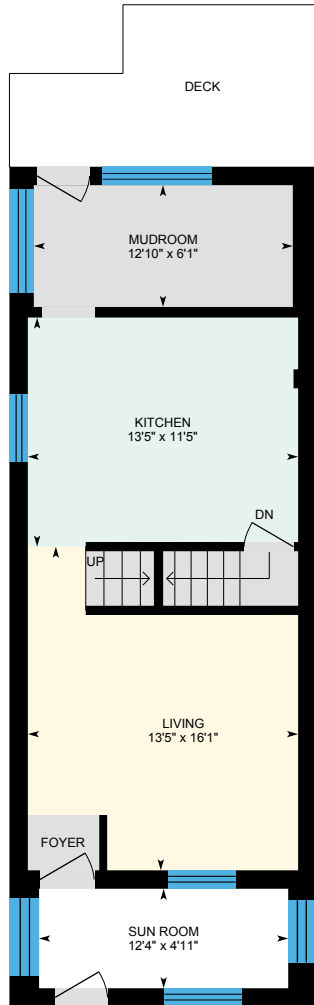
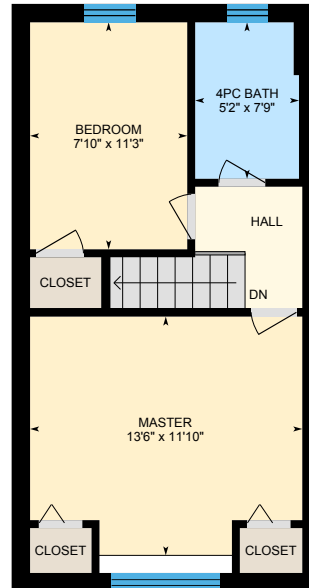


11 Merrill Ave W, Toronto, ON

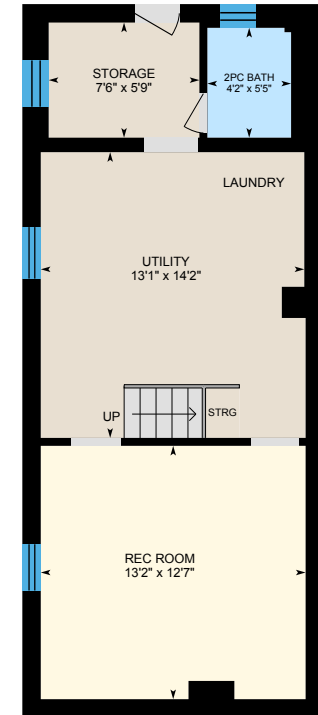
Main Building: Total Exterior Area Above Grade 1006 sq ft



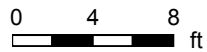
1st Floor
Exterior Area 566 sq ft



2nd Floor
Exterior Area 440 sq ft



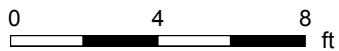
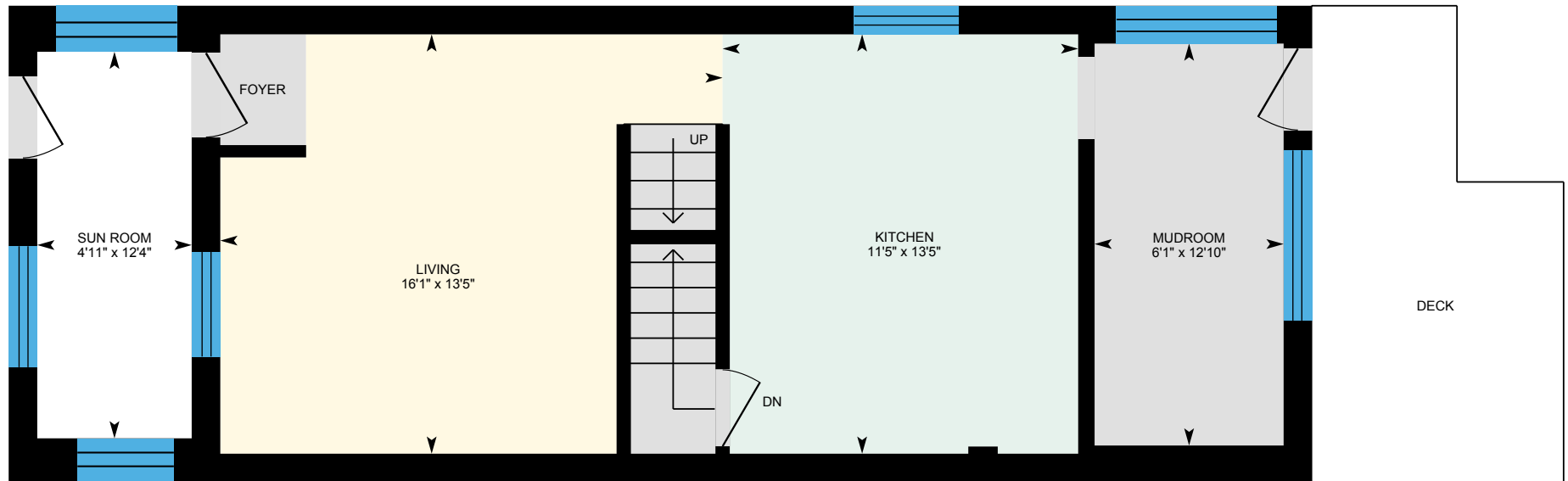
Basement (Below Grade)
Exterior Area 521 sq ft



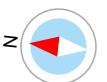
PREPARED: Aug, 2020

11 Merrill Ave W, Toronto, ON

1st Floor Total Exterior Area 566 sq ft
Total Interior Area 465 sq ft



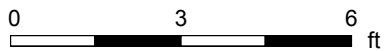
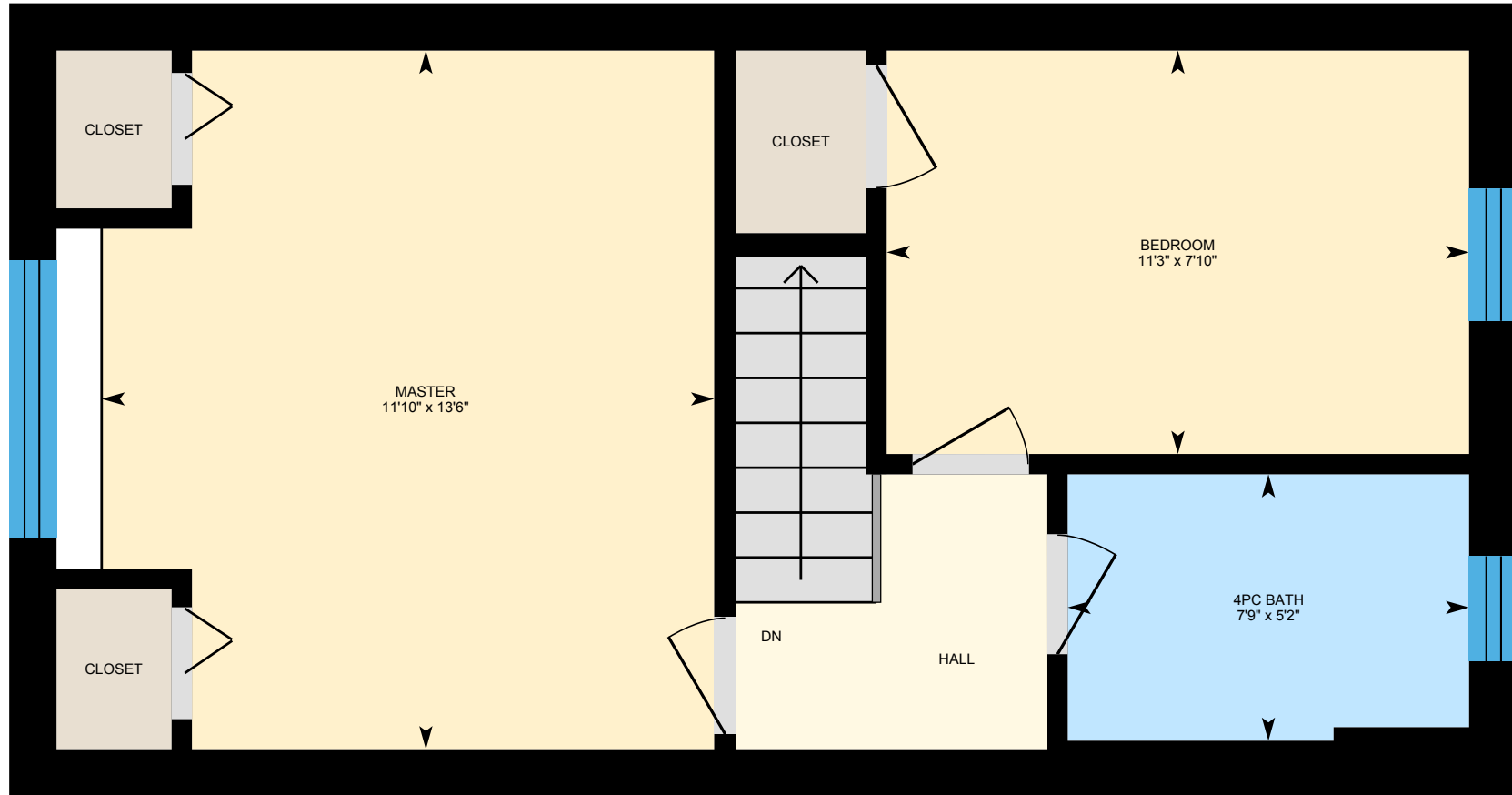
PREPARED: Aug, 2020



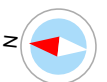
White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

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2nd Floor Total Exterior Area 440 sq ft
Total Interior Area 362 sq ft



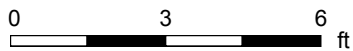
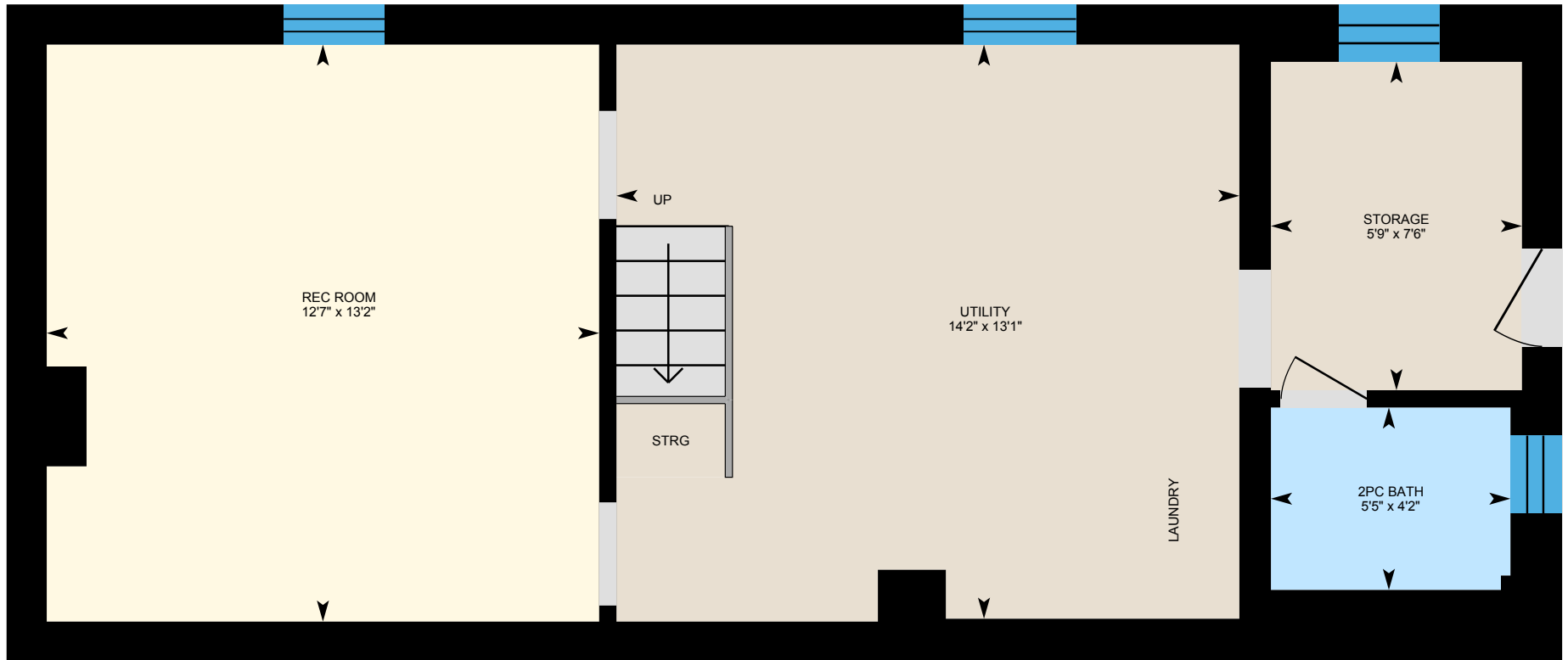
PREPARED: Aug, 2020



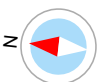
White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

11 Merrill Ave W, Toronto, ON

Basement Total Exterior Area 521 sq ft
Total Interior Area 432 sq ft



PREPARED: Aug, 2020



11 Merrill Ave W, Toronto, ON

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

1ST FLOOR

Kitchen: 13'5" x 11'5"

Living: 13'5" x 16'1"

Mudroom: 12'10" x 6'1"

Sun Room: 12'4" x 4'11"

2ND FLOOR

4pc Bath: 5'2" x 7'9"

Bedroom: 7'10" x 11'3"

Master: 13'6" x 11'10"

BASEMENT

2pc Bath: 4'2" x 5'5"

Rec Room: 13'2" x 12'7"

Storage: 7'6" x 5'9"

Utility: 13'1" x 14'2"

Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

1ST FLOOR

Interior Area: 465 sq ft

Excluded Area: 61 sq ft

Perimeter Wall Length: 110 ft

Perimeter Wall Thickness: 11.0 in

Exterior Area: 566 sq ft

2ND FLOOR

Interior Area: 362 sq ft

Perimeter Wall Length: 85 ft

Perimeter Wall Thickness: 11.0 in

Exterior Area: 440 sq ft

BASEMENT (Below Grade)

Interior Area: 432 sq ft

Perimeter Wall Length: 97 ft

Perimeter Wall Thickness: 11.0 in

Exterior Area: 521 sq ft

Total Above Grade Floor Area

Main Building Interior: 827 sq ft

Main Building Excluded: 61 sq ft

Main Building Exterior: 1006 sq ft