

## Home Description- 57 Binbrook Road

### Description for Secondary Rental Property at the Front of the Property Lot:

STYLE:	BUNGALOW
STORIES:	ONE LEVEL
BASEMENT:	PARTIALLY FINISHED
GARAGE:	SINGLE ATTACHED
DRIVEWAY:	CIRCLUAR
SQUARE FOOTAGE:	1267
BEDROOMS:	3 + 1
BATHROOMS:	1- 4PC
UPDATES:	NEW ROOF (2020) KITCHEN & BATH RENOVATION (2020) NEW FLOORING MAIN FLOOR (2020) LIVING ROOM REMODELLED (2020)
TENANCY:	MONTH TO MONTH \$1800/MONTH + UTILITIES TENANT MAINTAINS THE PROPERTY AROUND THE IMMEDIATE HOUSE. TENANT WILLING TO STAY OR VACATE WITH PROPER NOTICE
HEATING:	FORCED AIR GAS & A/C
WATER:	CISTERN/SEPTIC

<b>Property Address:</b>	57 Binbrook Rd - Secondary House, Glanbrook			
<b>FLOOR</b>	<b>ROOM NAME</b>	<b>ROOM SIZE</b>	<b>Dimension (M)</b>	<b>Dimension (M)</b>
<b>MAIN FLOOR</b>	Foyer	7'10" X 4'10"	2.39	1.47
	Hallway	15'6" X 7'9"	4.72	2.36
	<i>Front bedroom</i>	<i>13'3" X 12'6"</i>	<i>4.04</i>	<i>3.81</i>
	<i>Side bedroom</i>	<i>9'8" X 9'11"</i>	<i>2.95</i>	<i>3.02</i>
	<i>Back bedroom</i>	<i>12'0" X 10'0"</i>	<i>3.66</i>	<i>3.05</i>
	<i>Bathroom</i>	<i>8'7" X 7'3"</i>	<i>2.62</i>	<i>2.21</i>
	<i>Living room</i>	<i>21'10" X 12'0"</i>	<i>6.65</i>	<i>3.66</i>
	<i>Dining room</i>	<i>12'5" X 9'5"</i>	<i>3.78</i>	<i>2.87</i>
	<i>Kitchen</i>	<i>12'9" X 8'6"</i>	<i>3.89</i>	<i>2.59</i>
	<i>Garage</i>	<i>22'5" X 14'0"</i>	<i>6.83</i>	<i>4.27</i>
	Back patio	13'0" X 6'8"	3.96	2.03
<b>BASEMENT</b>	<i>Laundry room/furnace</i>	<i>39'10" X 12'0"</i>	<i>12.14</i>	<i>3.66</i>
	<i>Storage room</i>	<i>12'1" X 10'1"</i>	<i>3.68</i>	<i>3.07</i>
	Back cold storage	14'2" X 6'1"	4.32	1.85
	<i>Family room</i>	<i>29'2" X 11'10"</i>	<i>8.89</i>	<i>3.61</i>
	Front cold storage	26'0" X 4'0"	7.92	1.22
	<i>Recreation room</i>	<i>12'7" X 12'5"</i>	<i>3.84</i>	<i>3.78</i>
			<b>Sq Ft</b>	<b>M^2</b>
	Estimated Square Footage (Estimating Wall Space of 10% and Vaulted Ceilings/Stairwells)		1237	114.92
	MPAC Square Footage		1267	117.71

**\*Notes:**

Estimated Square Footage: This is an estimate to help bridge the gap between our Interior Living Space calculation and the Square Footage MPAC gives. We take our Interior Living Space calculation and add 10% (an estimation of the wall space square footage) and double count vaulted ceiling areas.

MPAC Square Footage: This is usually calculated by taking exterior measurements of the house. Therefore this includes the square footage taken up by interior and exterior walls. MPAC will also double count square footage where there are vaulted ceilings: ie stairwells or spaces where there is an open ceiling.

---

Disclaimer: APi360 calculates Interior Square Footage as the total of the measurements of all rooms above grade. This is the useful square footage of the home. APi360 uses laser measurement to ensure the highest accuracy but these measurements are estimates. NOTE APi Interior Square Footage will be less than the data provided by Propertyline as MPAC measures square footage from exterior walls. This adds the area of the base of all walls, interior and exterior, in comparison to APi360 data. In homes with atriums or vaulted ceilings MPAC will include the square footage of such rooms twice—once on each floor—even though the second floor is not usable floor space. Garages and below grade areas are NOT included in either Propertyline or APi360 estimates.