

85 Sellers Ave

SIZE AND LAYOUT ARE APPROXIMATE, BUYER TO VERIFY SIZES.

DATA PROVIDED BY WWW.HOUSSMAX.CA @2025

Main Floor	Imperial			Metric		
	Length	x	Width	Length	x	Width
Living	14' 0"	x	14' 4"	4.27	x	4.37
Dining	10' 8"	x	11' 4"	3.25	x	3.45
Kitchen	15' 5"	x	9' 8"	4.70	x	2.95
Garage	20' 0"	x	15' 9"	6.10	x	4.80

Second Floor						
Primary Bedroom	11' 0"	x	13' 5"	3.35	x	4.09
2nd Bedroom	11' 6"	x	9' 0"	3.51	x	2.74
3rd Bedroom	8' 8"	x	10' 1"	2.64	x	3.07
Bath	6' 5"	x	6' 6"	1.96	x	1.98

Basement						
Recreation Room	15' 8"	x	13' 0"	4.78	x	3.96
Furnace	7' 7"	x	5' 0"	2.31	x	1.52
Laundry	7' 4"	x	8' 6"	2.24	x	2.59
Bath	9' 5"	x	8' 6"	2.87	x	2.59

Area Calculation						
Main Floor	633	sq.ft.	Garage	377	sq.ft.	
Second Floor	593	sq.ft.				
Basement	633	sq.ft.				
Total	1859	sq.ft.				