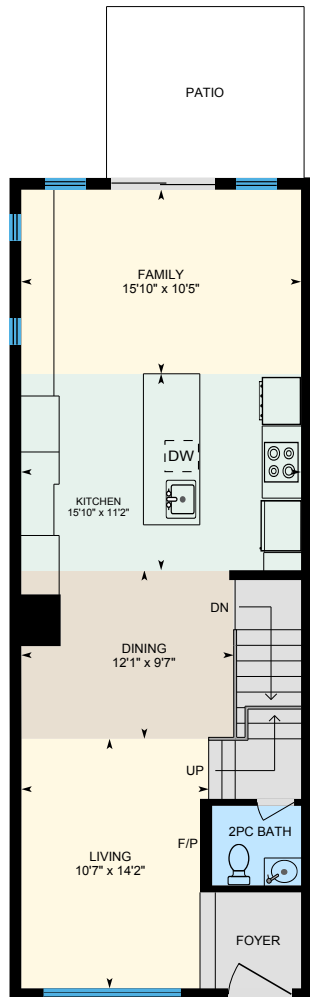
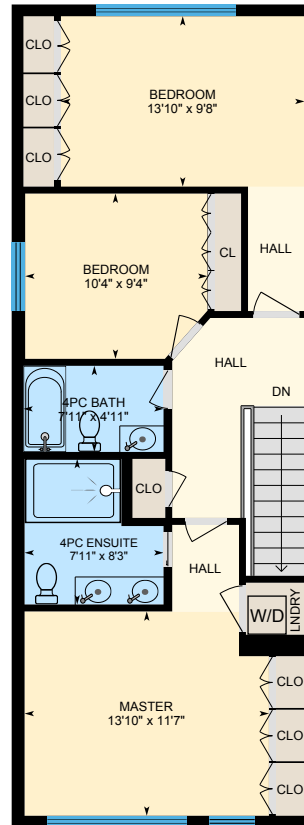


# 38 Beachdale Ave, Toronto, ON

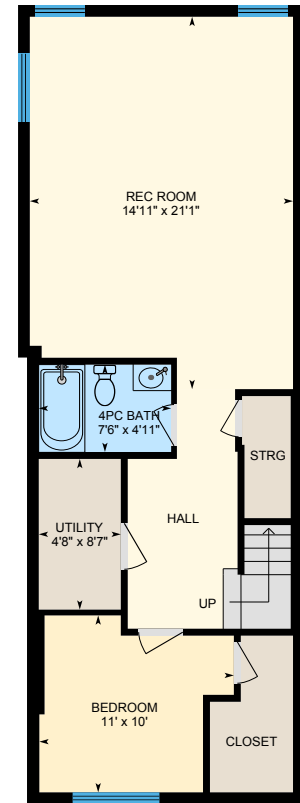
Main Building: Total Exterior Area Above Grade 1602 sq ft



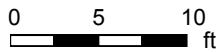
**1st Floor**  
Exterior Area 802 sq ft



**2nd Floor**  
Exterior Area 800 sq ft

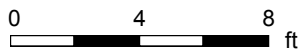
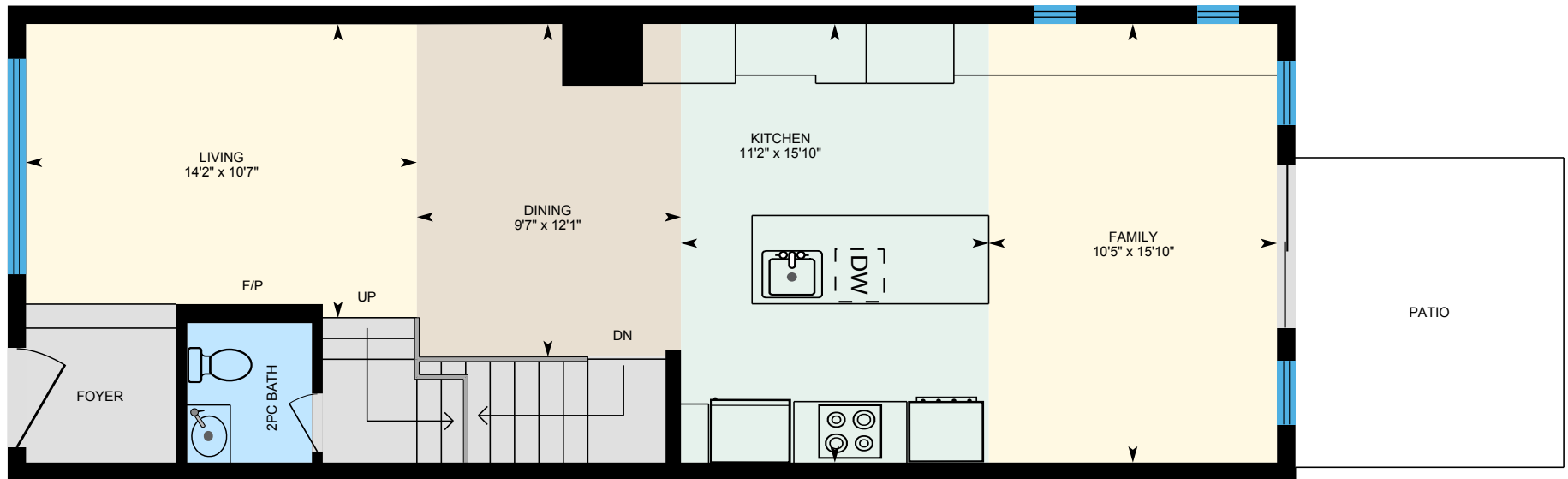


**Basement (Below Grade)**  
Exterior Area 720 sq ft



# 38 Beachdale Ave, Toronto, ON

1st Floor Total Exterior Area 802 sq ft  
Total Interior Area 718 sq ft



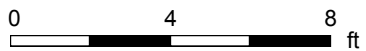
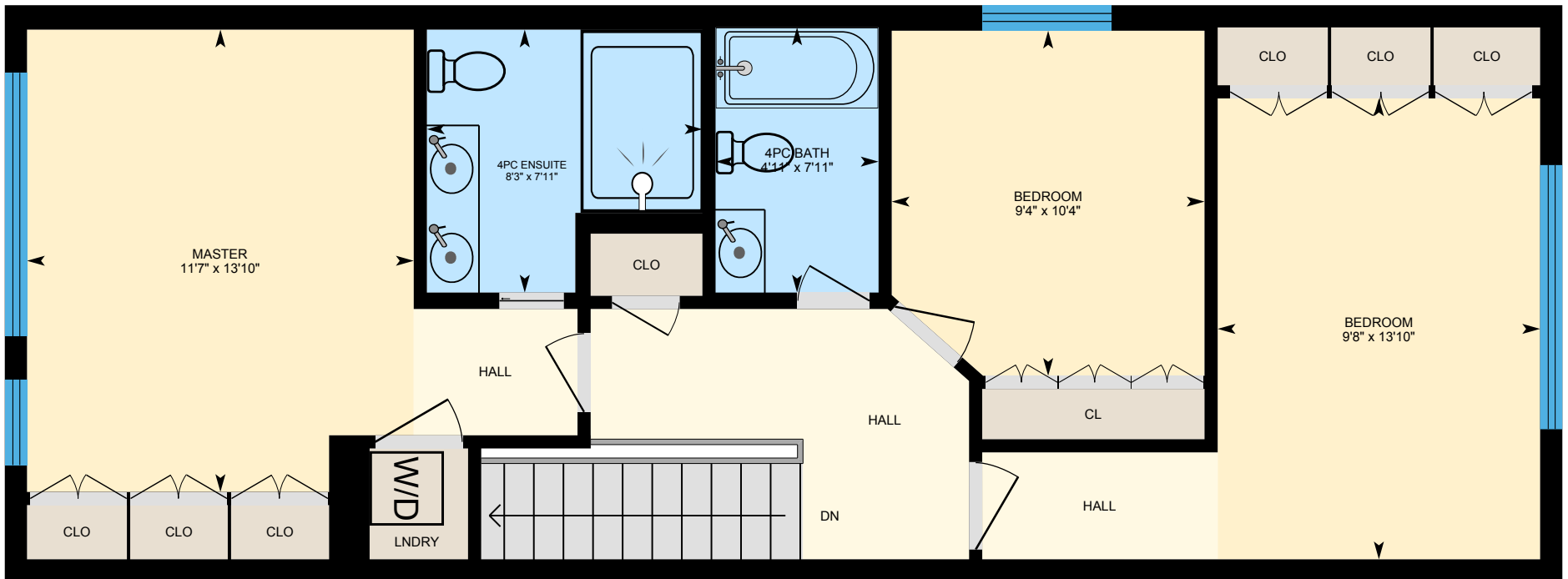
PREPARED: Jul, 2020



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 38 Beachdale Ave, Toronto, ON

2nd Floor Total Exterior Area 800 sq ft  
Total Interior Area 717 sq ft



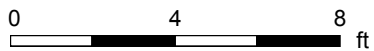
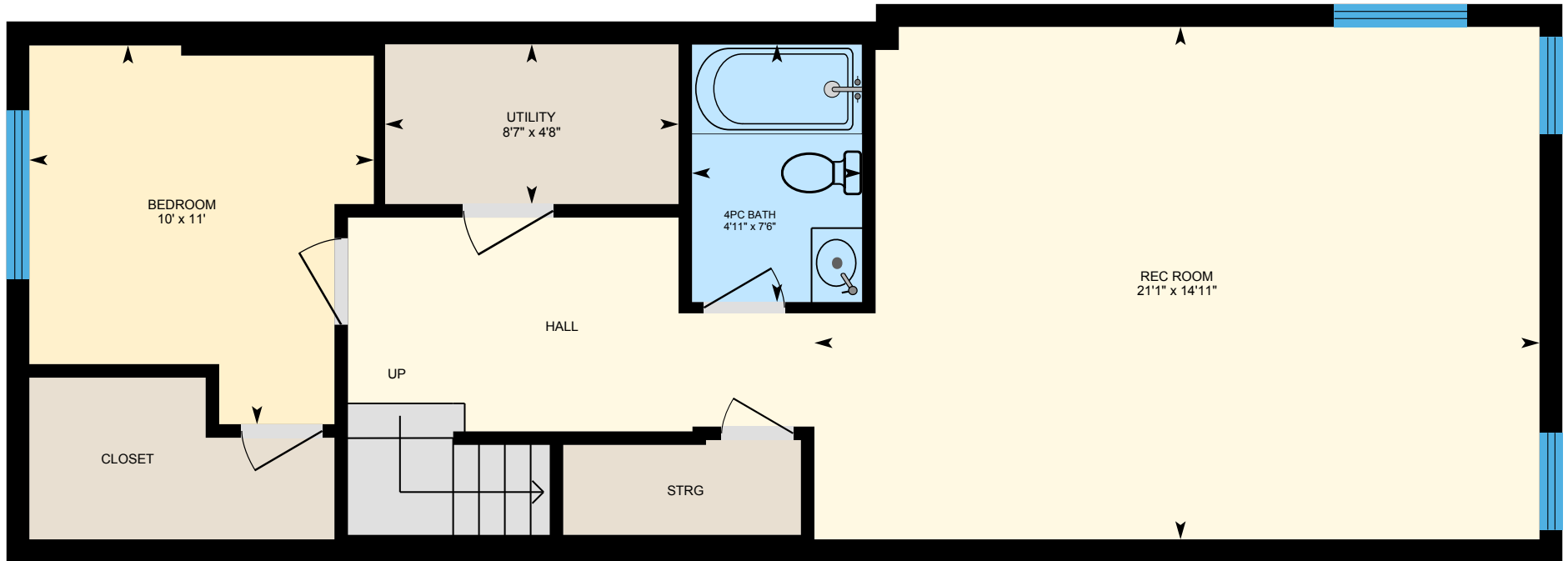
PREPARED: Jul, 2020



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 38 Beachdale Ave, Toronto, ON

**Basement** Total Exterior Area 720 sq ft  
Total Interior Area 639 sq ft



PREPARED: Jul, 2020



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 38 Beachdale Ave, Toronto, ON

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### 1ST FLOOR

2pc Bath: 5'1" x 4'6"

Dining: 12'1" x 9'7"

Family: 15'10" x 10'5"

Kitchen: 15'10" x 11'2"

Living: 10'7" x 14'2"

##### 2ND FLOOR

4pc Bath: 7'11" x 4'11"

4pc Ensuite: 7'11" x 8'3"

Bedroom: 13'10" x 9'8"

Bedroom: 10'4" x 9'4"

Master: 13'10" x 11'7"

##### BASEMENT

4pc Bath: 7'6" x 4'11"

Bedroom: 11' x 10'

Rec Room: 14'11" x 21'1"

Utility: 4'8" x 8'7"

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### 1ST FLOOR

Interior Area: 718 sq ft

Perimeter Wall Length: 125 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 802 sq ft

##### 2ND FLOOR

Interior Area: 717 sq ft

Perimeter Wall Length: 125 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 800 sq ft

##### BASEMENT (Below Grade)

Interior Area: 639 sq ft

Perimeter Wall Length: 120 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 720 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 1435 sq ft

**Main Building Exterior: 1602 sq ft**