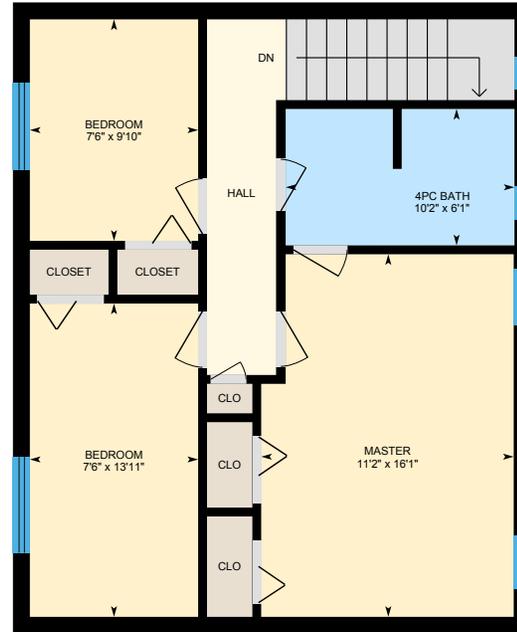


# 376 Ironwood Rd, Guelph, ON

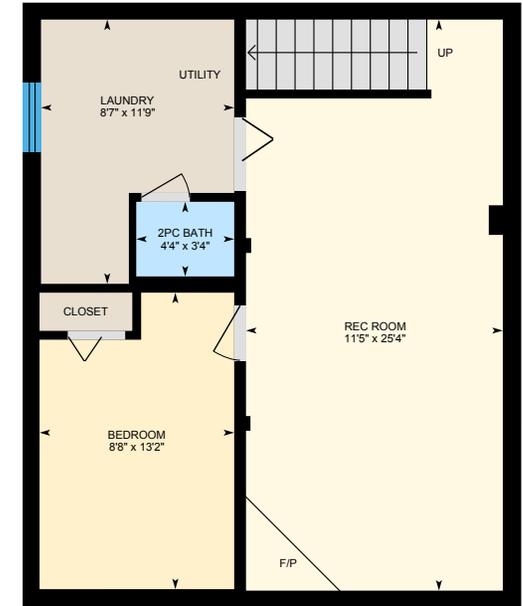
Main Building: Total Exterior Area Above Grade 1268 sq ft



**Main Floor**  
Exterior Area 625 sq ft



**2nd Floor**  
Exterior Area 644 sq ft



**Basement (Below Grade)**  
Exterior Area 590 sq ft



# 376 Ironwood Rd, Guelph, ON

Main Floor Total Exterior Area 625 sq ft  
Total Interior Area 552 sq ft



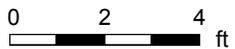
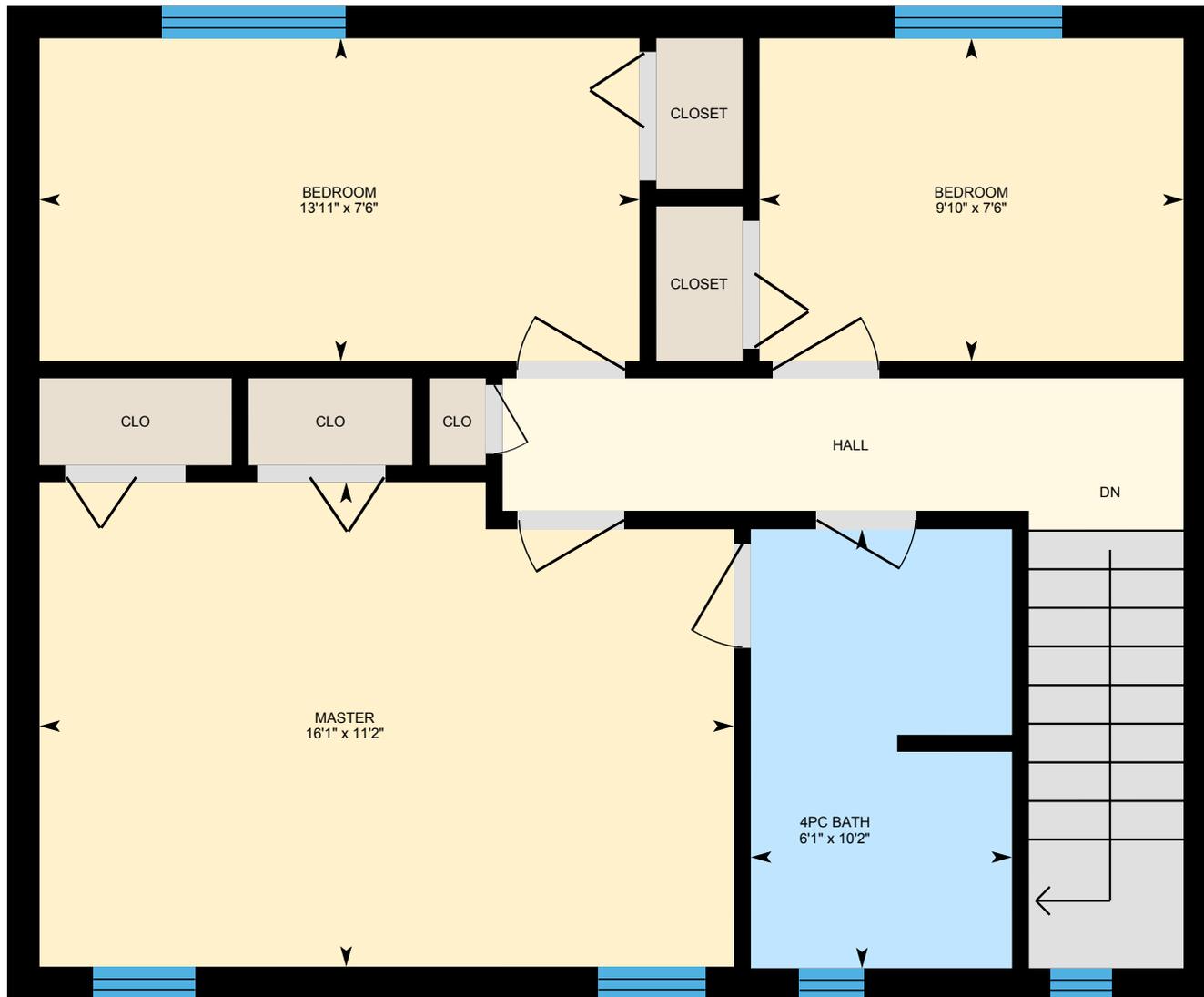
PREPARED: Apr, 2020



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/>.

# 376 Ironwood Rd, Guelph, ON

2nd Floor Total Exterior Area 644 sq ft  
Total Interior Area 569 sq ft



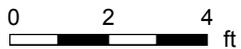
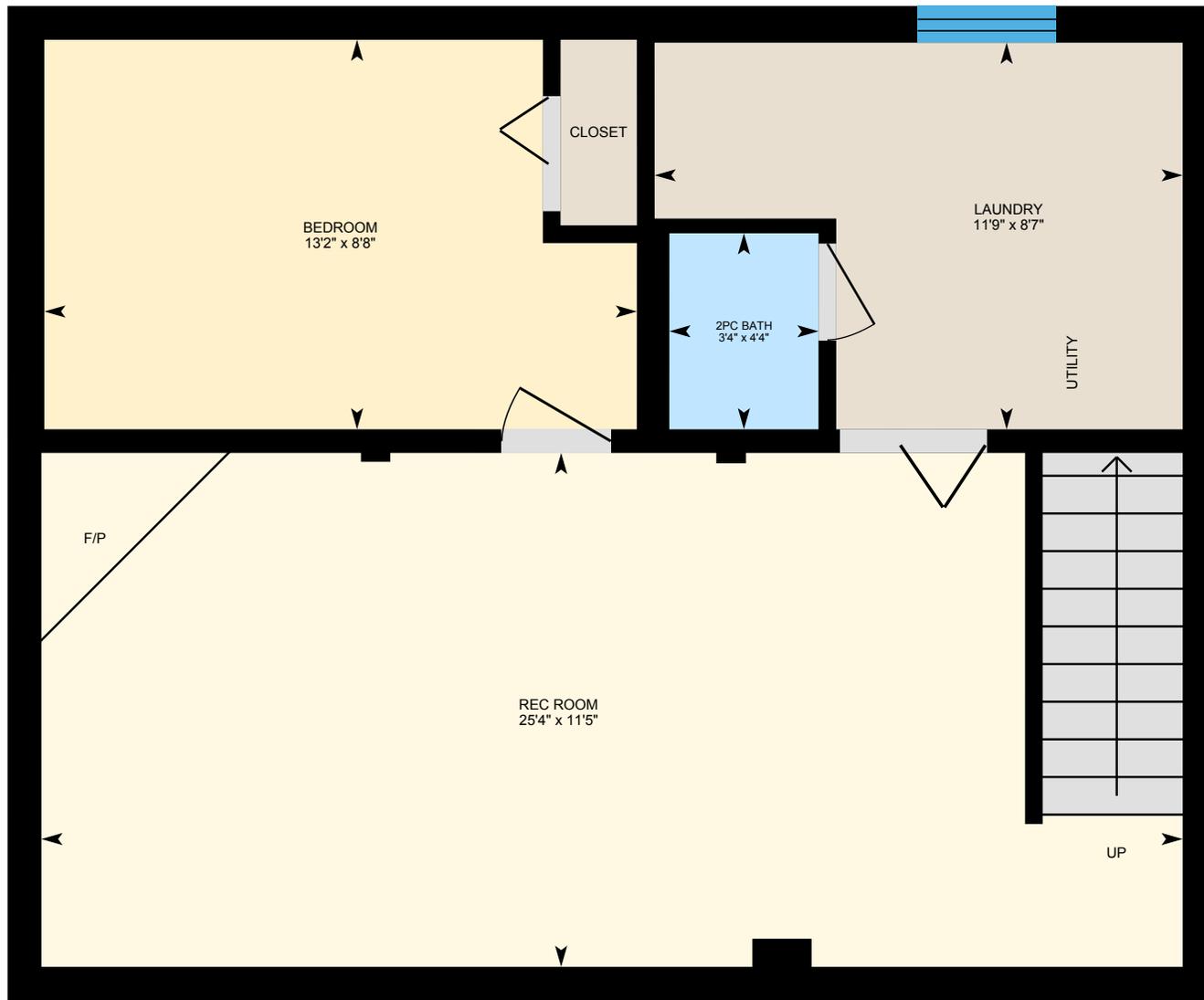
PREPARED: Apr, 2020



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/>.

# 376 Ironwood Rd, Guelph, ON

**Basement** Total Exterior Area 590 sq ft  
Total Interior Area 519 sq ft



PREPARED: Apr, 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/>.

# 376 Ironwood Rd, 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

Dining: 9'2" x 16'10"  
Garage: 23'1" x 11'4"  
Kitchen: 9'2" x 9'4"  
Living: 11'6" x 14'10"

##### 2ND FLOOR

4pc Bath: 10'2" x 6'1"  
Bedroom: 7'6" x 13'11"  
Bedroom: 7'6" x 9'10"  
Master: 11'2" x 16'1"

##### BASEMENT

2pc Bath: 4'4" x 3'4"  
Bedroom: 8'8" x 13'2"  
Laundry: 8'7" x 11'9"  
Rec Room: 11'5" x 25'4"

### 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: 552 sq ft  
Excluded Area: 261 sq ft  
Perimeter Wall Length: 97 ft  
Perimeter Wall Thickness: 9.0 in  
Exterior Area: 625 sq ft

##### 2ND FLOOR

Interior Area: 569 sq ft  
Perimeter Wall Length: 99 ft  
Perimeter Wall Thickness: 9.0 in  
Exterior Area: 644 sq ft

##### BASEMENT (Below Grade)

Interior Area: 519 sq ft  
Perimeter Wall Length: 95 ft  
Perimeter Wall Thickness: 9.0 in  
Exterior Area: 590 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 1121 sq ft  
Main Building Excluded: 261 sq ft  
**Main Building Exterior: 1268 sq ft**