

3 Biggar Ave

SIZE AND LAYOUT ARE APPROXIMATE, BUYER TO VERIFY SIZES.

DATA PROVIDED BY WWW.HOUSSMAX.CA @2024

	Imperial			Metric		
Main Floor	Length	x	Width	Length	x	Width
Foyer	12' 2"	x	9' 5"	3.71	x	2.87
Living	16' 0"	x	12' 2"	4.88	x	3.71
Dining	16' 0"	x	14' 0"	4.88	x	4.27
Kitchen	13' 0"	x	8' 0"	3.96	x	2.44
Family	13' 0"	x	12' 2"	3.96	x	3.71
PWD	6' 0"	x	3' 0"	1.83	x	0.91
Deck	21' 8"	x	23' 4"	6.60	x	7.11
Second Floor						
Primary Bedroom	13' 0"	x	12' 1"	3.96	x	3.68
Den	7' 3"	x	11' 0"	2.21	x	3.35
2nd Bedroom	13' 1"	x	11' 0"	3.99	x	3.35
3rd Bedroom	12' 0"	x	11' 0"	3.66	x	3.35
4th Bedroom	12' 0"	x	11' 0"	3.66	x	3.35
Bath	5' 0"	x	6' 9"	1.52	x	2.06
Basement						
Rec Room	13' 8"	x	20' 8"	4.17	x	6.30
Bedroom	12' 0"	x	11' 0"	3.66	x	3.35
Bath	5' 0"	x	10' 0"	1.52	x	3.05
Office	11' 8"	x	10' 0"	3.56	x	3.05
Laundry	11' 7"	x	10' 0"	3.53	x	3.05

Area Calculation			
Main Floor	994	sq.ft.	Deck 305 sq.ft.
Second Floor	1007	sq.ft.	
Basement	994	sq.ft.	
Total	2995	sq.ft.	