

# 32 Summer Ln, Warkworth, ON

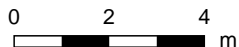
Main Building: Total Exterior Area Above Grade 166.7 m<sup>2</sup>



**Main Floor**  
Exterior Area 166.7 m<sup>2</sup>



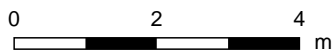
**Basement (Below Grade)**  
Exterior Area 163.7 m<sup>2</sup>



PREPARED: Mar, 2019

# 32 Summer Ln, Warkworth, ON

Main Floor Total Exterior Area 166.7 m<sup>2</sup>  
Total Interior Area 147.7 m<sup>2</sup>

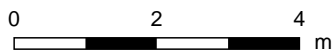


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# 32 Summer Ln, Warkworth, ON

**Basement** Total Exterior Area 163.7 m<sup>2</sup>  
Total Interior Area 144.9 m<sup>2</sup>



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## 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

Kitchen/breakfast: 2.96m x 5.82m | 17.2 m<sup>2</sup>

Garage: 8.25m x 7.18m | 59.2 m<sup>2</sup>

Dining: 4.07m x 3.53m | 14.4 m<sup>2</sup>

Living: 4.07m x 6.46m | 26.3 m<sup>2</sup>

Ensuite: 1.65m x 2.36m | 3.9 m<sup>2</sup>

Bedroom: 3.42m x 3.42m | 11.7 m<sup>2</sup>

Bedroom: 5.08m x 2.83m | 14.3 m<sup>2</sup>

4pc Bath: 2.30m x 2.36m | 5.4 m<sup>2</sup>

Master: 5.22m x 3.44m | 16.6 m<sup>2</sup>

#### BASEMENT

Shed: 3.49m x 4.94m | 17.2 m<sup>2</sup>

Utility: 2.50m x 1.54m | 3.9 m<sup>2</sup>

Den: 3.76m x 6.31m | 23.7 m<sup>2</sup>

Bedroom: 4.00m x 3.40m | 11.8 m<sup>2</sup>

Rec Room: 4.00m x 6.40m | 25.5 m<sup>2</sup>

Laundry: 2.86m x 3.01m | 8.6 m<sup>2</sup>

3pc Bath: 1.98m x 2.95m | 5.8 m<sup>2</sup>

Bedroom: 4.00m x 4.12m | 14.2 m<sup>2</sup>

Storage: 4.02m x 5.62m | 18.3 m<sup>2</sup>

### 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: 33 cm

#### MAIN FLOOR

Interior Area: 147.7 m<sup>2</sup>

Perimeter Wall Length: 57.5 m

Exterior Area: 166.7 m<sup>2</sup>

#### BASEMENT (Below Grade)

Interior Area: 144.9 m<sup>2</sup>

Perimeter Wall Length: 57.0 m

Exterior Area: 163.7 m<sup>2</sup>

### Total Above Grade Floor Area

Main Building Interior: 147.7 m<sup>2</sup>

**Main Building Exterior: 166.7 m<sup>2</sup>**