

198 Brooke Avenue

SIZE AND LAYOUT ARE APPROXIMATE, BUYER TO VERIFY SIZES.

DATA PROVIDED BY HOUSSMAX.CA @2025

	Imperial			Metric		
	Length	x	Width	Length	x	Width
Main Floor						
Foyer	5' 0"	x	8' 4"	1.52	x	2.54
Living/Dining	29' 0"	x	14' 0"	8.84	x	4.27
Kitchen	15' 9"	x	9' 10"	4.80	x	3.00
Breakfast	9' 1"	x	12' 0"	2.77	x	3.66
Family	16' 5"	x	12' 10"	5.00	x	3.91
PWD	5' 0"	x	5' 0"	1.52	x	1.52
Deck	9' 7"	x	10' 8"	2.92	x	3.25
Second Floor						
Primary Bedroom	14' 10"	x	14' 8"	4.52	x	4.47
Primary Ensuite	13' 0"	x	8' 0"	3.96	x	2.44
Walk-In Closet	5' 0"	x	8' 0"	1.52	x	2.44
2nd Bedroom	12' 0"	x	10' 3"	3.66	x	3.12
3rd Bedroom	16' 0"	x	11' 3"	4.88	x	3.43
4th Bedroom	15' 0"	x	11' 3"	4.57	x	3.43
Semi-Ensuite	11' 5"	x	8' 1"	3.48	x	2.46
Bath	5' 5"	x	8' 0"	1.65	x	2.44
Basement						
Recreation Room	13' 3"	x	21' 3"	4.04	x	6.48
Furnace	5' 9"	x	5' 6"	1.75	x	1.68
Laundry	10' 10"	x	5' 6"	3.30	x	1.68
Garage	36' 10"	x	11' 7"	11.23	x	3.53
Bath	7' 8"	x	5' 7"	2.34	x	1.70
Bedroom	13' 5"	x	9' 1"	4.09	x	2.77

Area Calculation

Main Floor	1354 sq.ft.	Garage	488 sq.ft.
Second Floor	1368 sq.ft.		
Basement	879 sq.ft.		
Total	3601 sq.ft.		