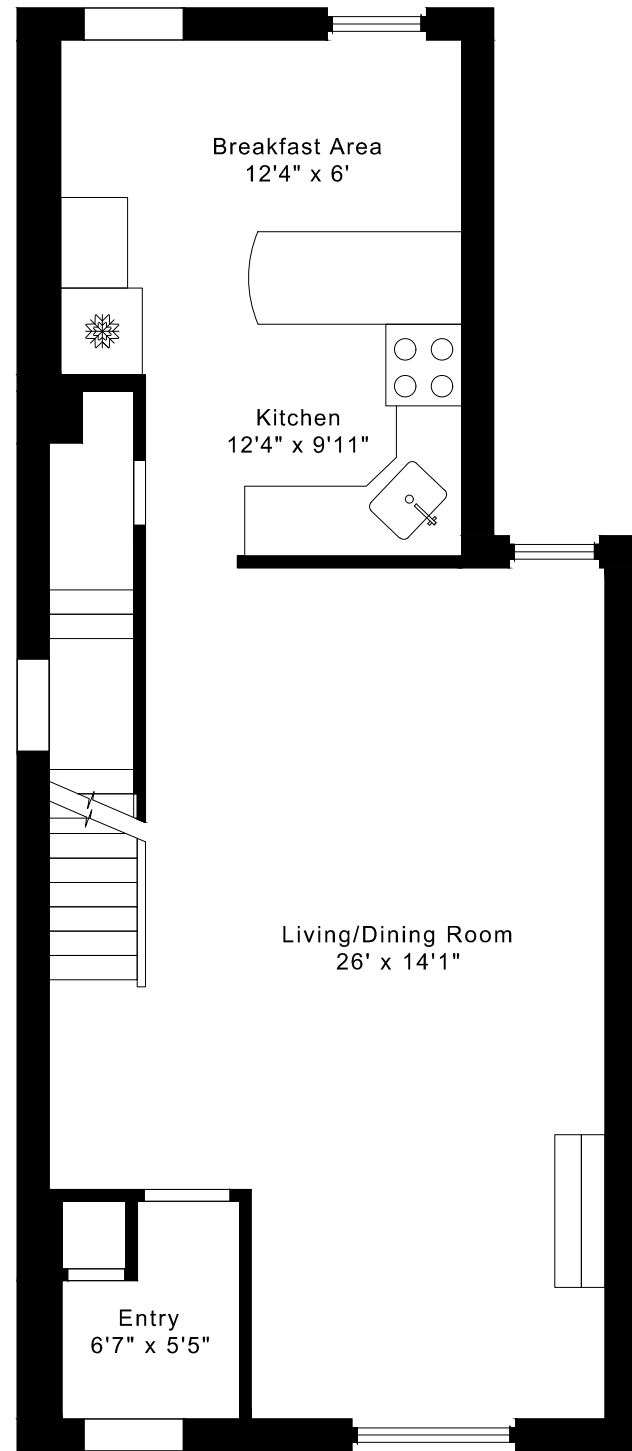
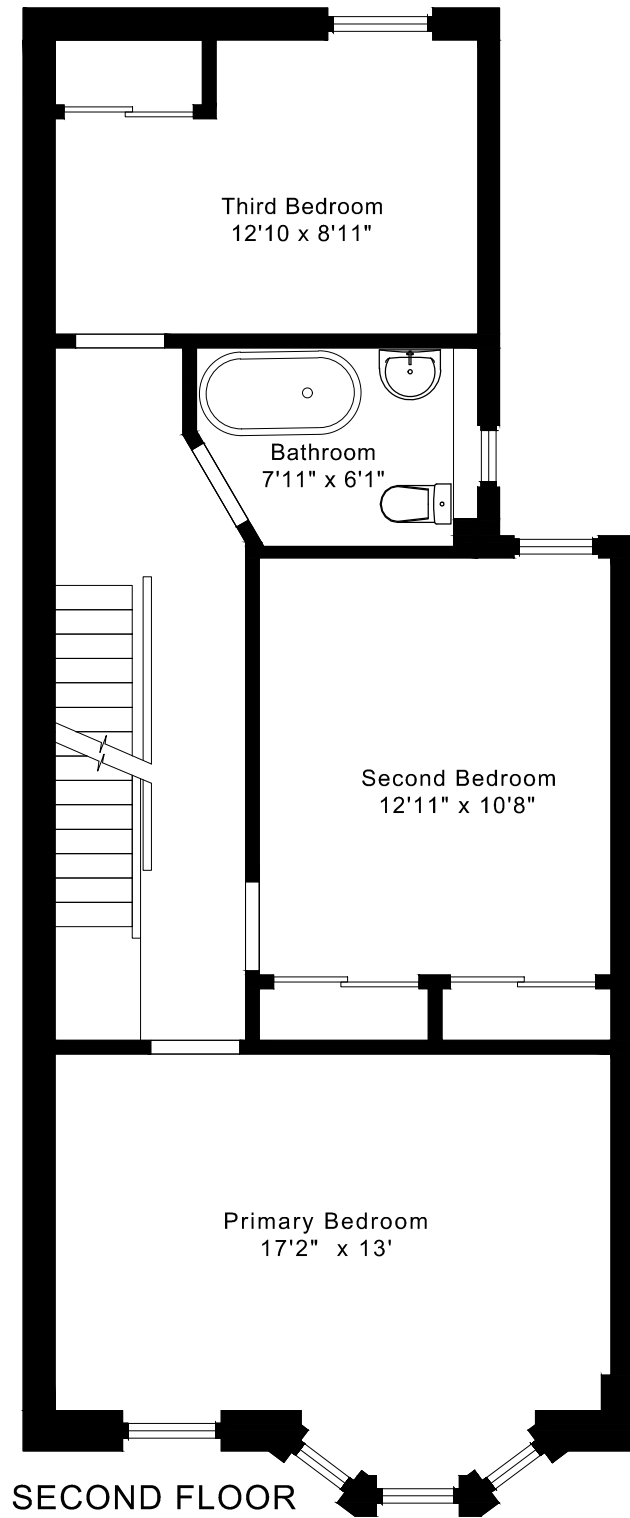


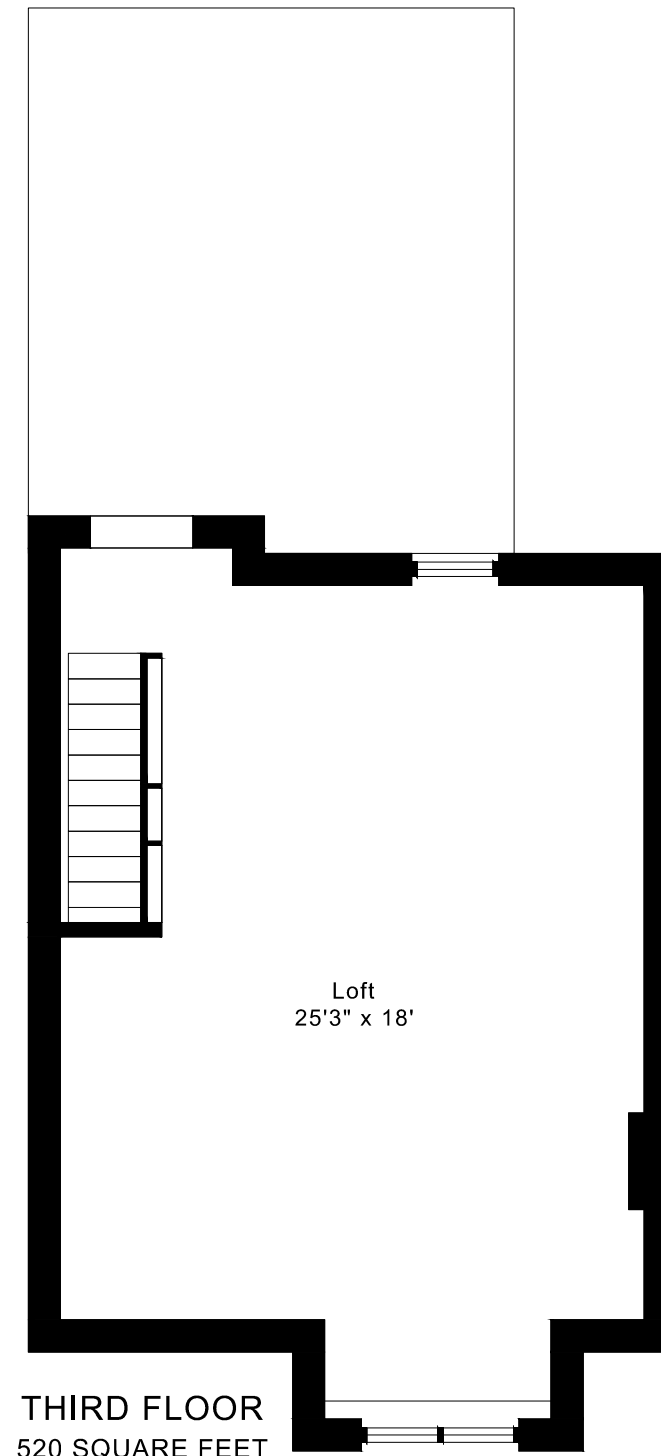
# 22 SIMPSON AVENUE FLOOR PLANS



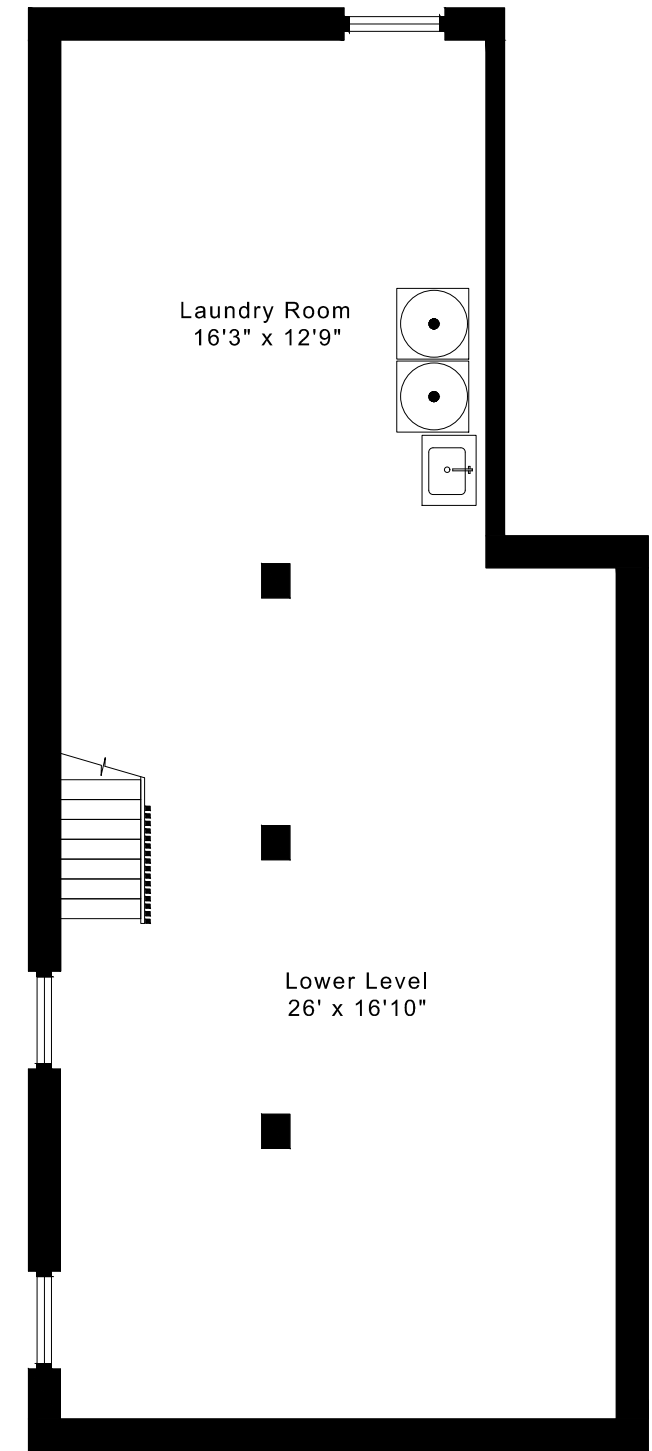
**MAIN FLOOR**  
770 SQUARE FEET



**SECOND FLOOR**  
785 SQUARE FEET



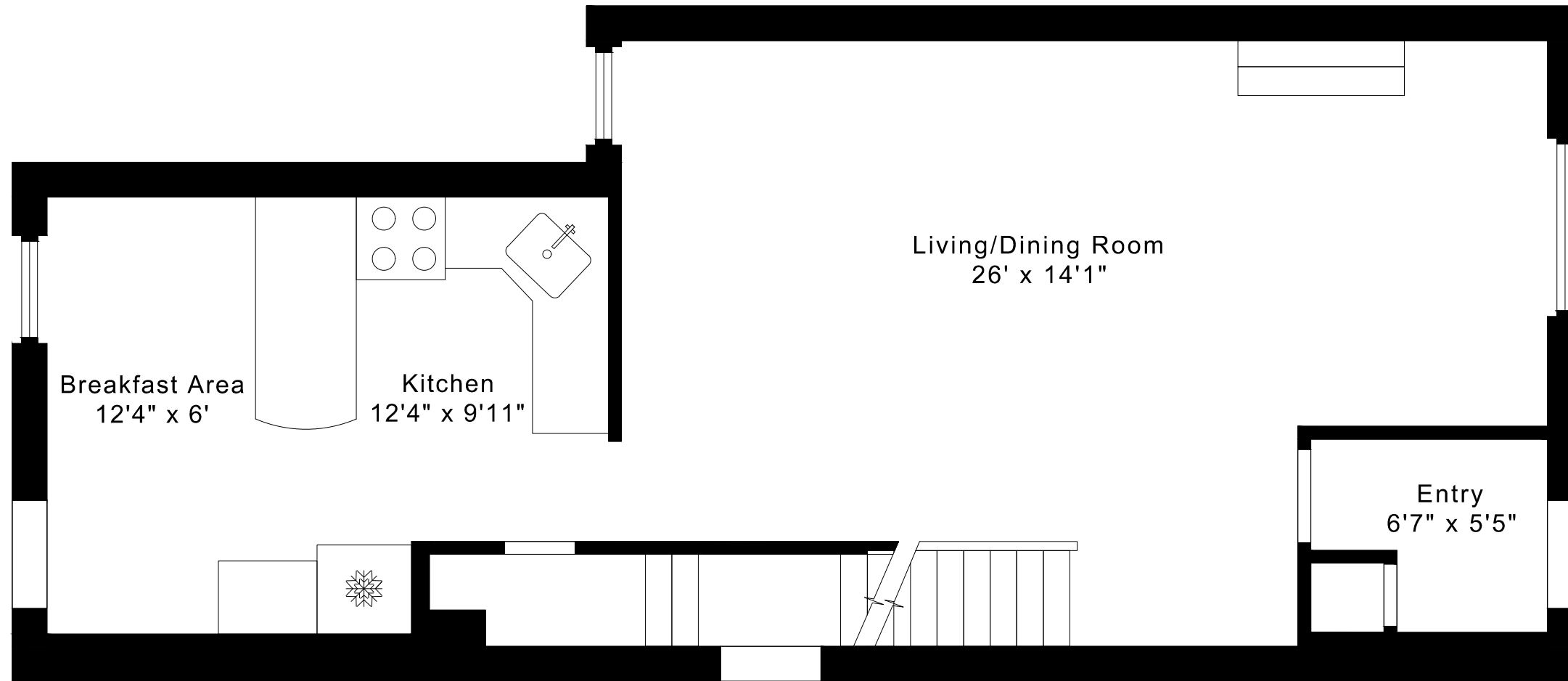
**THIRD FLOOR**  
520 SQUARE FEET



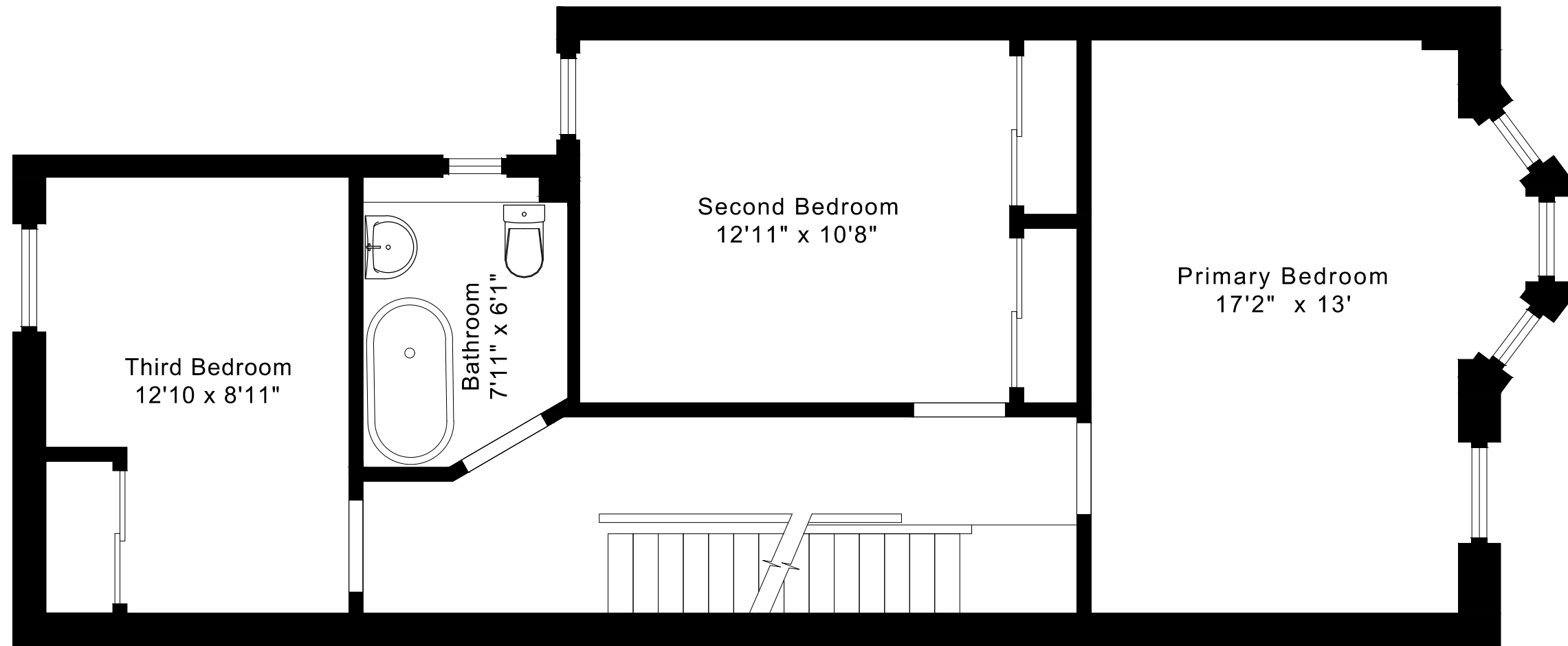
**LOWER FLOOR**  
770 SQUARE FEET

# 22 SIMPSON AVENUE FLOOR PLANS

MAIN FLOOR 770 SQUARE FEET

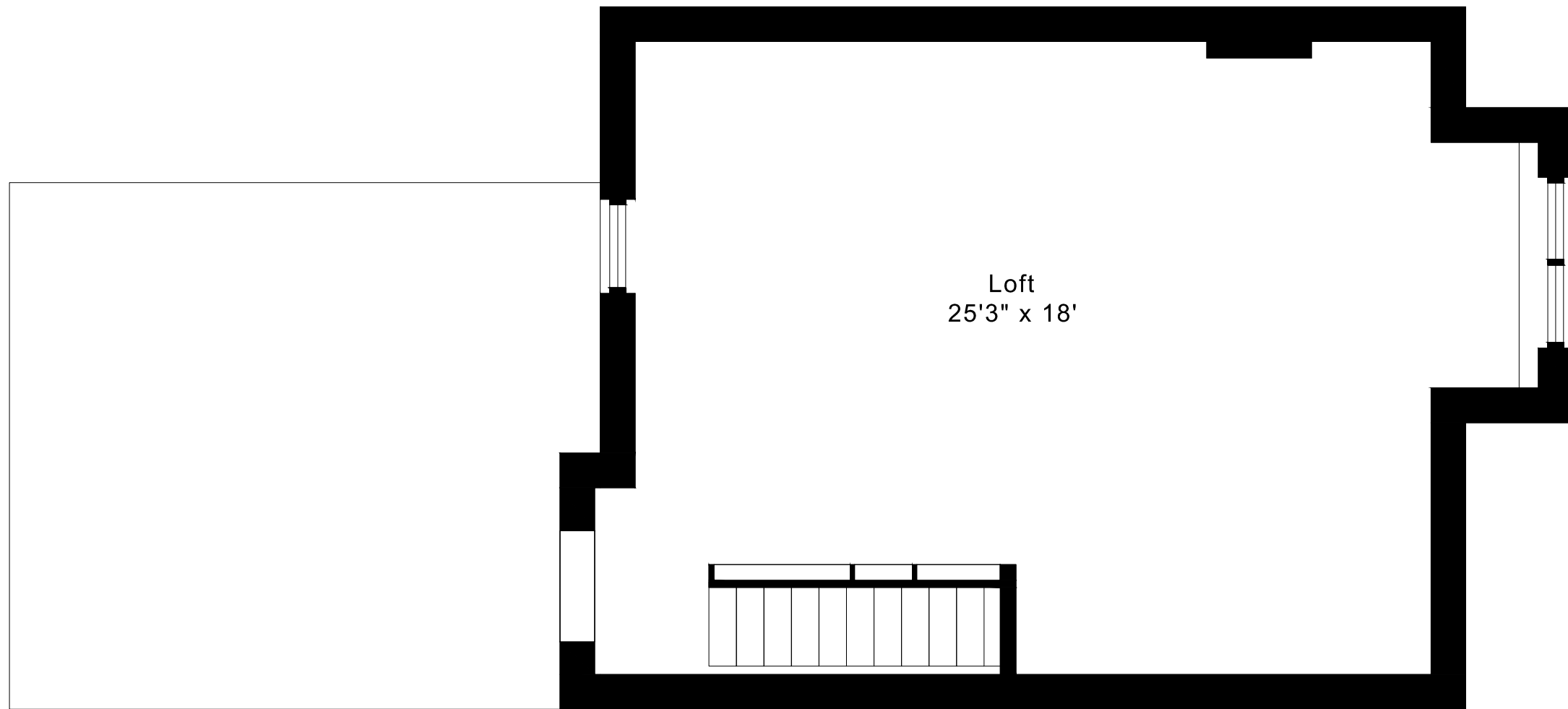


22 SIMPSON AVENUE  
FLOOR PLANS  
SECOND FLOOR 785 SQUARE FEET



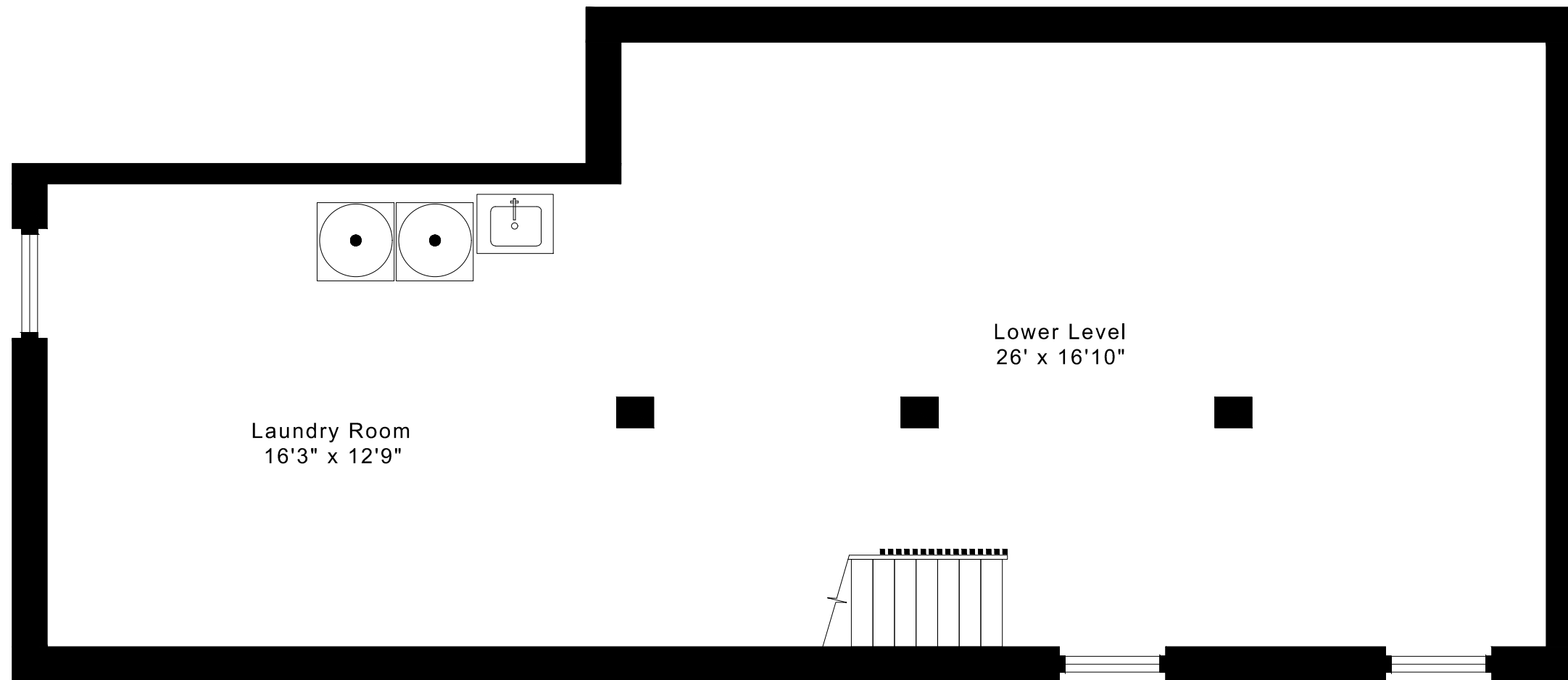
# 22 SIMPSON AVENUE FLOOR PLANS

THIRD FLOOR 520 SQUARE FEET



# 22 SIMPSON AVENUE FLOOR PLANS

LOWER FLOOR 770 SQUARE FEET



22 SIMPSON AVENUE ROOM MEASUREMENTS

Floor	Room	Imperial						Metric [m]		
		Length		Width		Height		Length	Width	Height
		Feet	Inches	Feet	Inches	Feet	Inches			
Third	Loft	25	3	18	0	8	7	7,70	5,49	2,62
Second	Primary Bedroom	17	2	13	0	8	11	5,23	3,96	2,72
	Second Bedroom	12	11	10	8	8	11	3,94	3,25	2,72
	Third Bedroom	12	10	8	11	8	11	3,91	2,72	2,72
	Bathroom	7	11	6	1	8	11	2,41	1,85	2,72
Main	Entry	6	7	5	5	9	5	2,01	1,65	2,87
	Living/Dining Room	26	0	14	1	9	5	7,92	4,29	2,87
	Kitchen	15	8	15	4	9	5	4,78	4,67	2,87
	Breakfast Area	12	4	6	0	9	5	3,76	1,83	2,87
Lower	Lower Level	26	0	16	10	6	9	7,92	5,13	2,06
	Laundry Room	16	3	12	9	6	9	4,95	3,89	2,06

CAPTURED ON: 10 FEB 2026  
 DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED  
 ILLUSTRATIVE ONLY.

2075 sq ft + 770 sq ft  
 BELOW GRADE

The following is a disclaimer regarding the approximate nature of dimensions and floor areas listed in this document:

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**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.