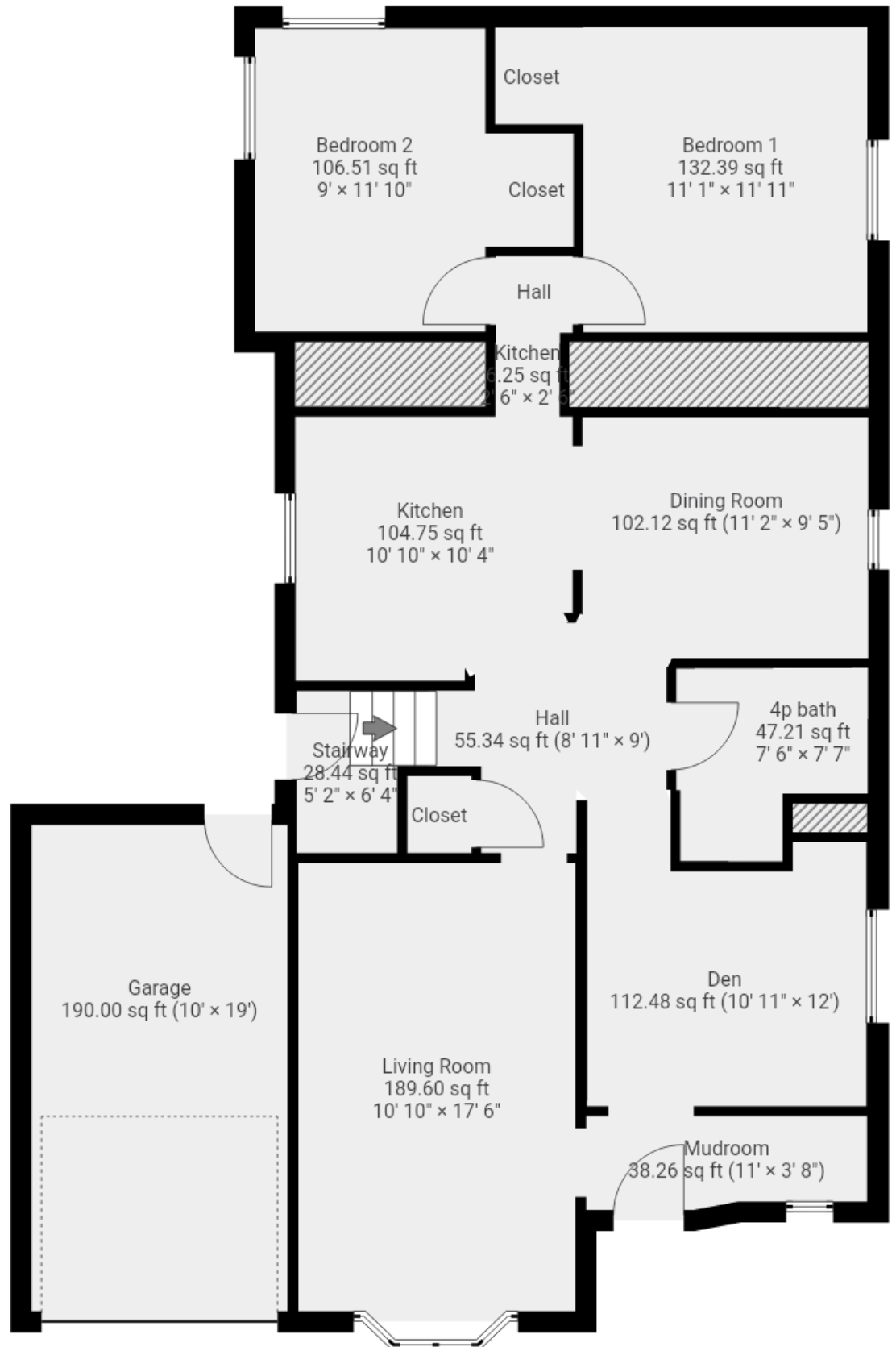


222 Craigroyston Rd
Hamilton, ON

Total Above Grade Exterior ft²
Approx Above Ground Exterior Area = 1852 ft²

Total Exterior ft²
Approx Exterior Area (basement included) = 2676 ft²

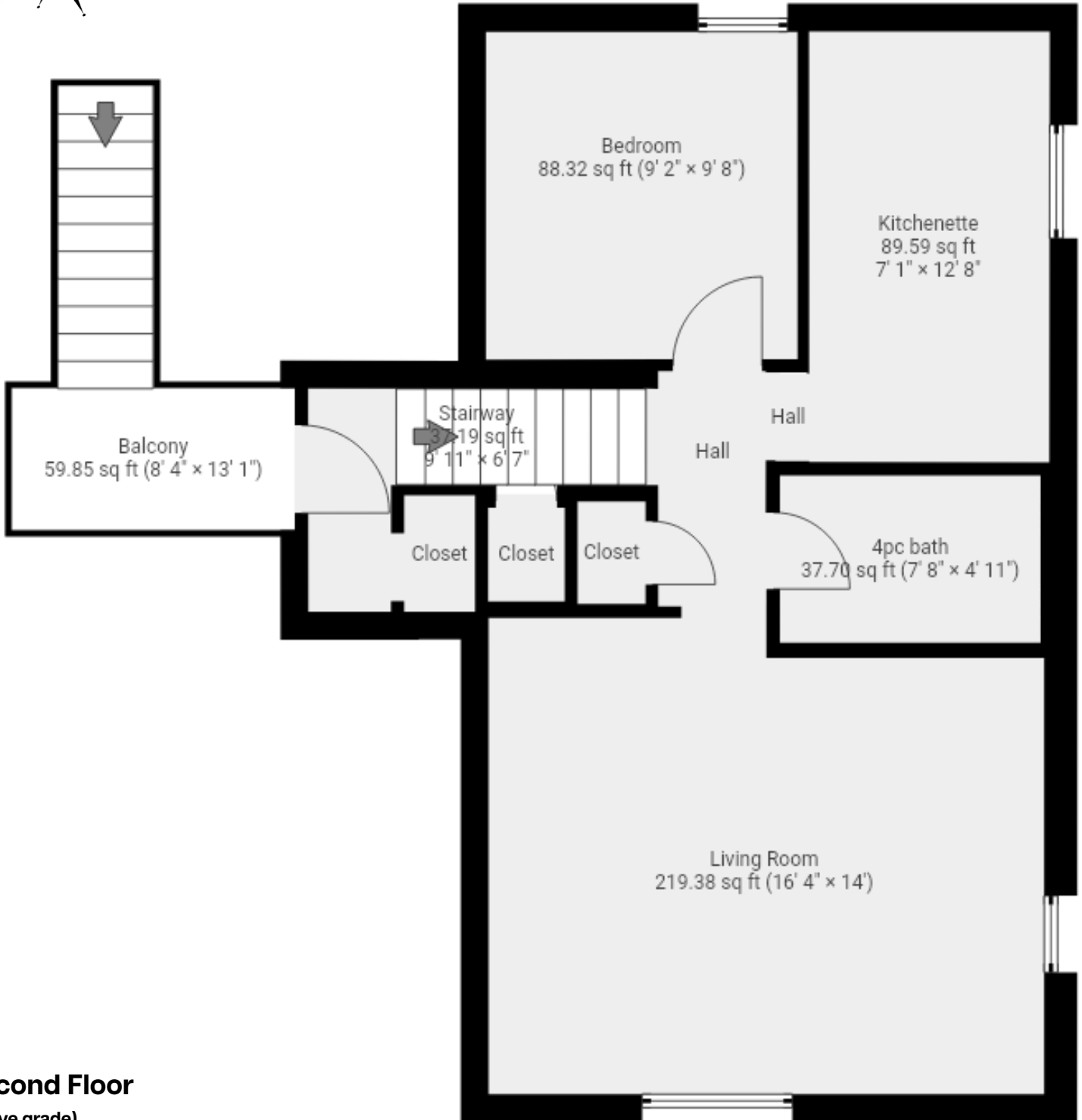


Ground Floor
(above grade)

Approx Interior Area = 1090 ft²
Approx Exterior Area = 1214 ft²

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



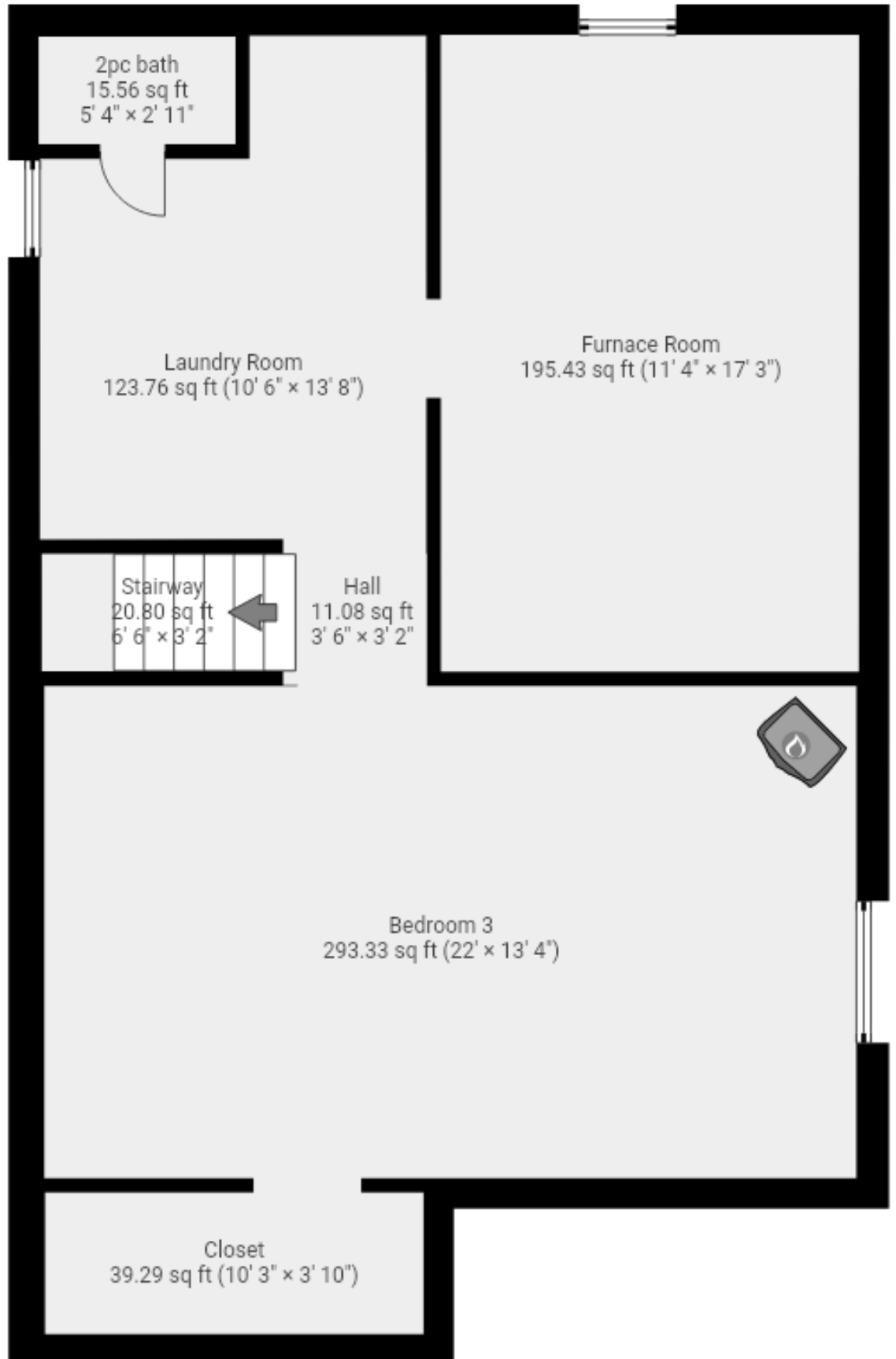


Second Floor

(above grade)

Approx Interior Area = 727 ft²

Approx Exterior Area = 824 ft²



Basement

(below grade)

Approx Interior Area = 543 ft²
Approx Exterior Area = 638 ft²

Summary

Main Room Interior Measurements

Imperial Metric

Ground Floor (above grade) - Approx Exterior ft² = 1214 ft²

Living Room	10'10 x 17'6	3.30m x 5.33m
Den	10'11 x 12'0	3.33m x 3.66m
Dining Room	11'2 x 9'5	3.40m x 2.87m
Kitchen	10'10 x 10'4	3.30m x 3.15m
4pc Bath	7'6 x 7'7	2.29m x 2.31m
Bedroom 1	11'1 x 11'11	3.38m x 3.63m
Bedroom 2	9'0 x 11'10	2.74m x 3.61m
Mudroom	11'0 x 3'8	3.35m x 1.12m
Garage*	10'0 x 19'0	3.05m x 5.79m

Second Floor (above grade) - Approx Exterior ft² = 638 ft²

Bedroom 3	22'0 x 13'4	6.71m x 4.06m
Laundry	10'6 x 13'8	3.20m x 4.17m
Furnace Room	11'4 x 17'3	3.45m x 5.26m
2pc Bath	5'4 x 2'11	1.63m x 0.89m

Basement (below grade) - Approx Exterior ft² = 824 ft²

Living Room	16'4 x 14'0	4.98m x 4.27m
Kitchen	7'1 x 12'8	2.16m x 3.86m
Bedroom	9'2 x 9'8	2.79m x 2.95m
Balcony/Stairs*	8'4 x 13'1	2.54m x 3.99m

*excluded from total