

32 Carriage Ln, Guelph, ON

Main Building: Total Exterior Area Above Grade 4587 sq ft



Main Floor
Exterior Area 1967 sq ft



0 6 12
ft



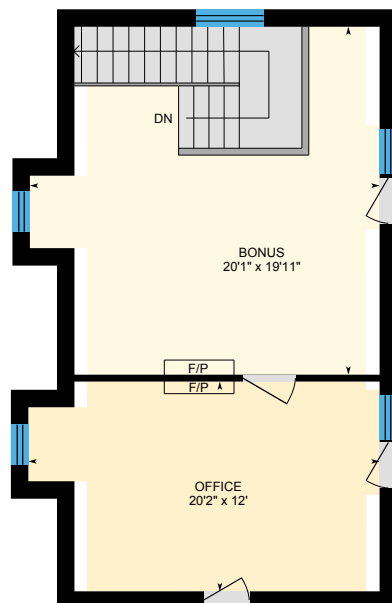
2nd Floor
Exterior Area 1948 sq ft



PREPARED: May, 2020

32 Carriage Ln, Guelph, ON

Main Building: Total Exterior Area Above Grade 4587 sq ft



Loft
Exterior Area 672 sq ft



Basement (Below Grade)
Exterior Area 2362 sq ft

0 5 10
ft

32 Carriage Ln, Guelph, ON

Main Floor Total Exterior Area 1967 sq ft

Total Interior Area 1748 sq ft



0 6 12
ft

PREPARED: May, 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/>.

32 Carriage Ln, Guelph, ON

2nd Floor Total Exterior Area 1948 sq ft
Total Interior Area 1759 sq ft



0 4 8
ft

PREPARED: May, 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/>.

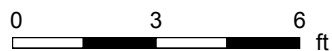
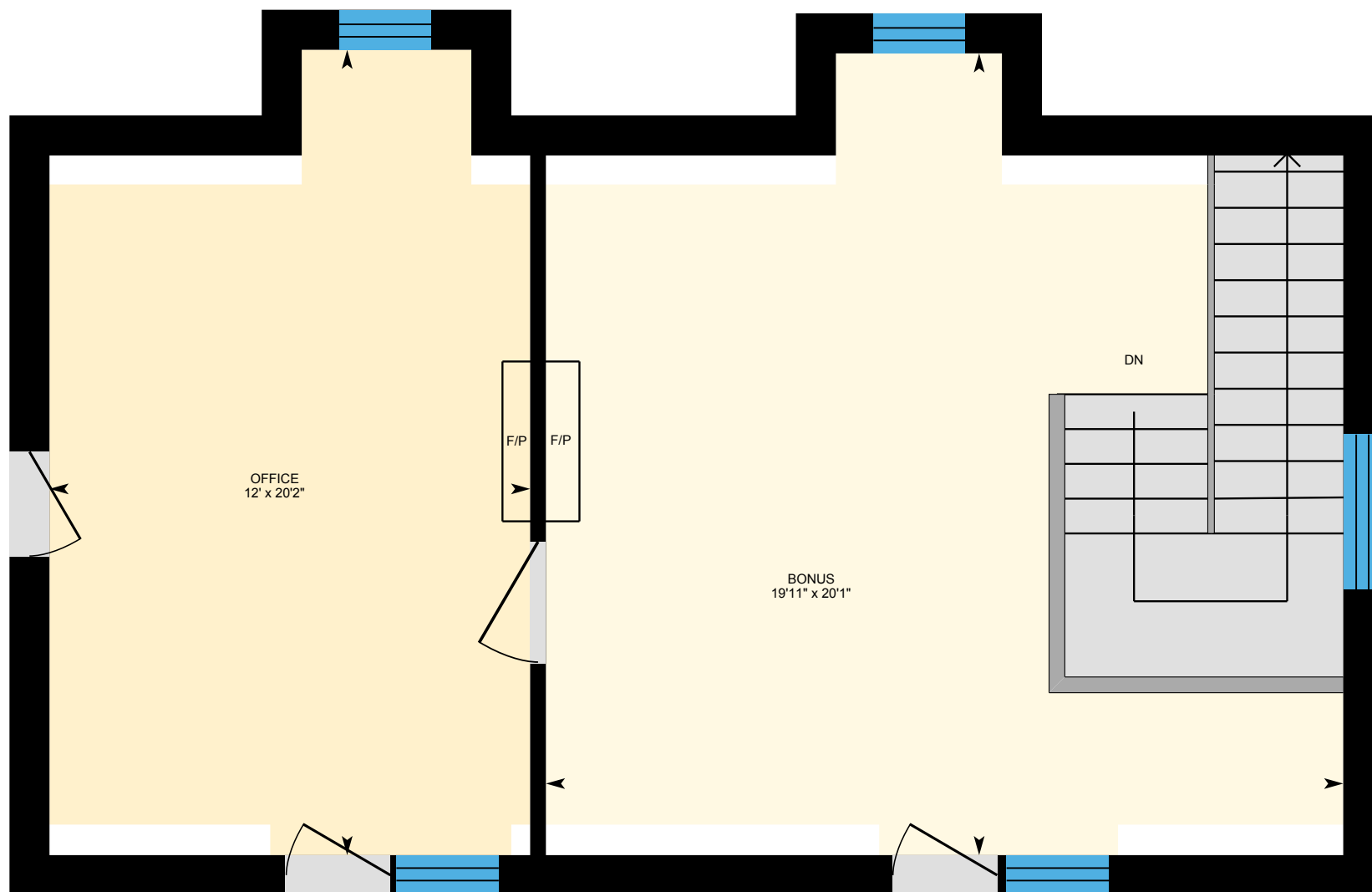


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32 Carriage Ln, Guelph, ON

Loft Total Exterior Area 672 sq ft

Total Interior Area 558 sq ft



PREPARED: May, 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/>.

32 Carriage Ln, Guelph, ON

Basement Total Exterior Area 2362 sq ft
Total Interior Area 2126 sq ft



0 5 10
ft

PREPARED: May, 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/>.

32 Carriage Ln, Guelph, 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: 4'11" x 5'7"
3pc Bath: 5'7" x 6'10"
Breakfast: 10'6" x 8'
Dining: 10'10" x 14'3"
Garage: 28'3" x 34'1"
Kitchen: 18' x 16'10"
Living: 14'7" x 18'4"
Mudroom: 11'5" x 10'11"
Office: 12'8" x 16'3"
Study: 11'5" x 12'4"

2ND FLOOR

3pc Bath: 6'3" x 11'
3pc Ensuite: 8'2" x 5'8"
4pc Ensuite: 14' x 10'
Bedroom: 20' x 12'7"
Bedroom: 23' x 13'2"
Bedroom: 13' x 12'10"
Laundry: 10'11" x 7'7"
Master: 18' x 19'

LOFT

Bonus: 20'1" x 19'11"
Office: 20'2" x 12'

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: 1748 sq ft
Excluded Area: 784 sq ft
Perimeter Wall Length: 218 ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 1967 sq ft

2ND FLOOR

Interior Area: 1759 sq ft
Excluded Area: 16 sq ft
Perimeter Wall Length: 188 ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 1948 sq ft

LOFT

Interior Area: 558 sq ft
Perimeter Wall Length: 114 ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 672 sq ft

BASEMENT (Below Grade)

Interior Area: 2126 sq ft
Perimeter Wall Length: 236 ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 2362 sq ft

32 Carriage Ln, Guelph, ON

Property Details

Room Measurements

BASEMENT

3pc Bath: 7'3" x 6'

Bedroom: 10'4" x 9'5"

Den: 11'4" x 11'8"

Gym: 22'10" x 12'2"

Rec Room: 32'10" x 30'1"

Theater: 19'9" x 11'7"

Utility: 11'2" x 11'6"

Wine Cellar: 9'8" x 10'10"

Floor Area Information

Total Above Grade Floor Area

Main Building Interior: 4065 sq ft

Main Building Excluded: 800 sq ft

Main Building Exterior: 4587 sq ft