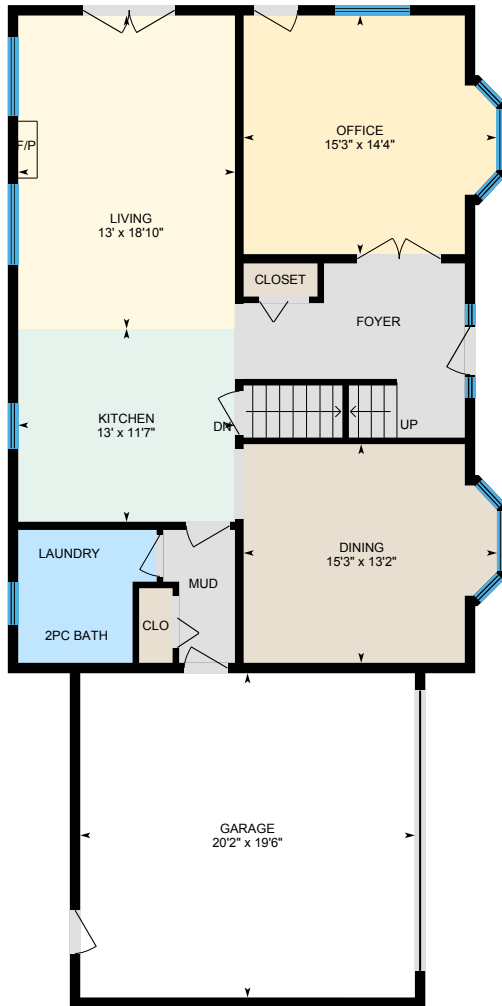
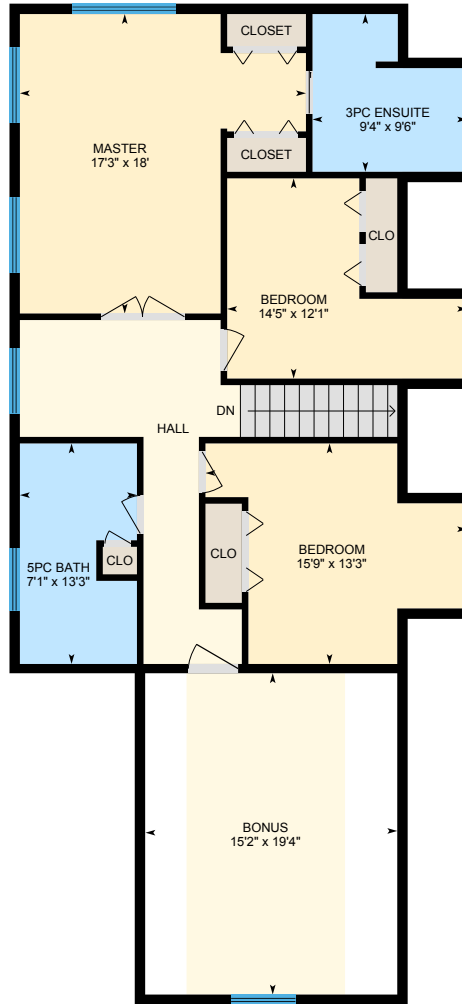


3 Ochs Dr, Morriston, ON

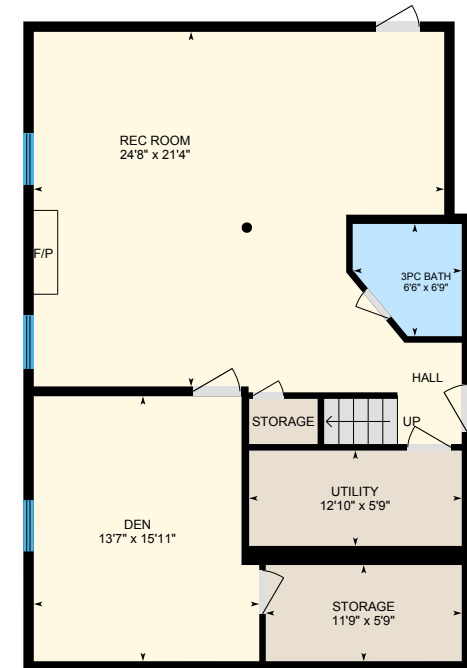
Main Building: Total Exterior Area Above Grade 2467 sq ft



Main Floor
Exterior Area 1193 sq ft



2nd Floor
Exterior Area 1274 sq ft

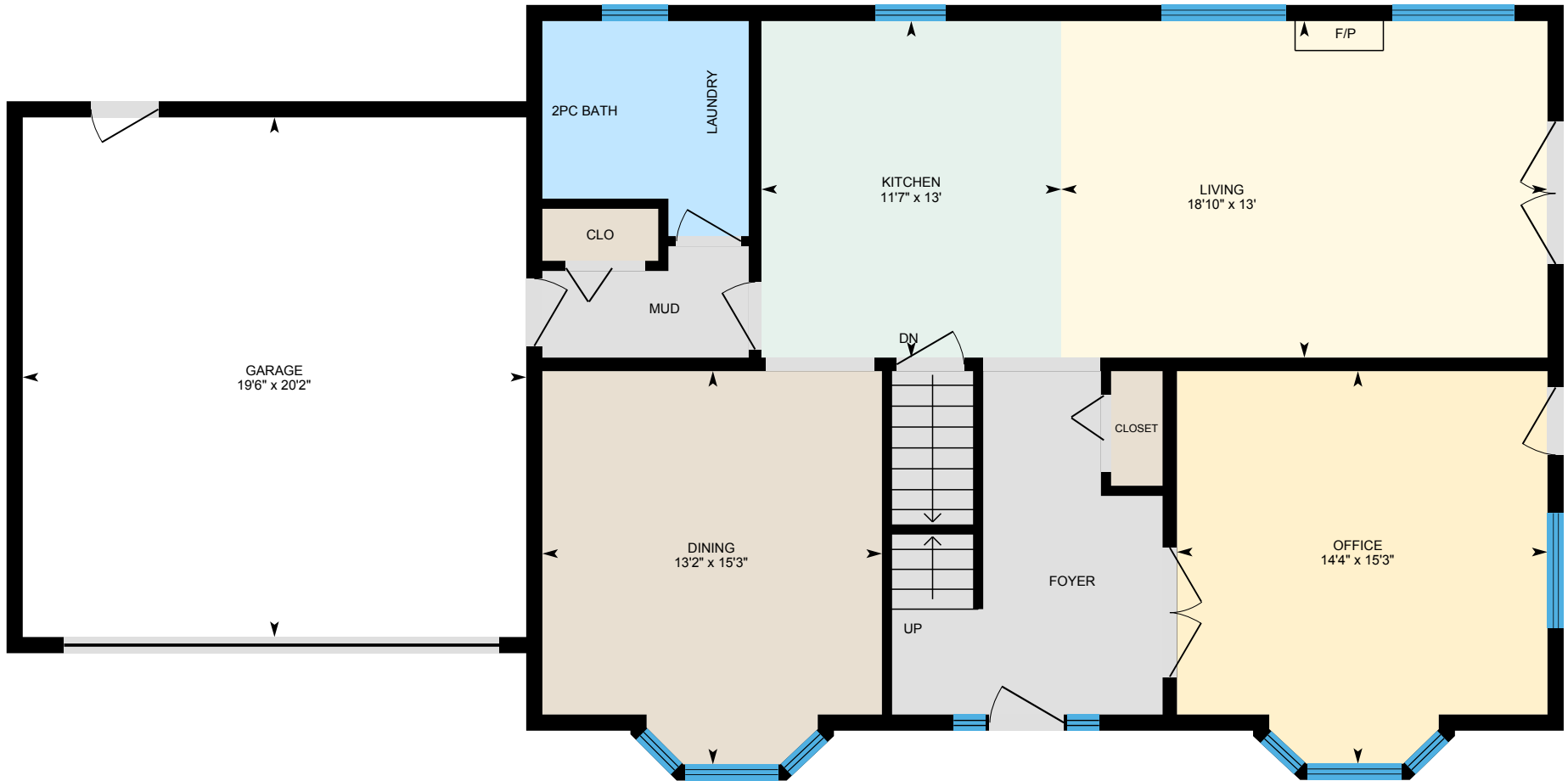


Basement (Below Grade)
Exterior Area 1045 sq ft

0 5 10
ft

3 Ochs Dr, Morriston, ON

Main Floor Total Exterior Area 1193 sq ft
Total Interior Area 1081 sq ft



0 5 10
ft

PREPARED: Feb, 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/>.

3 Ochs Dr, Morriston, ON

2nd Floor Total Exterior Area 1274 sq ft
Total Interior Area 1154 sq ft



0 5 10
ft

PREPARED: Feb, 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/>.

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Basement Total Exterior Area 1045 sq ft
Total Interior Area 963 sq ft



0 3 6 ft

PREPARED: Feb, 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/>.

iGUIDE

3 Ochs Dr, Morriston, 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: 6'11" x 8'
Dining: 15'3" x 13'2"
Garage: 20'2" x 19'6"
Kitchen: 13' x 11'7"
Living: 13' x 18'10"
Office: 15'3" x 14'4"

2ND FLOOR

3pc Ensuite: 9'4" x 9'6"
5pc Bath: 7'1" x 13'3"
Bedroom: 15'9" x 13'3"
Bedroom: 14'5" x 12'1"
Bonus: 15'2" x 19'4"
Master: 17'3" x 18'

BASEMENT

3pc Bath: 6'6" x 6'9"
Den: 13'7" x 15'11"
Rec Room: 24'8" x 21'4"
Storage: 11'9" x 5'9"
Utility: 12'10" x 5'9"

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: 1081 sq ft
Perimeter Wall Length: 178 ft
Perimeter Wall Thickness: 7.5 in
Exterior Area: 1193 sq ft

2ND FLOOR

Interior Area: 1154 sq ft
Perimeter Wall Length: 191 ft
Perimeter Wall Thickness: 7.5 in
Exterior Area: 1274 sq ft

BASEMENT (Below Grade)

Interior Area: 963 sq ft
Perimeter Wall Length: 130 ft
Perimeter Wall Thickness: 7.5 in
Exterior Area: 1045 sq ft

Total Above Grade Floor Area

Main Building Interior: 2236 sq ft
Main Building Exterior: 2467 sq ft