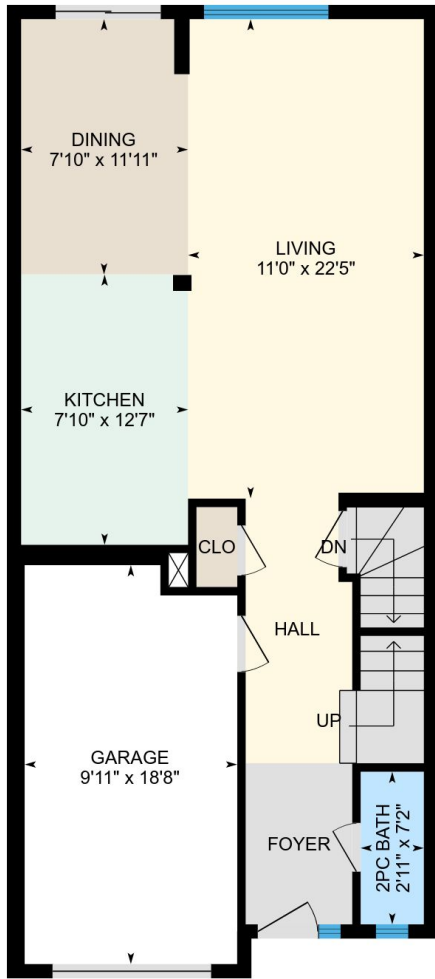
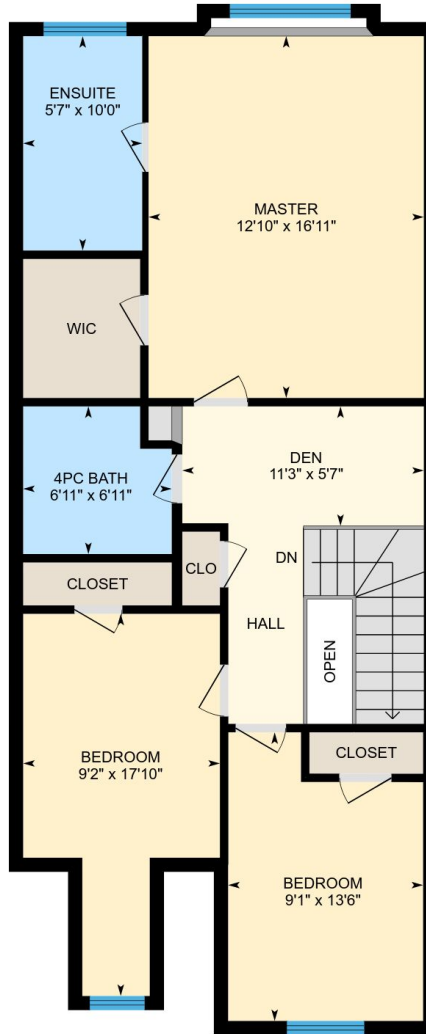


# 255 Southbrook Dr, Hamilton, ON

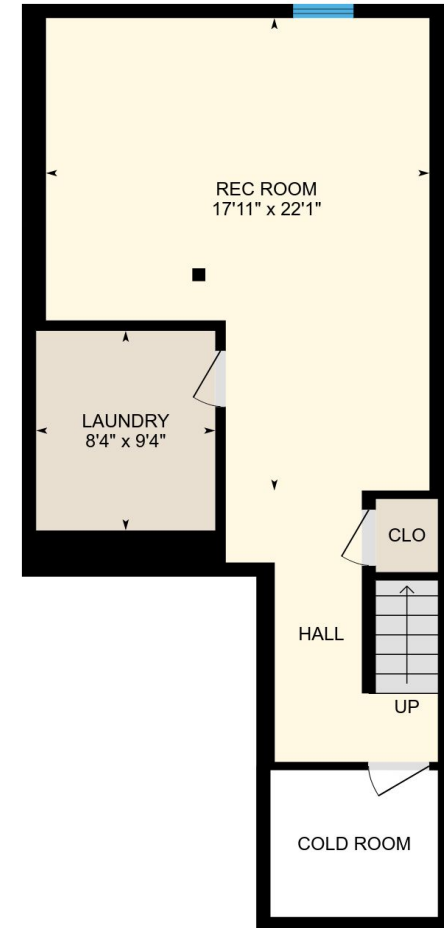
Main Building: Total Exterior Area Above Grade 1590 sq ft



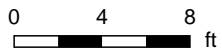
**Main Floor**  
Exterior Area 698 sq ft



**2nd Floor**  
Exterior Area 892 sq ft



**Basement (Below Grade)**  
Exterior Area 606 sq ft

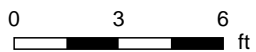
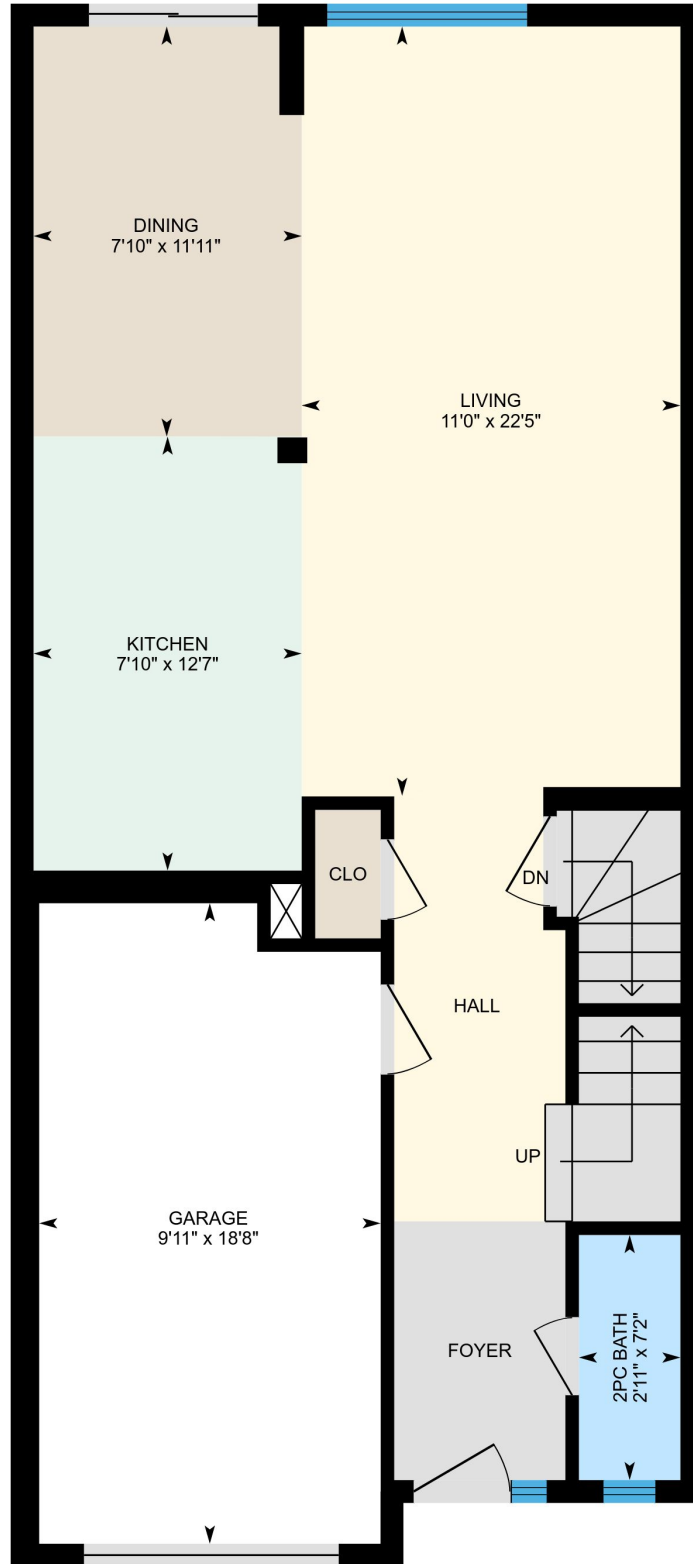


PREPARED: Oct, 2018

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/>.

# 255 Southbrook Dr, Hamilton, ON

**Main Floor** Total Exterior Area 698 sq ft  
Total Interior Area 615 sq ft



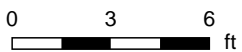
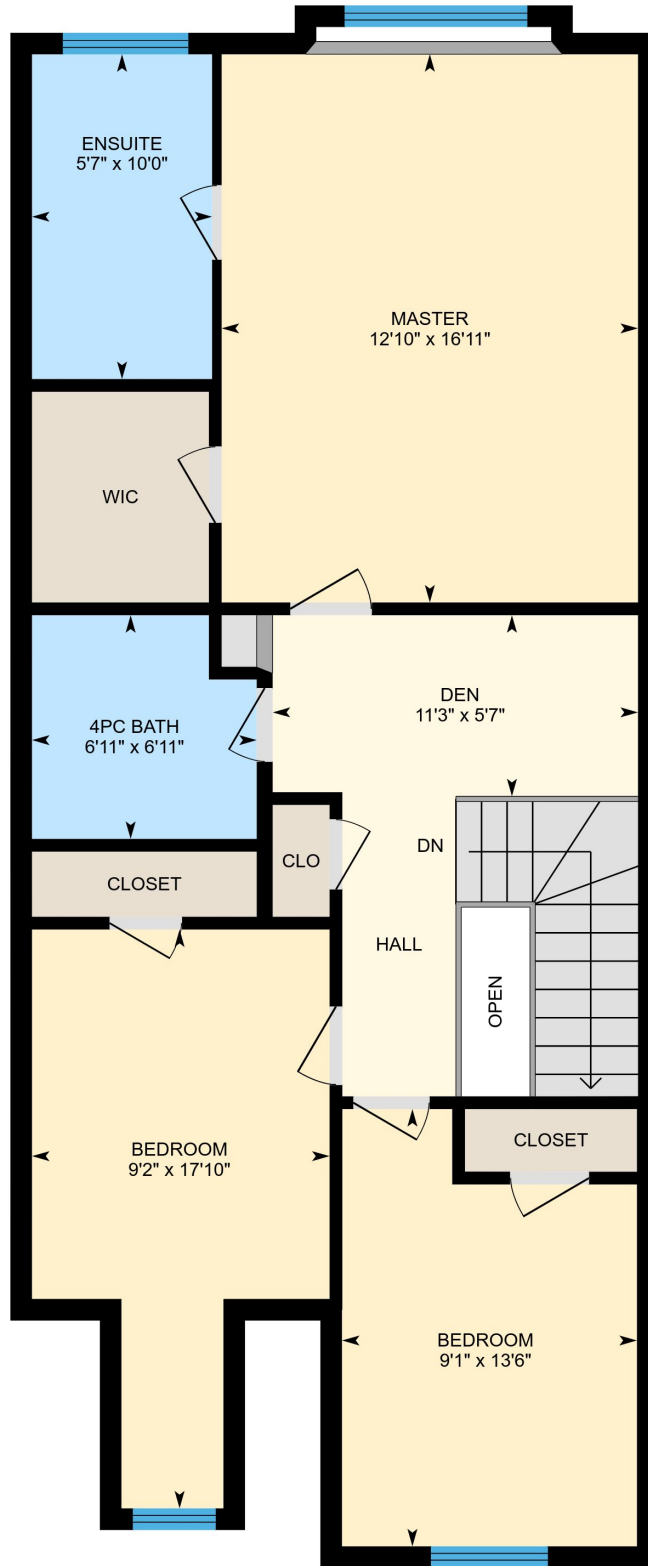
PREPARED: Oct, 2018



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/>.

# 255 Southbrook Dr, Hamilton, ON

**2nd Floor** Total Exterior Area 892 sq ft  
Total Interior Area 795 sq ft

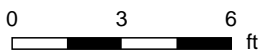
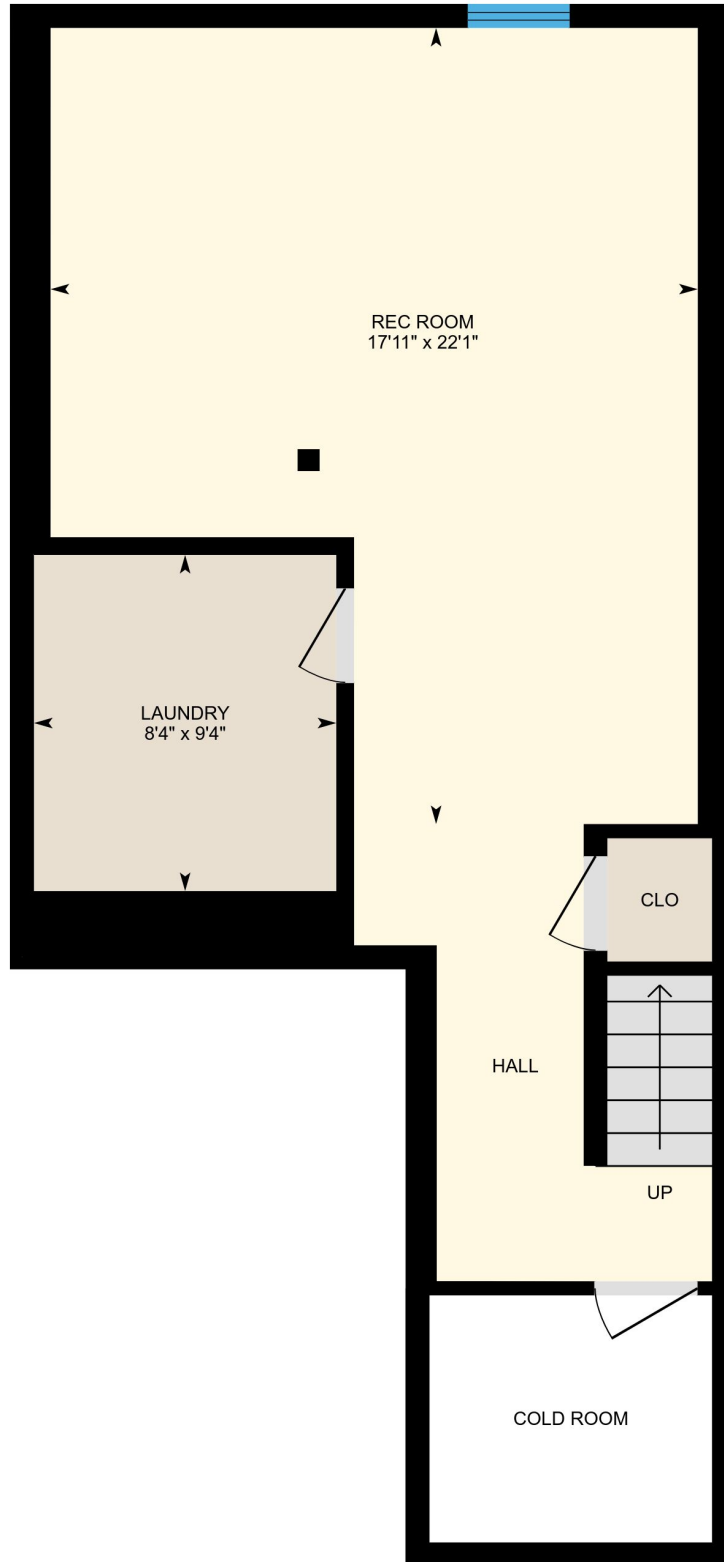


PREPARED: Oct, 2018



# 255 Southbrook Dr, Hamilton, ON

**Basement** Total Exterior Area 606 sq ft  
Total Interior Area 533 sq ft



PREPARED: Oct, 2018



## 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

Kitchen: 7'10" x 12'7"

Dining: 7'10" x 11'11"

Living: 11'0" x 22'5"

2pc Bath: 2'11" x 7'2"

Garage: 9'11" x 18'8"

#### 2ND FLOOR

Bedroom: 9'1" x 13'6"

Bedroom: 9'2" x 17'10"

4pc Bath: 6'11" x 6'11"

Ensuite: 5'7" x 10'0"

Master: 12'10" x 16'11"

Den: 11'3" x 5'7"

#### BASEMENT

Laundry: 8'4" x 9'4"

Rec Room: 17'11" x 22'1"

### 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: 8 in

#### MAIN FLOOR

Interior Area: 615 sq ft

Perimeter Wall Length: 125 ft

Exterior Area: 698 sq ft

#### 2ND FLOOR

Interior Area: 795 sq ft

Perimeter Wall Length: 145 ft

Exterior Area: 892 sq ft

#### BASEMENT (Below Grade)

Interior Area: 533 sq ft

Perimeter Wall Length: 109 ft

Exterior Area: 606 sq ft

### Total Above Grade Floor Area

Main Building Interior: 1410 sq ft

**Main Building Exterior: 1590 sq ft**