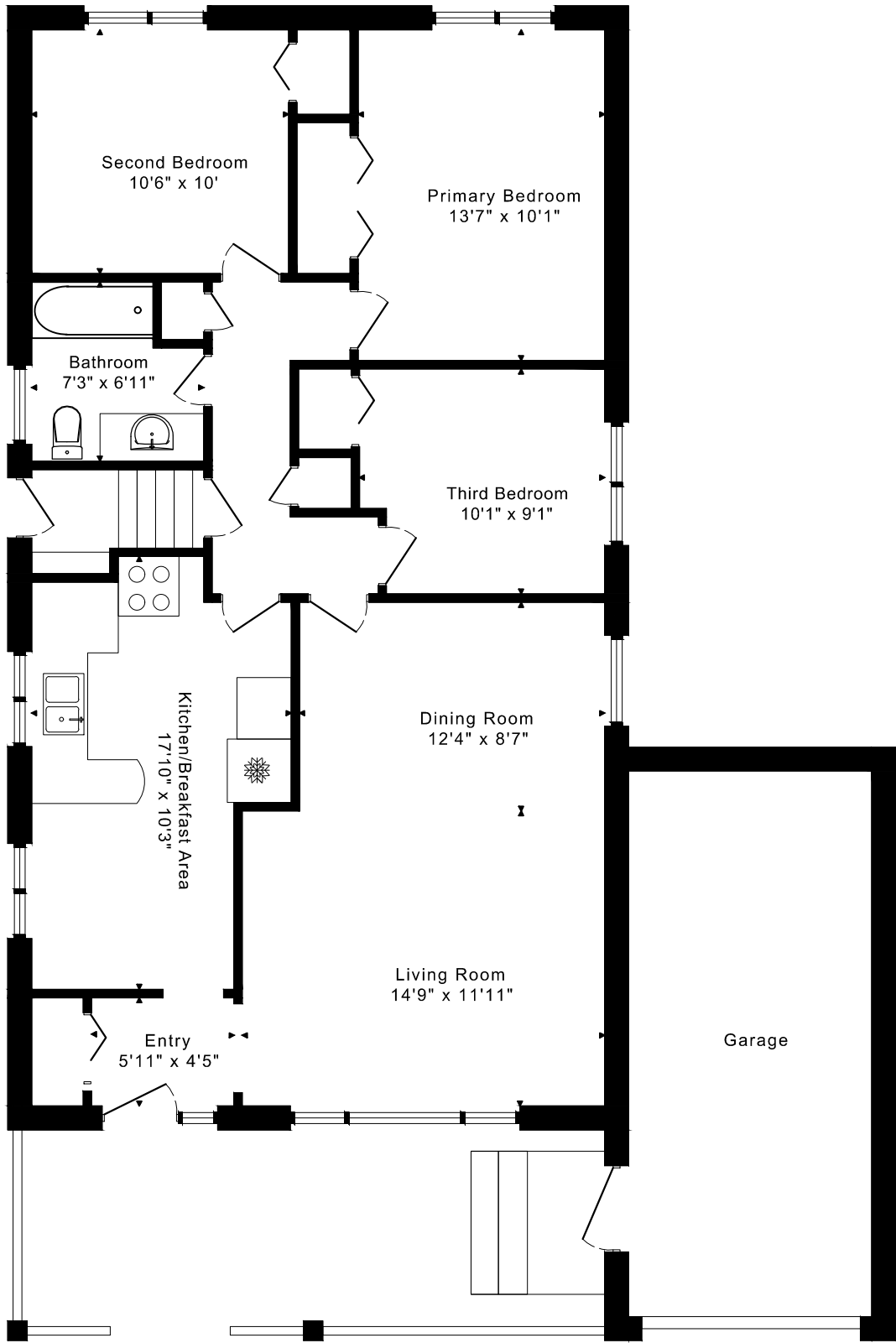
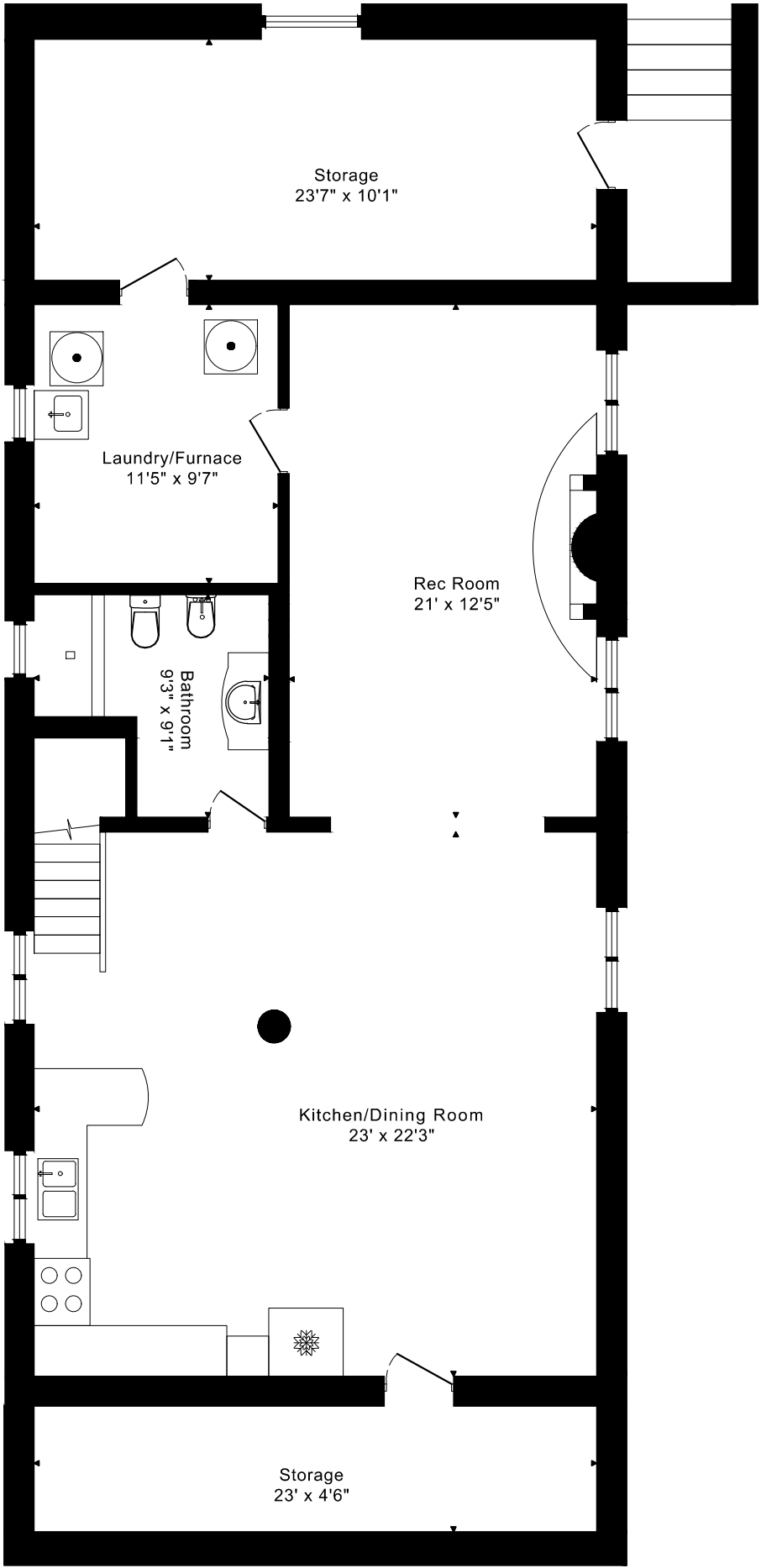


9 LARCHMERE AVENUE
FLOOR PLANS



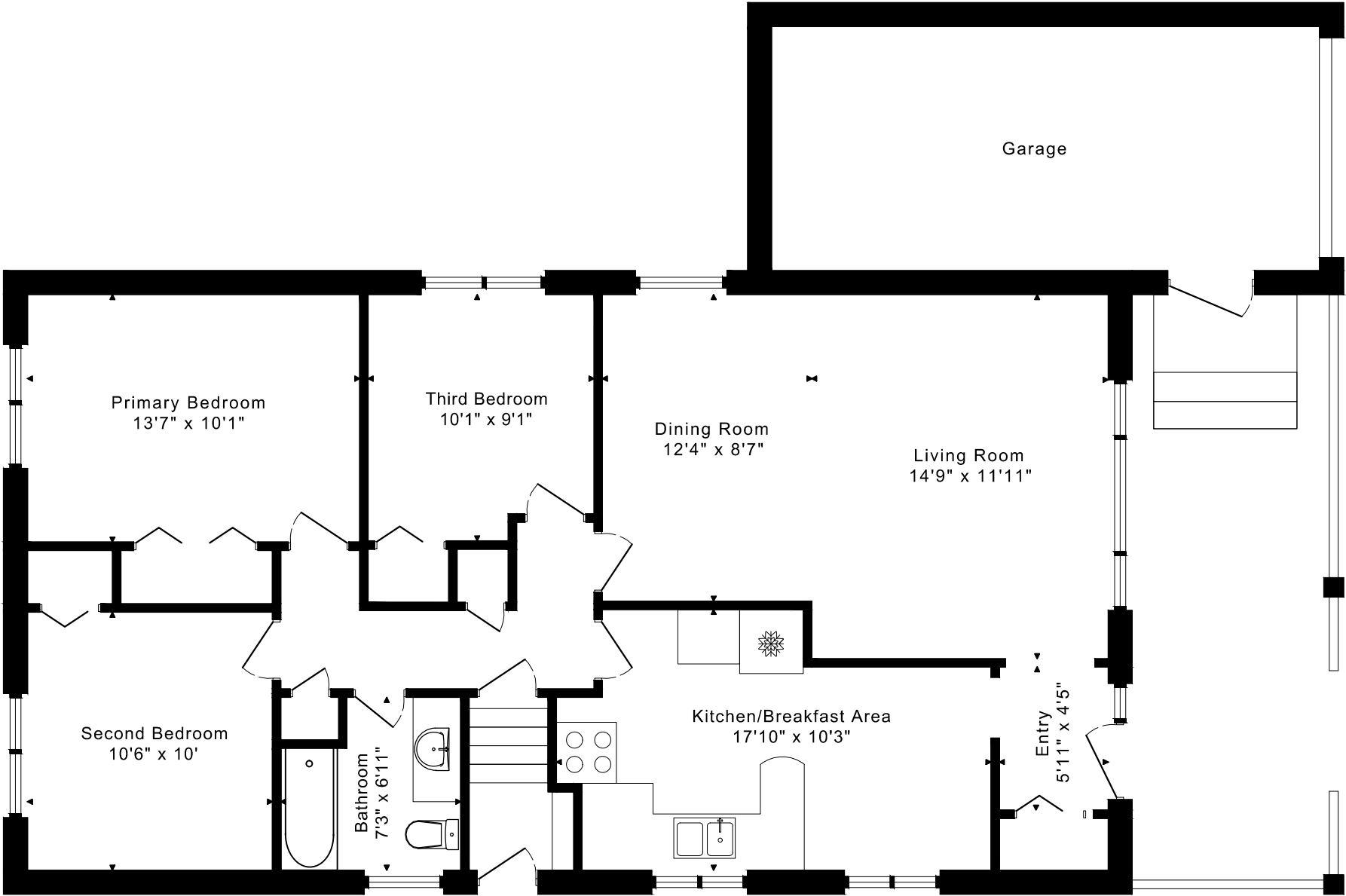
MAIN FLOOR
1165 SQUARE FEET



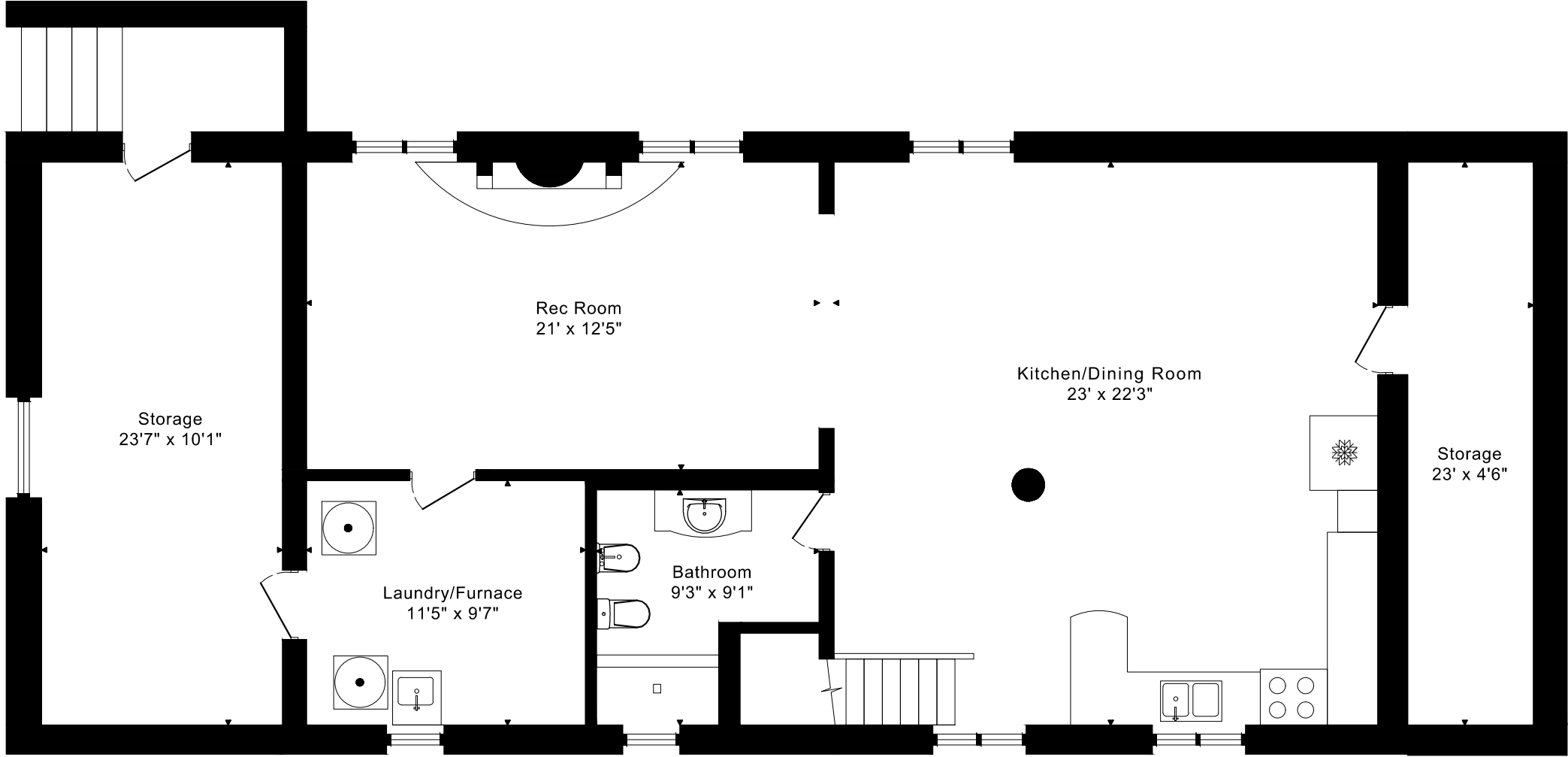
LOWER FLOOR
1620 SQUARE FEET

1165 sq ft + 1620 sq ft
BELOW GRADE

9 LARCHMERE AVENUE
FLOOR PLANS
MAIN FLOOR 1165 SQUARE FEET



9 LARCHMERE AVENUE
FLOOR PLANS
LOWER FLOOR 1620 SQUARE FEET



9 LARCHMERE AVENUE ROOM MEASUREMENTS

Floor	Room	Imperial						Metric [m]		
		Length		Width		Height		Length	Width	Height
		Feet	Inches	Feet	Inches	Feet	Inches			
Main	Entry	5	11	4	5	8	0	1,80	1,35	2,44
	Living Room	14	9	11	11	8	0	4,50	3,63	2,44
	Dining Room	12	4	8	7	8	0	3,76	2,62	2,44
	Kitchen/Breakfast Area	17	10	10	3	8	0	5,44	3,12	2,44
	Primary Bedroom	13	7	10	1	8	0	4,14	3,07	2,44
	Second Bedroom	10	6	10	0	8	0	3,20	3,05	2,44
	Third Bedroom	10	1	9	1	8	0	3,07	2,77	2,44
	Bathroom	7	3	6	11	8	0	2,21	2,11	2,44
Lower	Rec Room	21	0	12	5	7	7	6,40	3,78	2,31
	Kitchen/Dining Room	23	0	22	3	7	7	7,01	6,78	2,31
	Laundry/Furnace	11	5	9	7	7	7	3,48	2,92	2,31
	Bathroom	9	3	9	1	6	8	2,82	2,77	2,03
	Storage	23	0	4	6	7	7	7,01	1,37	2,31
	Storage	23	7	10	1	7	7	7,19	3,07	2,31

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.