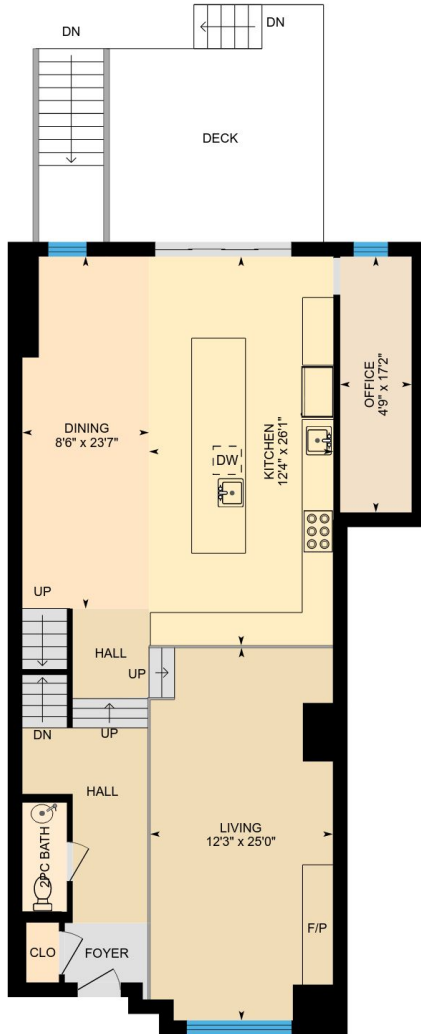
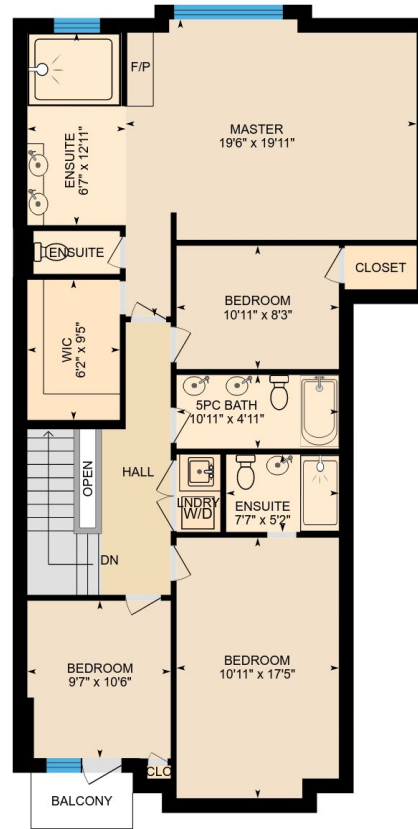


# 48 Leading Image Ave

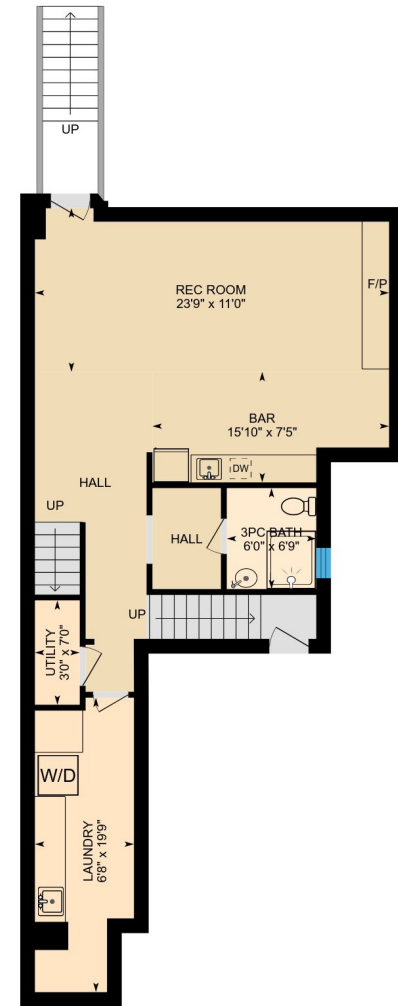
Main Building: Total Exterior Area Above Grade 2653 sq ft



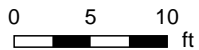
**Main Floor**  
Exterior Area 1289 sq ft



**2nd Floor**  
Exterior Area 1291 sq ft



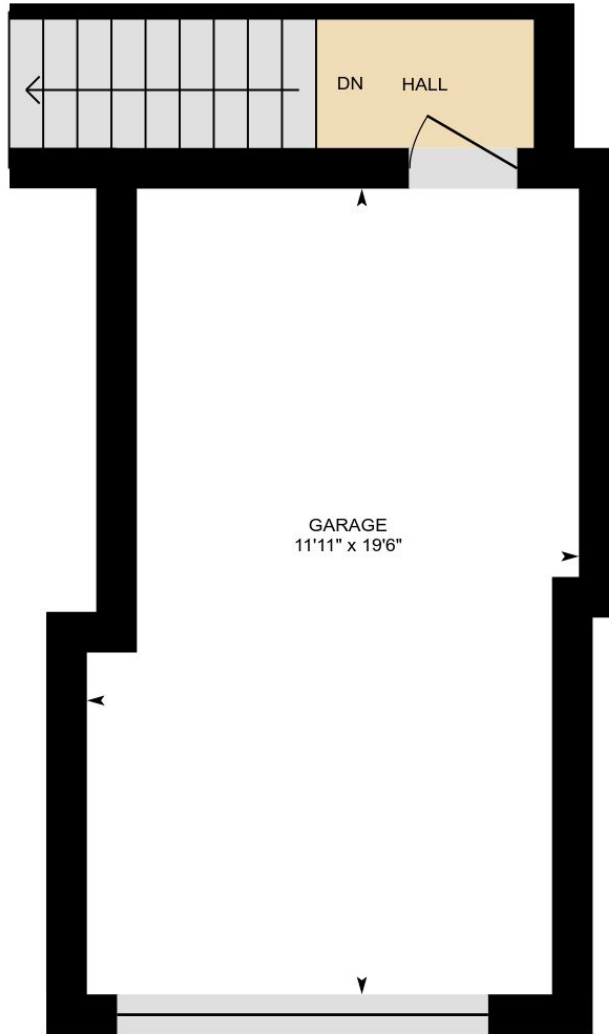
**Basement (Below Grade)**  
Exterior Area 907 sq ft



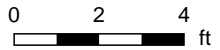
PREPARED: Jul, 2017

# 48 Leading Image Ave

Main Building: Total Exterior Area Above Grade 2653 sq ft



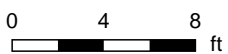
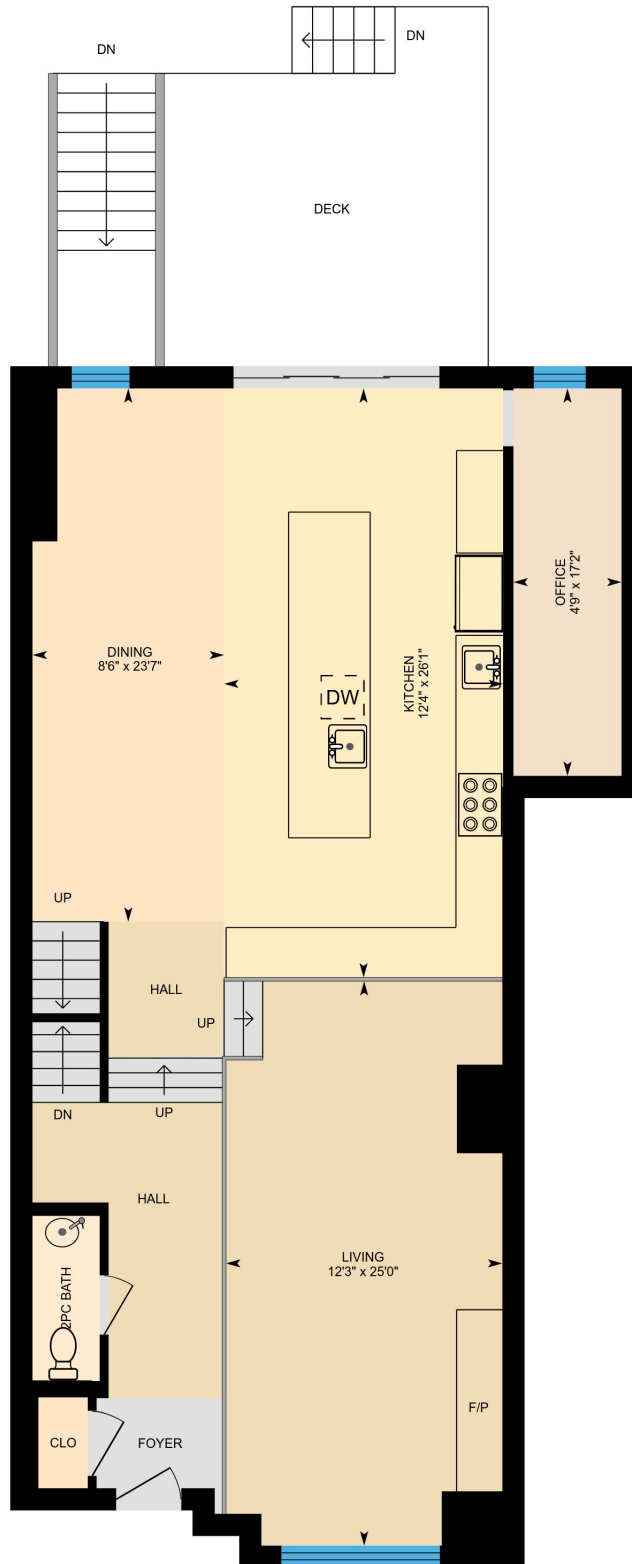
**Garage**  
Exterior Area 73 sq ft



PREPARED: Jul, 2017

# 48 Leading Image Ave

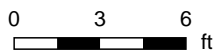
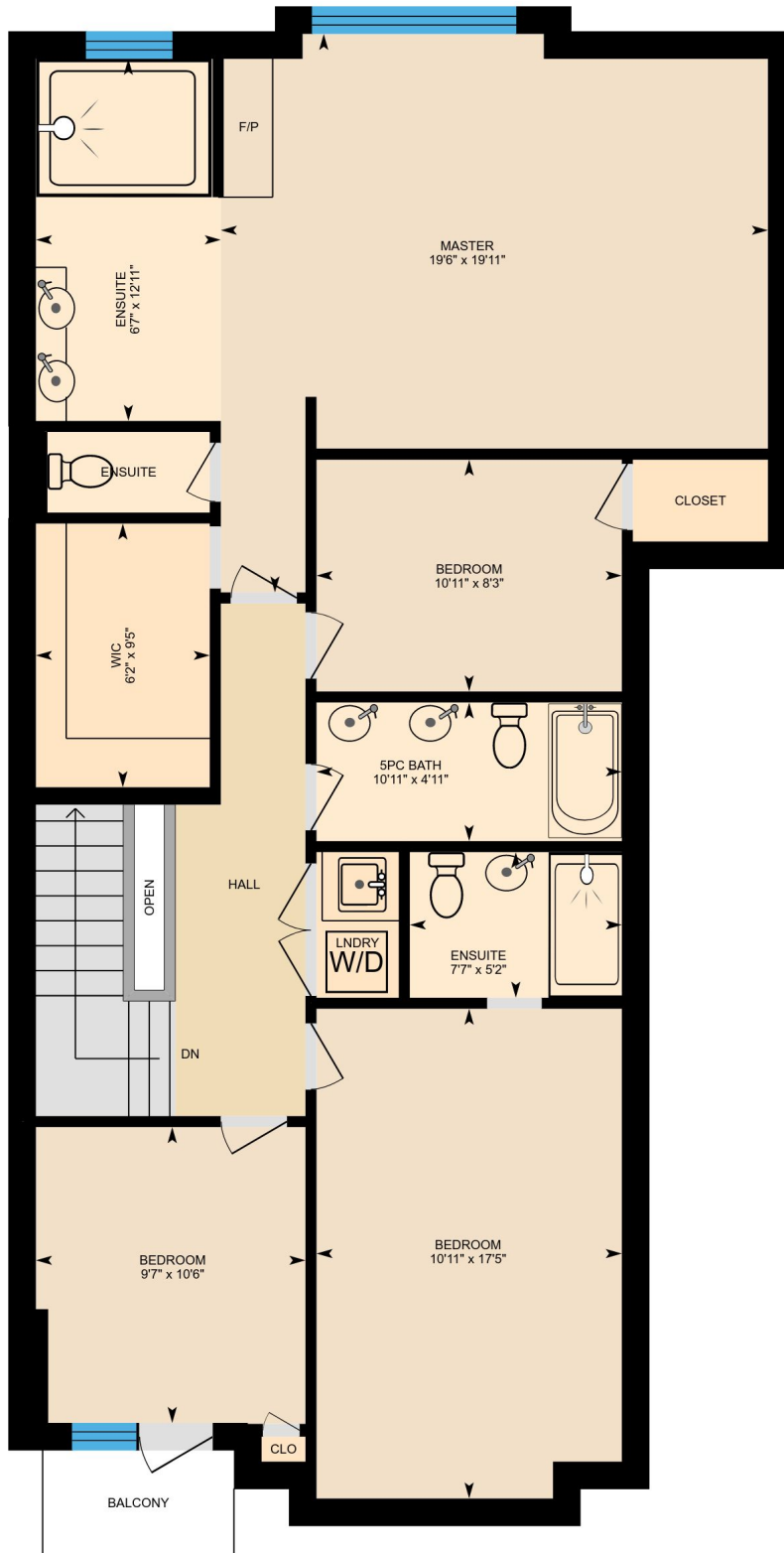
**Main Floor** Total Exterior Area 1289 sq ft  
Total Interior Area 1132 sq ft



PREPARED: Jul, 2017

# 48 Leading Image Ave

**2nd Floor** Total Exterior Area 1291 sq ft  
Total Interior Area 1133 sq ft

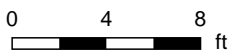
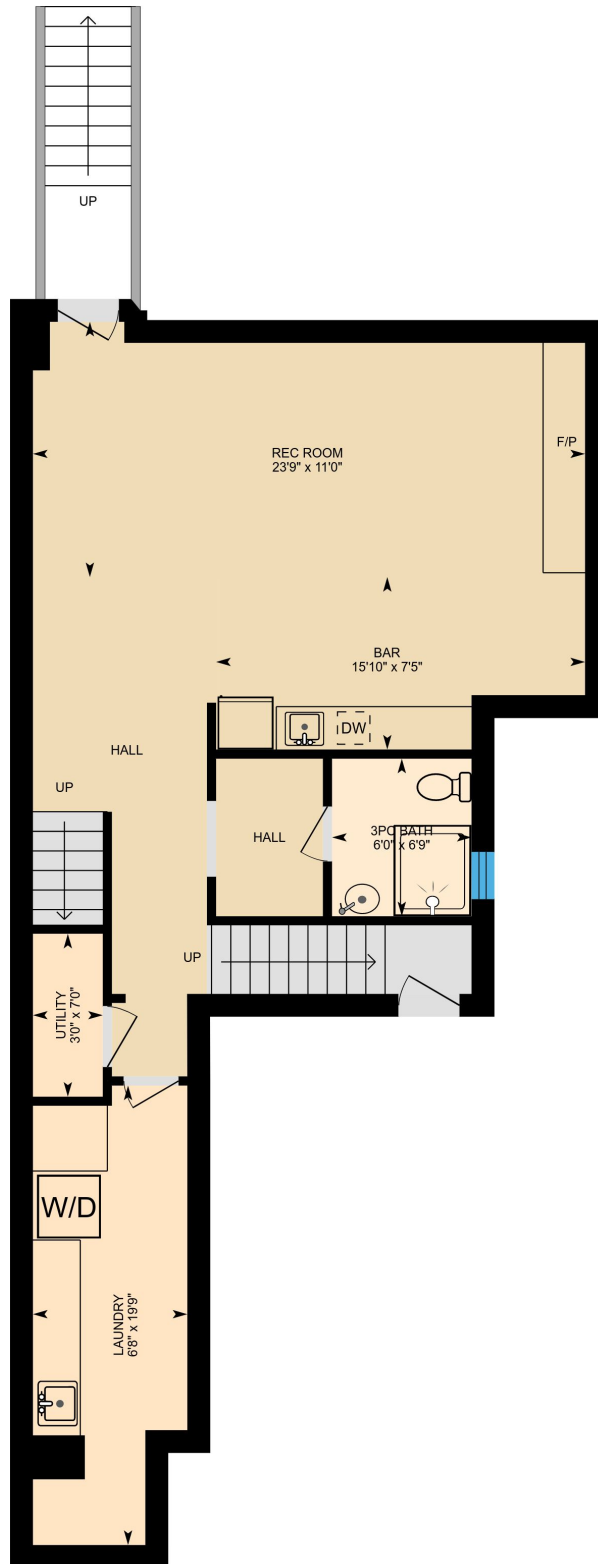


PREPARED: Jul, 2017

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/>.

# 48 Leading Image Ave

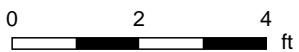
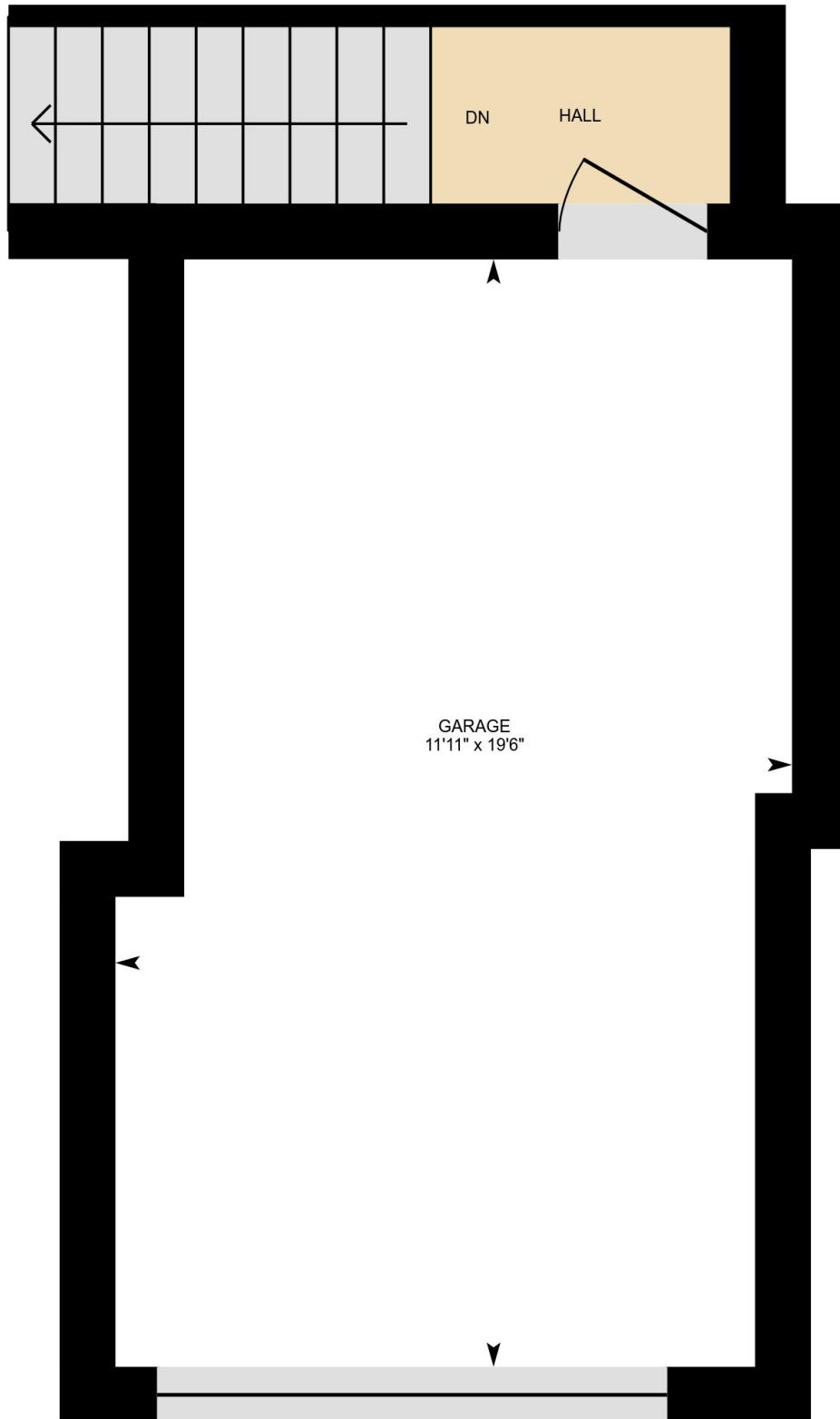
**Basement** Total Exterior Area 907 sq ft  
Total Interior Area 753 sq ft



PREPARED: Jul, 2017

# 48 Leading Image Ave

**Garage** Total Exterior Area 73 sq ft  
Total Interior Area 40 sq ft



PREPARED: Jul, 2017

# 48 Leading Image Ave

## 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

#### MAIN FLOOR

2pc Bath: 3'0" x 7'3"  
Office: 4'9" x 17'2"  
Kitchen: 12'4" x 26'1"  
Dining: 8'6" x 23'7"  
Living: 12'3" x 25'0"

#### 2ND FLOOR

Bedroom: 9'7" x 10'6"  
Bedroom: 10'11" x 17'5"  
5pc Bath: 10'11" x 4'11"  
Ensuite: 7'7" x 5'2"  
Bedroom: 10'11" x 8'3"  
Master: 19'6" x 19'11"  
Wic: 6'2" x 9'5"  
Ensuite: 5'9" x 2'10"  
Ensuite: 6'7" x 12'11"

#### BASEMENT

Laundry: 6'8" x 19'9"  
Utility: 3'0" x 7'0"  
3pc Bath: 6'0" x 6'9"  
Rec Room: 23'9" x 11'0"  
Bar: 15'10" x 7'5"

#### GARAGE

Garage: 11'11" x 19'6"

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <http://youriguide.com/measure/>

### Main Building

Building Perimeter Wall Thickness: 11.8 in

#### MAIN FLOOR

Interior Area: 1132 sq ft  
Perimeter Wall Length: 159 ft  
Exterior Area: 1289 sq ft

#### 2ND FLOOR

Interior Area: 1133 sq ft  
Perimeter Wall Length: 160 ft  
Exterior Area: 1291 sq ft

#### BASEMENT (Below Grade)

Interior Area: 753 sq ft  
Perimeter Wall Length: 157 ft  
Exterior Area: 907 sq ft

#### GARAGE

Interior Area: 40 sq ft  
Perimeter Wall Length: 34 ft  
Exterior Area: 73 sq ft

### Total Above Grade Floor Area

Main Building Interior: 2305 sq ft  
**Main Building Exterior: 2653 sq ft**