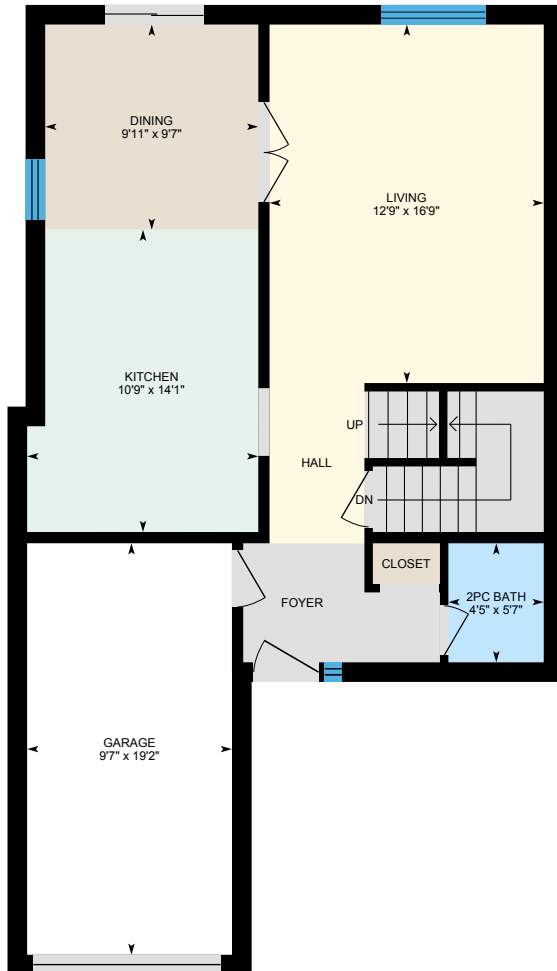


# 40 Watt St, Guelph, ON

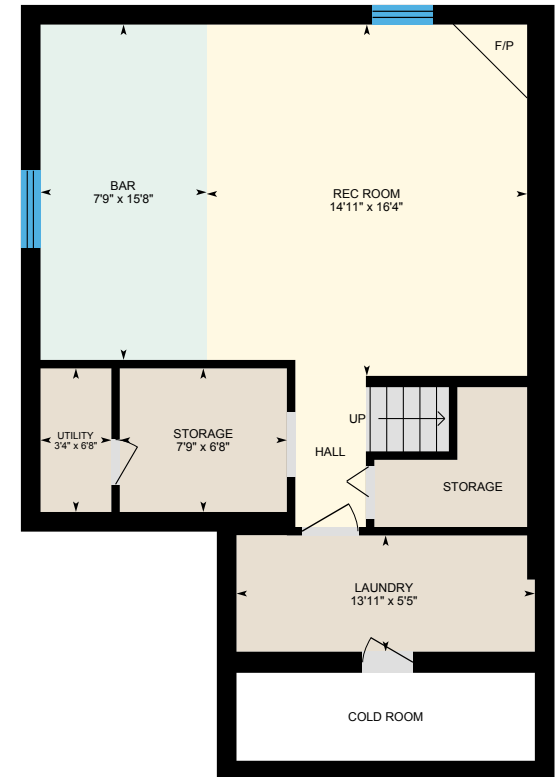
Main Building: Total Exterior Area Above Grade 1407 sq ft



**Main Floor**  
Exterior Area 741 sq ft



**2nd Floor**  
Exterior Area 666 sq ft

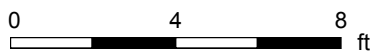


**Basement (Below Grade)**  
Exterior Area 727 sq ft

0 4 8  
ft

# 40 Watt St, Guelph, ON

**Main Floor** Total Exterior Area 741 sq ft  
Total Interior Area 639 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/>.

# 40 Watt St, Guelph, ON

**2nd Floor** Total Exterior Area 666 sq ft  
Total Interior Area 575 sq ft



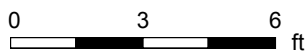
0 2 4 ft

PREPARED: Jul, 2020



# 40 Watt St, Guelph, ON

**Basement** Total Exterior Area 727 sq ft  
Total Interior Area 619 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/>.

# 40 Watt St, 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 Bath: 4'5" x 5'7"

Dining: 9'11" x 9'7"

Garage: 9'7" x 19'2"

Kitchen: 10'9" x 14'1"

Living: 12'9" x 16'9"

##### 2ND FLOOR

4pc Bath: 8' x 7'4"

Bedroom: 12'1" x 13'

Bedroom: 11'6" x 9'6"

Bedroom: 12'1" x 8'4"

##### BASEMENT

Bar: 7'9" x 15'8"

Laundry: 13'11" x 5'5"

Rec Room: 14'11" x 16'4"

Storage: 7'9" x 6'8"

Utility: 3'4" x 6'8"

### 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: 639 sq ft

Excluded Area: 183 sq ft

Perimeter Wall Length: 111 ft

Perimeter Wall Thickness: 11.0 in

Exterior Area: 741 sq ft

##### 2ND FLOOR

Interior Area: 575 sq ft

Perimeter Wall Length: 100 ft

Perimeter Wall Thickness: 11.0 in

Exterior Area: 666 sq ft

##### BASEMENT (Below Grade)

Interior Area: 619 sq ft

Excluded Area: 57 sq ft

Perimeter Wall Length: 118 ft

Perimeter Wall Thickness: 11.0 in

Exterior Area: 727 sq ft

### Total Above Grade Floor Area

Main Building Interior: 1214 sq ft

Main Building Excluded: 183 sq ft

**Main Building Exterior: 1407 sq ft**