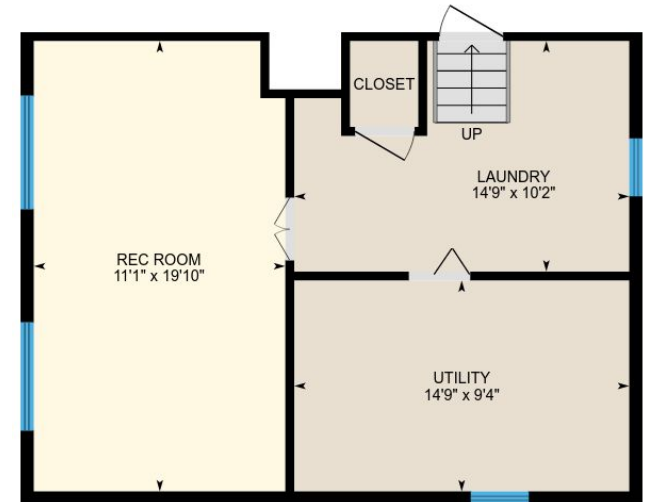
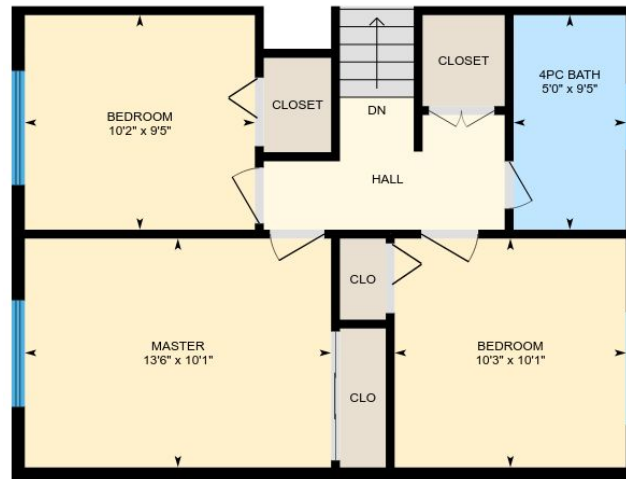
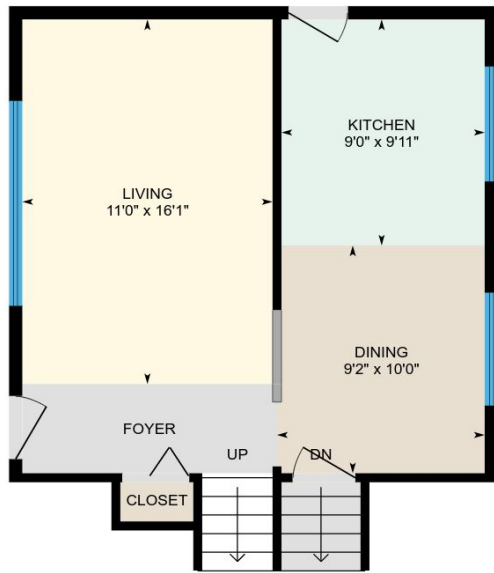


# 71 Avon Rd, Kitchener, ON

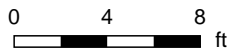
Main Building: Total Exterior Area Above Grade 1066 sq ft



**Main Floor**  
Exterior Area 485 sq ft

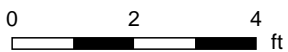
**2nd Floor**  
Exterior Area 581 sq ft

**Basement (Below Grade)**  
Exterior Area 569 sq ft



# 71 Avon Rd, Kitchener, ON

**Main Floor** Total Exterior Area 485 sq ft  
Total Interior Area 429 sq ft



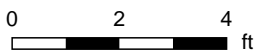
PREPARED: Feb, 2019



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/>.

# 71 Avon Rd, Kitchener, ON

**2nd Floor** Total Exterior Area 581 sq ft  
Total Interior Area 523 sq ft

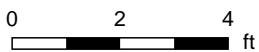
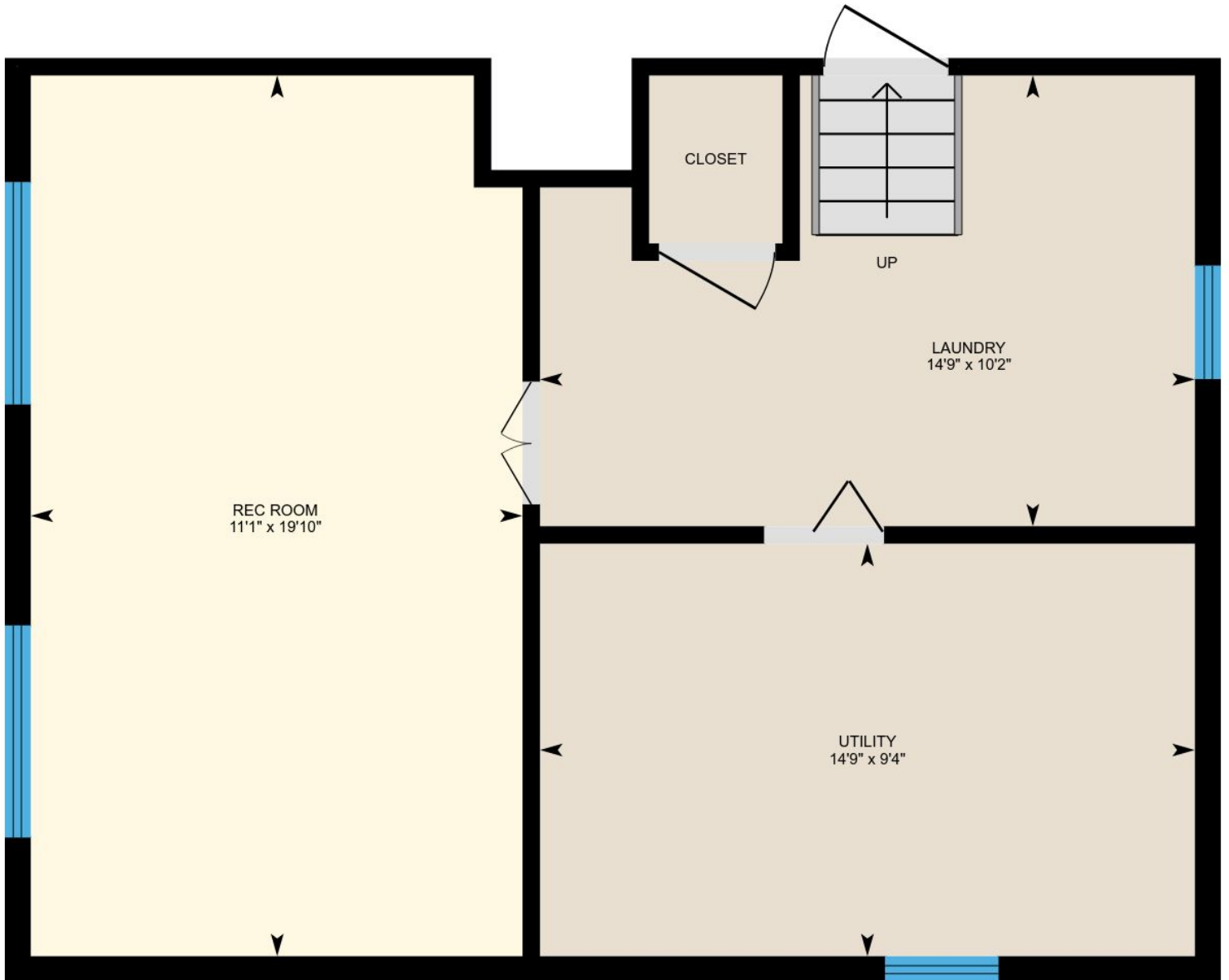


PREPARED: Feb, 2019

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/>.

# 71 Avon Rd, Kitchener, ON

**Basement** Total Exterior Area 569 sq ft  
Total Interior Area 511 sq ft



PREPARED: Feb, 2019

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/>.

# 71 Avon Rd, Kitchener, ON

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## 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

#### MAIN FLOOR

Dining: 9'2" x 10'0"

Living: 11'0" x 16'1"

Kitchen: 9'0" x 9'11"

#### 2ND FLOOR

Master: 13'6" x 10'1"

4pc Bath: 5'0" x 9'5"

Bedroom: 10'2" x 9'5"

Bedroom: 10'3" x 10'1"

#### BASEMENT

Rec Room: 11'1" x 19'10"

Utility: 14'9" x 9'4"

Laundry: 14'9" x 10'2"

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <http://youriguide.com/measure/>

### Main Building

Building Perimeter Wall Thickness: 7 in

#### MAIN FLOOR

Interior Area: 429 sq ft

Perimeter Wall Length: 96 ft

Exterior Area: 485 sq ft

#### 2ND FLOOR

Interior Area: 523 sq ft

Perimeter Wall Length: 99 ft

Exterior Area: 581 sq ft

#### BASEMENT (Below Grade)

Interior Area: 511 sq ft

Perimeter Wall Length: 99 ft

Exterior Area: 569 sq ft

### Total Above Grade Floor Area

Main Building Interior: 952 sq ft

**Main Building Exterior: 1066 sq ft**