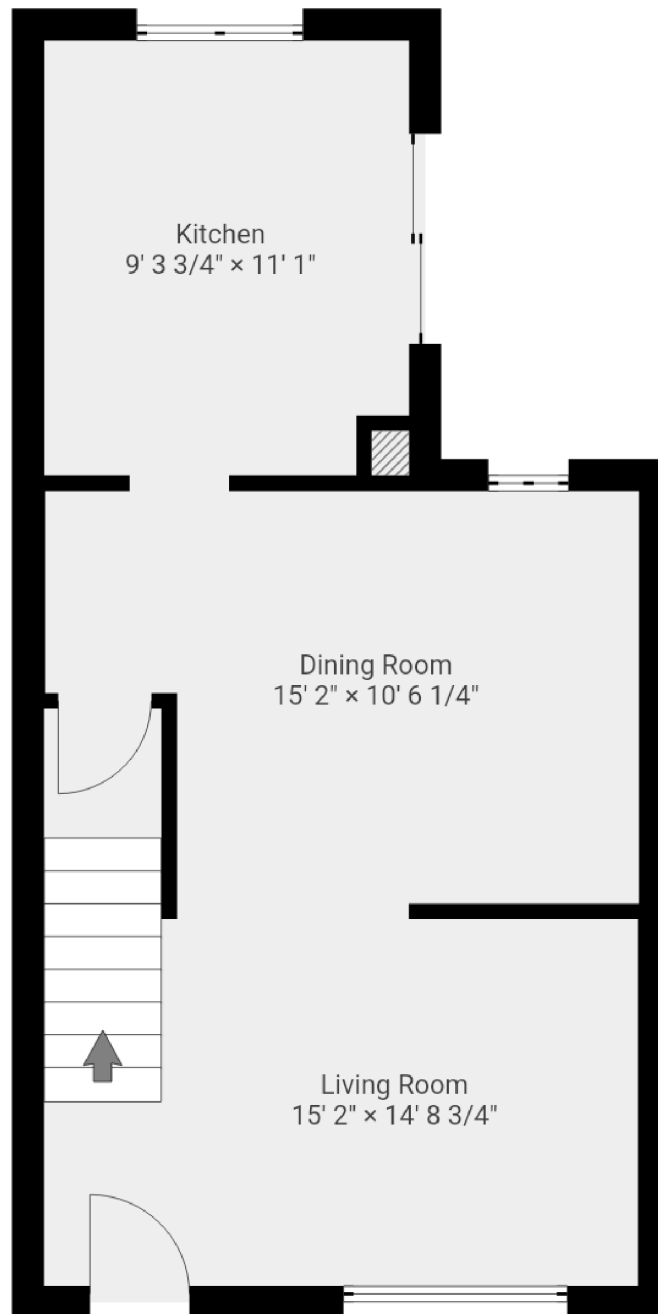


23 Frederick Avenue
Hamilton, ON

Total Above Grade Exterior ft²
Approx Above Grade Exterior Area = 987

Total Exterior ft²
Approx Exterior Area (basement included) = 1366



Ground Floor

(above grade)

Approx Interior Area = 414 ft²

Approx Exterior Area = 494 ft²

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

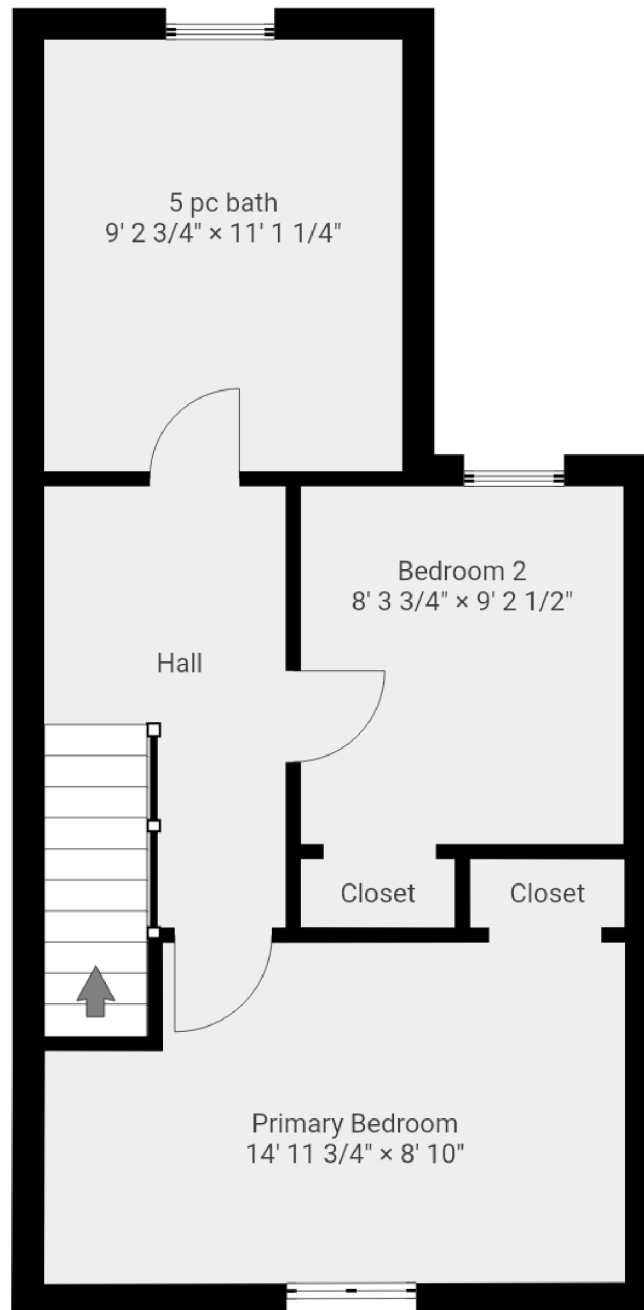
Lidar iScan by Cathy Koop Photography



23 Frederick Avenue
Hamilton, ON

Total Above Grade Exterior ft²
Approx Above Grade Exterior Area = 987

Total Exterior ft²
Approx Exterior Area (basement included) = 1366



2nd Floor

(above grade)

Approx Interior Area = 413 ft²

Approx Exterior Area = 493 ft²

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

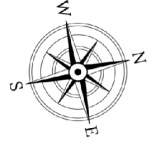
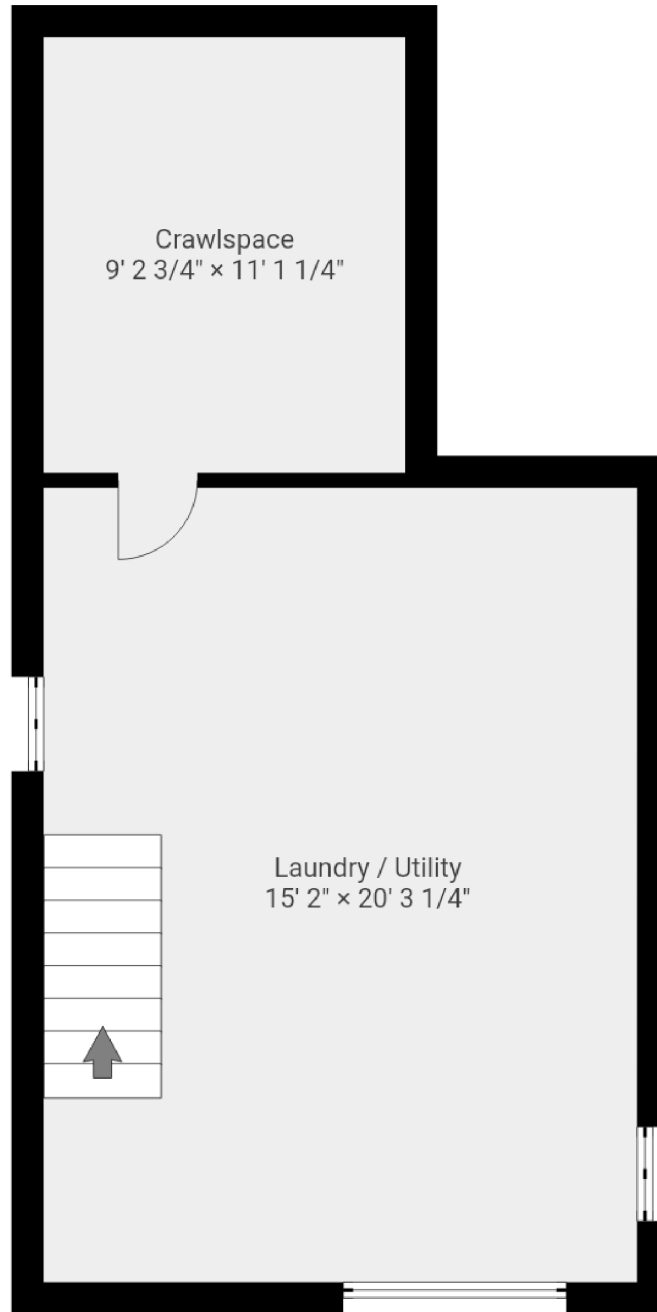
Lidar iScan by Cathy Koop Photography



23 Frederick Avenue
Hamilton, ON

Total Above Grade Exterior ft²
Approx Above Grade Exterior Area = 987

Total Exterior ft²
Approx Exterior Area (basement included) = 1366



Basement
(below grade)

Approx Interior Area = 311 ft²

Approx Exterior Area = 379 ft²

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

Lidar iScan by Cathy Koop Photography



23 Frederick Avenue
Hamilton, ON

Total Above Grade Exterior ft²
Approx Above Grade Exterior Area = 987

Total Exterior ft²
Approx Exterior Area (basement included) = 1366

Summary

Main Room Interior Measurements

Room Name	Imperial	Metric	Area
Ground Floor (above grade) - Approx Exterior ft² = 494			
Living Room	15' 2" x 14' 9"	4.62m x 4.49m	158.11 ft ² / 14.69 m ²
Dining Room	15' 2" x 10' 6"	4.62m x 3.21m	141.32 ft ² / 13.13 m ²
Kitchen	9' 4" x 11' 1"	2.84m x 3.38m	101.17 ft ² / 9.40 m ²
2nd Floor (above grade) - Approx Exterior ft² = 493			
Primary Bedroom	15' 0" x 8' 10"	4.57m x 2.69m	122.80 ft ² / 11.41 m ²
Bedroom 2	8' 4" x 9' 3"	2.53m x 2.81m	76.60 ft ² / 7.12 m ²
5 pc bath	9' 3" x 11' 1"	2.81m x 3.38m	102.62 ft ² / 9.53 m ²
Basement (below grade) - Approx Exterior ft² = 379			
Laundry / Utility	15' 2" x 20' 3"	4.62m x 6.18m	307.24 ft ² / 28.54 m ²
Crawlspace*	9' 3" x 11' 1"	2.81m x 3.38m	102.62 ft ² / 9.53 m ²

* Crawlspace not included in square footage measurements

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.

