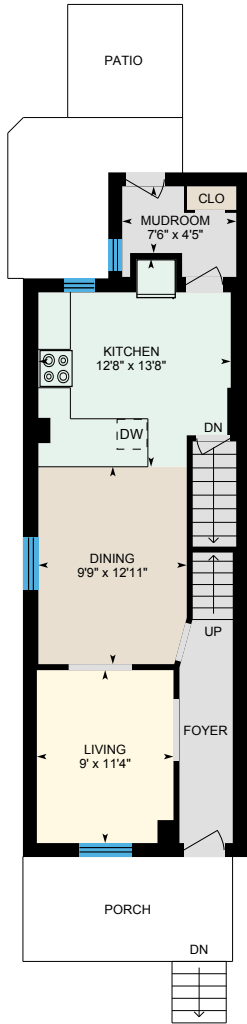
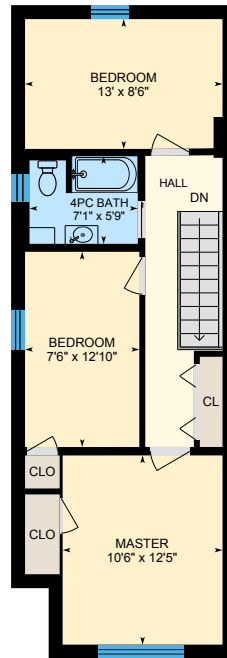


# 74 Duvernét Ave, Toronto, ON

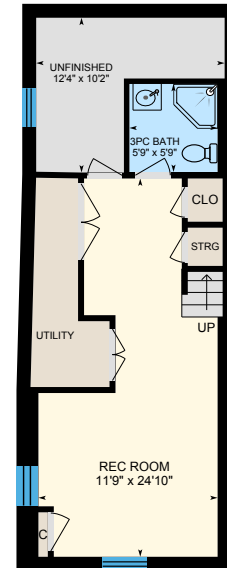
Main Building: Total Exterior Area Above Grade 1239 sq ft



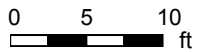
**1st Floor**  
Exterior Area 619 sq ft



**2nd Floor**  
Exterior Area 620 sq ft

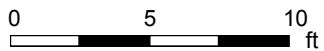
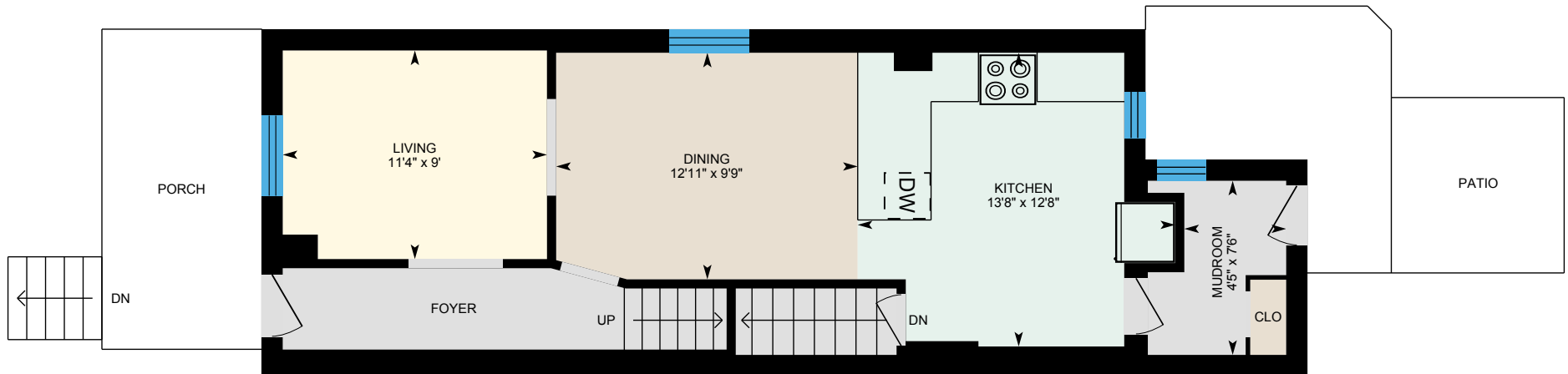


**Basement (Below Grade)**  
Exterior Area 519 sq ft



# 74 Duvernét Ave, Toronto, ON

1st Floor Total Exterior Area 619 sq ft  
Total Interior Area 513 sq ft

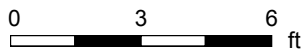
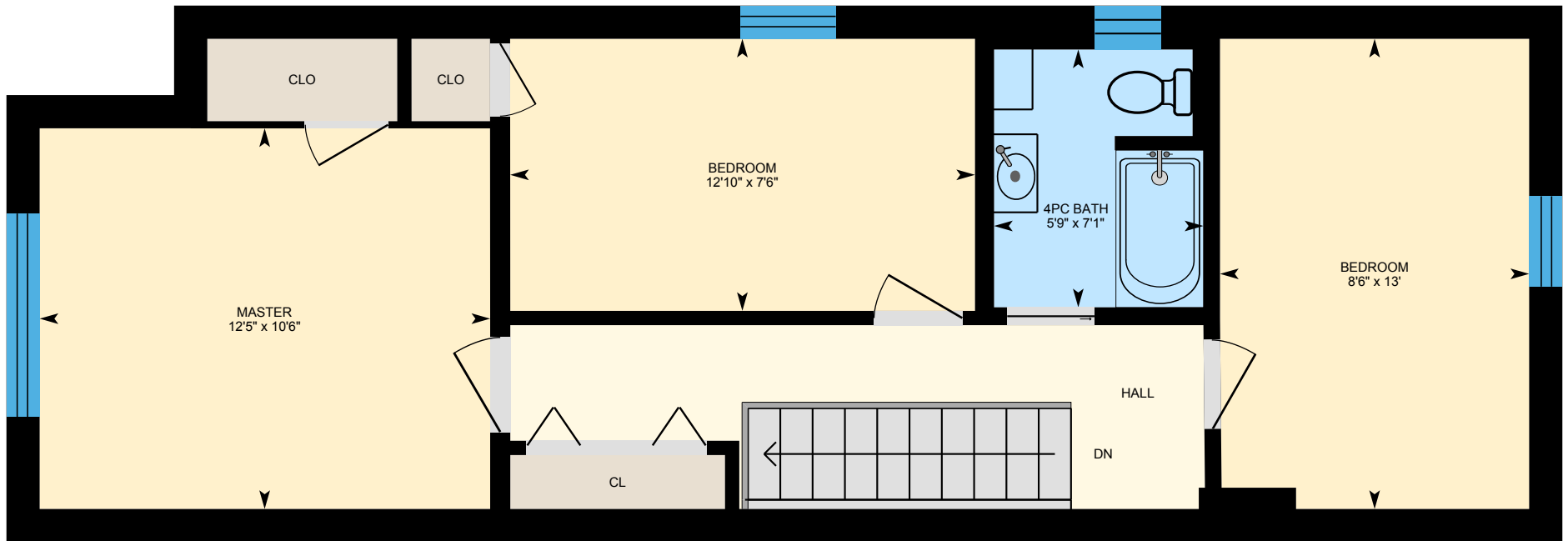


PREPARED: Sep 2020



# 74 Duvernét Ave, Toronto, ON

2nd Floor Total Exterior Area 620 sq ft  
Total Interior Area 517 sq ft

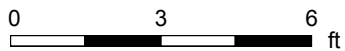


PREPARED: Sep 2020



# 74 Duvernay Ave, Toronto, ON

**Basement** Total Exterior Area 519 sq ft  
Total Interior Area 427 sq ft



PREPARED: Sep 2020



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 74 Duvernet 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

Dining: 9'9" x 12'11"

Kitchen: 12'8" x 13'8"

Living: 9' x 11'4"

Mudroom: 7'6" x 4'5"

##### 2ND FLOOR

4pc Bath: 7'1" x 5'9"

Bedroom: 7'6" x 12'10"

Bedroom: 13' x 8'6"

Master: 10'6" x 12'5"

##### BASEMENT

3pc Bath: 5'9" x 5'9"

Rec Room: 11'9" x 24'10"

Unfinished: 12'4" x 10'2"

Utility: 5'2" x 13'9"

### Floor Area Information

Floor areas include footprint area of interior walls. 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: 513 sq ft

Perimeter Wall Length: 116 ft

Perimeter Wall Thickness: 11.0 in

Exterior Area: 619 sq ft

##### 2ND FLOOR

Interior Area: 517 sq ft

Perimeter Wall Length: 112 ft

Perimeter Wall Thickness: 11.0 in

Exterior Area: 620 sq ft

##### BASEMENT (Below Grade)

Interior Area: 427 sq ft

Perimeter Wall Length: 100 ft

Perimeter Wall Thickness: 11.0 in

Exterior Area: 519 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 1030 sq ft

**Main Building Exterior: 1239 sq ft**

# 74 Duvernet Ave, Toronto, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls.

**Excluded Area** is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Unfinished Area** is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

**Finished Area** is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

### iGUIDE Exterior Area Calculation

**Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]**

### Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.