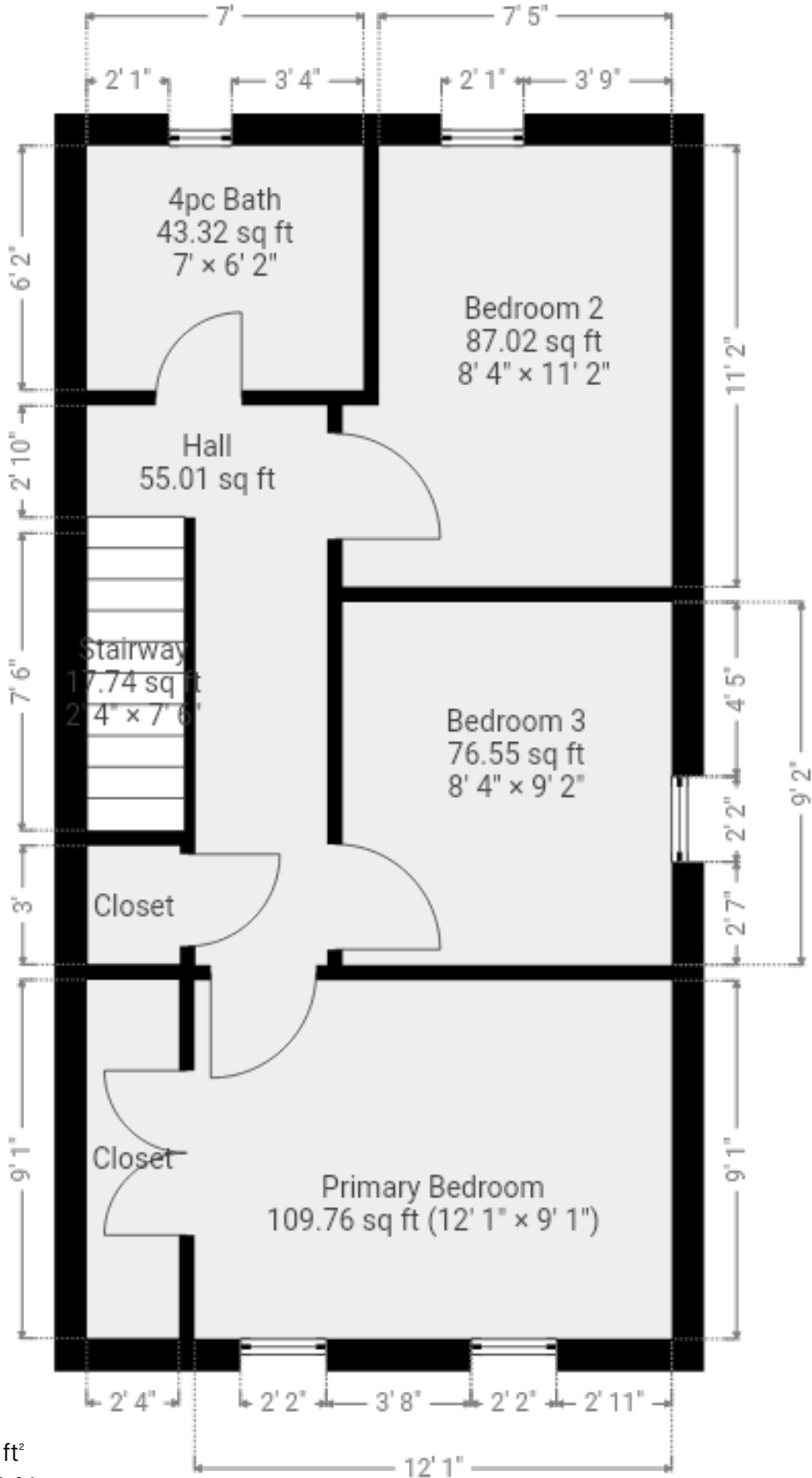
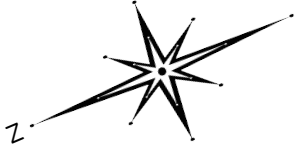


Ground Floor
(above grade)

Approx Interior Area = 658.34 ft²
Approx Exterior Area = 771.95 ft²





Second Floor
(above grade)

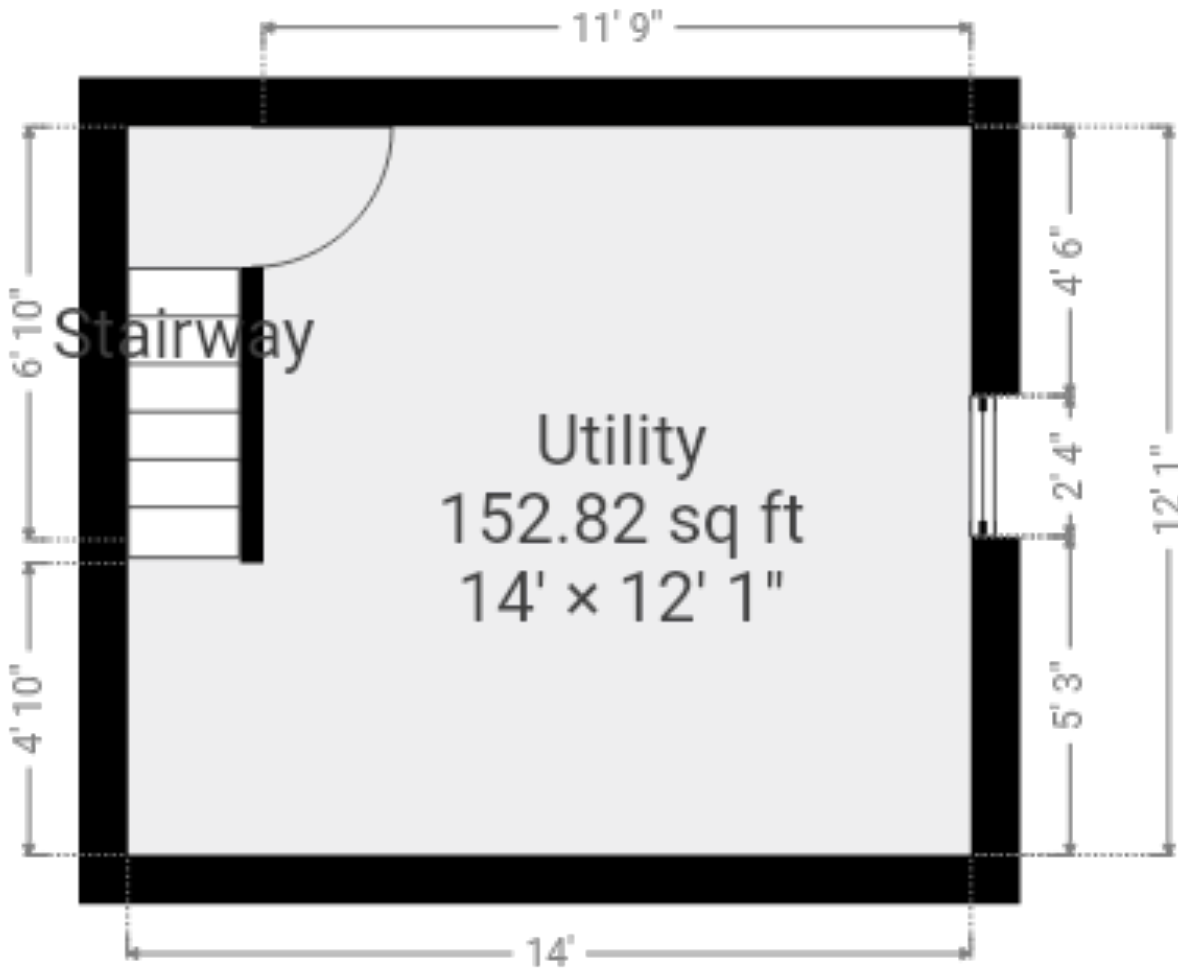
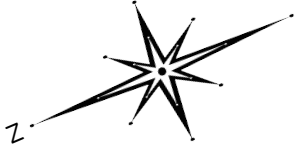
Approx Interior Area = 447.30 ft²
Approx Exterior Area = 523.90 ft²



31 Brock St. South
Dundas, ON

Total Above Grade Exterior ft²
Approx Above Ground Exterior Area = 1295.85 ft²

Total Exterior ft²
Approx Exterior Area (basement included) = 1510.35 ft²



Basement

(below grade)

Approx Interior Area = 169.03 ft²

Approx Exterior Area = 214.50 ft²

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

Lidar iScan by Cathy Koop Photography



31 Brock St. South

Dundas, Ontario

Total Above Grade Exterior ft²

Approx Above Ground Exterior Area = 1295.85 ft²

Total Exterior ft²

Approx Exterior Area (basement included) = 1510.35 ft²

Summary

Main Room Interior Measurements

	Imperial	Metric	Interior ft ²
Ground Floor (above grade) - Approx Exterior ft² = 771.95 ft²			
Living Room	14' 10 x 11' 6	4.52m x 3.51m	170.58 ft ²
Dining Room	11' 9 x 5' 0	3.58m x 1.52m	58.75 ft ²
Kitchen	11' 7 x 13' 3	3.53m x 4.04m	153.13 ft ²
Family Room	11' x 7' 2	3.35m x 2.18m	78.83 ft ²
2pc Bath	2' 4 x 6' 5	0.70m x 1.96m	14.97 ft ²
Laundry Room	2' 9 x 6' 5	0.83m x 1.96m	17.65 ft ²
Study	10' 5 x 6' 5	3.18m x 1.96m	66.84 ft ²
Second Floor (above grade) - Approx Exterior ft² = 523.90 ft²			
Primary Bedroom	12' 1 x 9' 1	3.68m x 2.77m	109.76 ft ²
Bedroom 2	8' 4 x 11' 2	2.54m x 3.40m	87.02 ft ²
Bedroom 3	8' 4 x 9' 2	2.54m x 2.79m	76.55 ft ²
4pc Bath	7' 0 x 6' 2	2.13m x 1.88m	43.32 ft ²
Basement (below grade) - Approx Exterior ft² = 214.50 ft²			
Utility	14' 0 x 12' 1	4.27m x 3.68m	152.82 ft ²

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

Rooms have irregular shapes and, as such, cannot be truly represented by one length and width. The length and width listed above are the longest length and width of the room. Because of this, room area is not always equal to the product of length and width but has been calculated in any floor area accurately using all wall measurements.