1	2,29	1,47	2,46
	Third Bedroom	14	7	12	0	8	1	4,45	3,66	2,46
	Fourth Bedroom	13	10	13	9	8	1	4,22	4,19	2,46
	Walk in Closet	6	9	6	3	8	1	2,06	1,91	2,46
	Bathroom	12	2	7	1	8	1	3,71	2,16	2,46
Main	Entry	11	11	5	5	17	5	3,63	1,65	5,31
	Living Room	13	7	12	9	9	1	4,14	3,89	2,77
	Dining Room	13	7	11	8	9	1	4,14	3,56	2,77
	Kitchen/Breakfast Area	24	6	12	5	9	1	7,47	3,78	2,77
	Family Room	18	7	12	2	9	1	5,66	3,71	2,77
	Office	13	7	12	1	9	1	4,14	3,68	2,77
	Laundry Room	9	10	7	9	8	6	3,00	2,36	2,59
	Storage	7	2	4	10	8	6	2,18	1,47	2,59
Lower	Rec Room	24	7	21	1	8	9	7,49	6,43	2,67
	Bedroom	11	6	9	11	8	9	3,51	3,02	2,67
	Kitchen	10	8	10	0	8	9	3,25	3,05	2,67
	Furnace	13	9	9	9	8	9	4,19	2,97	2,67
	Bathroom	9	11	6	5	8	9	3,02	1,96	2,67
	Storage	12	9	8	0	8	9	3,89	2,44	2,67
	Storage	17	8	6	4	8	9	5,38	1,93	2,67
	Storage	11	0	5	10	8	9	3,35	1,78	2,67

CAPTURED ON: 13 AUG 2025
DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED
ILLUSTRATIVE ONLY.

3335 sq ft + 1845 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.