

28 Flanders Road

SIZE AND LAYOUT ARE APPROXIMATE, BUYER TO VERIFY SIZES.

DATA PROVIDED BY HOUSSMAX.CA @2025

Main Floor	Imperial			Metric		
	Length	x	Width	Length	x	Width
Foyer	8' 2"	x	6' 8"	2.49	x	2.03
Living	16' 1"	x	12' 9"	4.90	x	3.89
Dining	11' 1"	x	10' 9"	3.38	x	3.28
Kitchen	14' 0"	x	8' 7"	4.27	x	2.62
Primary Bedroom	12' 1"	x	11' 1"	3.68	x	3.38
Walk-In Closet	8' 8"	x	8' 7"	2.64	x	2.62
Ensuite	8' 8"	x	8' 1"	2.64	x	2.46
Garage	18' 6"	x	8' 9"	5.64	x	2.67

Second Floor						
2nd Bedroom	15' 1"	x	9' 1"	4.60	x	2.77

Basement						
Recreation Room	15' 3"	x	17' 5"	4.65	x	5.31
Furnace	10' 3"	x	11' 3"	3.12	x	3.43
Bath	6' 2"	x	6' 9"	1.88	x	2.06
Bedroom	10' 10"	x	11' 0"	3.30	x	3.35
Laundry	10' 7"	x	7' 5"	3.23	x	2.26
Storage	7' 1"	x	8' 1"	2.16	x	2.46

Area Calculation			
Main Floor	1003	sq.ft.	Garage 206 sq.ft.
Second Floor	210	sq.ft.	
Basement	1003	sq.ft.	
Total		2216	sq.ft.