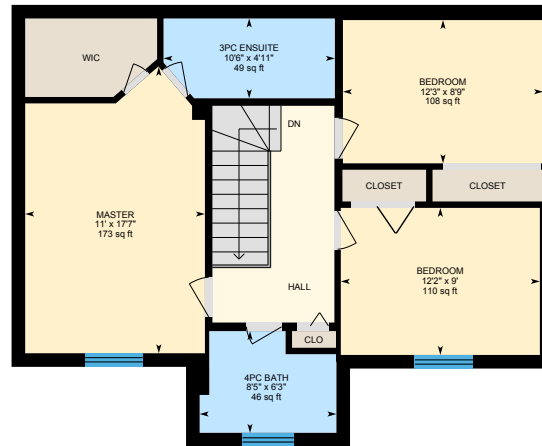


# 199 Duncairn Crescent, Hamilton, ON

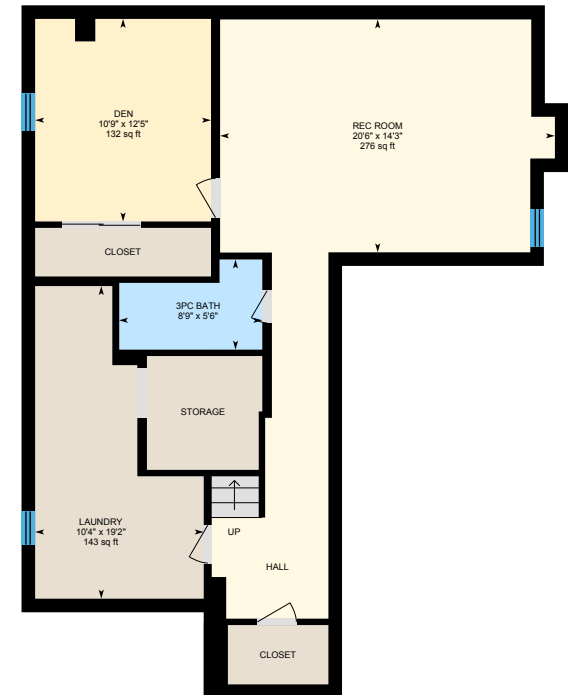
Main Building: Total Exterior Area Above Grade 1841 sq ft



**Main Floor**  
Exterior Area 1053 sq ft



**2nd Floor**  
Exterior Area 787 sq ft

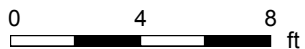


**Basement (Below Grade)**  
Exterior Area 974 sq ft

0 5 10  
ft

# 199 Duncairn Crescent, Hamilton, ON

**Main Floor** Total Exterior Area 1053 sq ft  
Total Interior Area 928 sq ft



PREPARED: Jul, 2020



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/>.

# 199 Duncairn Crescent, Hamilton, ON

**2nd Floor** Total Exterior Area 787 sq ft  
Total Interior Area 689 sq ft



0 2 4  
ft

PREPARED: Jul, 2020



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/>.

# 199 Duncairn Crescent, Hamilton, ON

**Basement** Total Exterior Area 974 sq ft  
Total Interior Area 850 sq ft



0 3 6  
ft

PREPARED: Jul, 2020



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/>.

# 199 Duncairn Crescent, Hamilton, ON

## 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

2pc Bath: 3'2" x 6'10" | 21 sq ft  
Breakfast: 6'5" x 13'6" | 85 sq ft  
Dining: 11'8" x 10'10" | 121 sq ft  
Garage: 11'5" x 20'9" | 236 sq ft  
Kitchen: 11'9" x 12' | 117 sq ft  
Living: 10'5" x 16'11" | 168 sq ft  
Living: 12'10" x 15'4" | 195 sq ft

##### 2ND FLOOR

3pc Ensuite: 10'6" x 4'11" | 49 sq ft  
4pc Bath: 8'5" x 6'3" | 46 sq ft  
Bedroom: 12'3" x 8'9" | 108 sq ft  
Bedroom: 12'2" x 9' | 110 sq ft  
Master: 11' x 17'7" | 173 sq ft

##### BASEMENT

3pc Bath: 8'9" x 5'6" | 40 sq ft  
Den: 10'9" x 12'5" | 132 sq ft  
Laundry: 10'4" x 19'2" | 143 sq ft  
Rec Room: 20'6" x 14'3" | 276 sq ft

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 928 sq ft  
Excluded Area: 236 sq ft  
Perimeter Wall Length: 150 ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 1053 sq ft

##### 2ND FLOOR

Interior Area: 689 sq ft  
Perimeter Wall Length: 118 ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 787 sq ft

##### BASEMENT (Below Grade)

Interior Area: 850 sq ft  
Perimeter Wall Length: 149 ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 974 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 1617 sq ft  
Main Building Excluded: 236 sq ft  
**Main Building Exterior: 1841 sq ft**