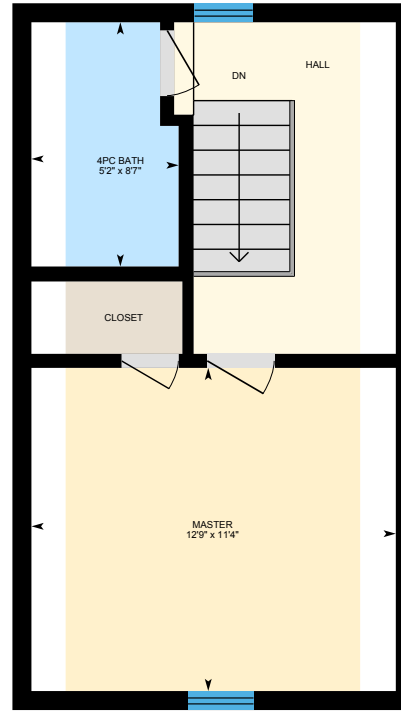


# 43 Barclay Ave, Kitchener, ON

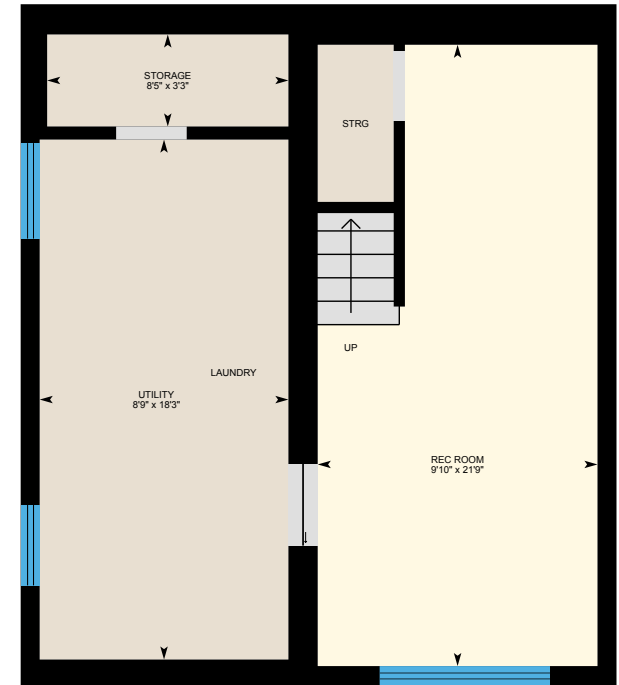
Main Building: Total Exterior Area Above Grade 855 sq ft



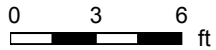
**Main Floor**  
Exterior Area 561 sq ft



**2nd Floor**  
Exterior Area 294 sq ft

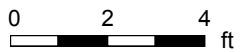


**Basement (Below Grade)**  
Exterior Area 484 sq ft



# 43 Barclay Ave, Kitchener, ON

Main Floor Total Exterior Area 561 sq ft  
Total Interior Area 500 sq ft



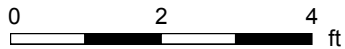
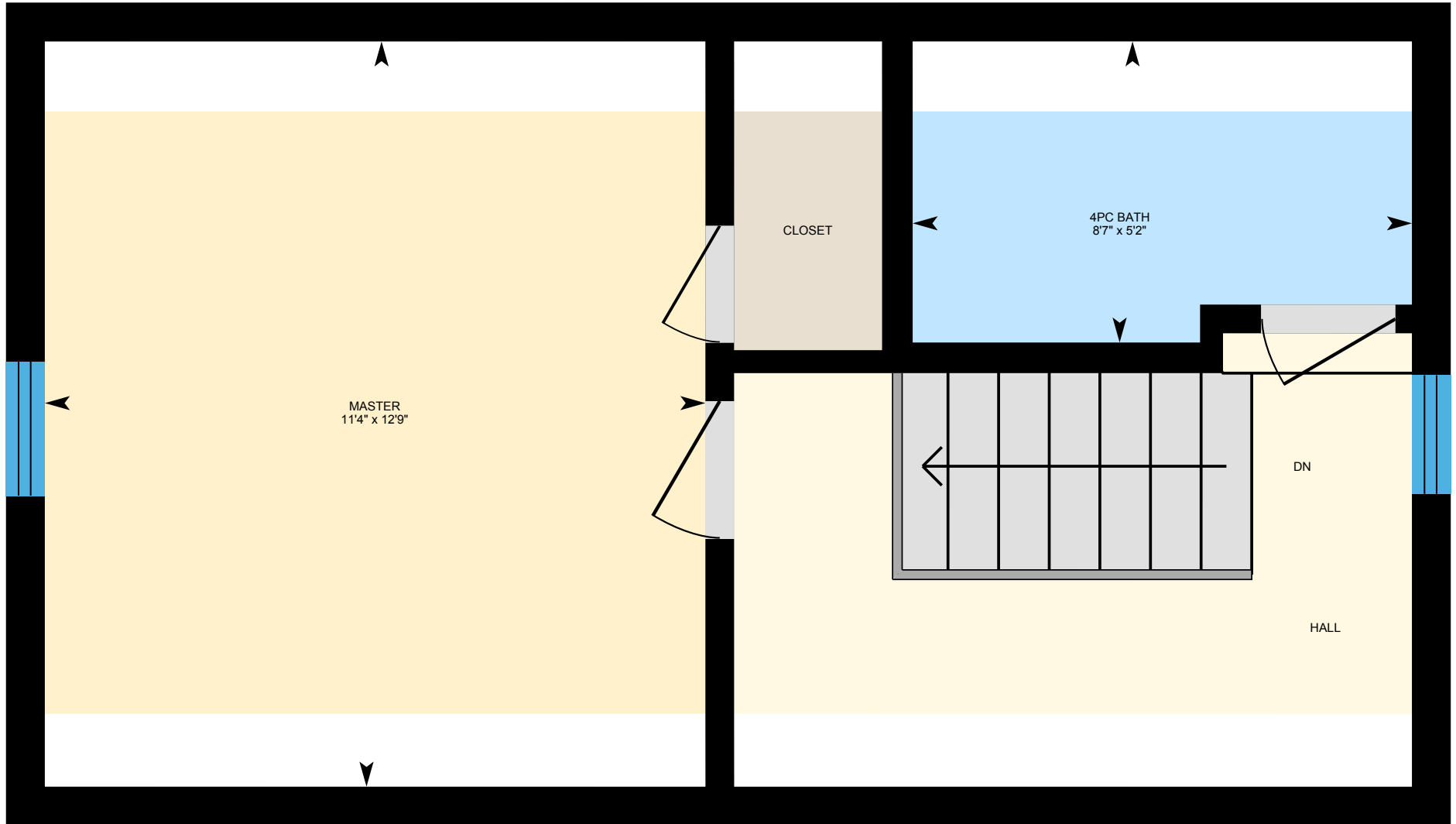
PREPARED: Jul, 2020



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/>.

# 43 Barclay Ave, Kitchener, ON

2nd Floor Total Exterior Area 294 sq ft  
Total Interior Area 244 sq ft



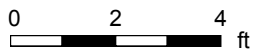
PREPARED: Jul, 2020



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/>.

# 43 Barclay Ave, Kitchener, ON

**Basement** Total Exterior Area 484 sq ft  
Total Interior Area 426 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/>.

# 43 Barclay Ave, Kitchener, 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

Bedroom: 7'8" x 9'5"

Dining: 10' x 10'11"

Kitchen: 9'6" x 12'1"

Living: 11'4" x 10'8"

##### 2ND FLOOR

4pc Bath: 5'2" x 8'7"

Master: 12'9" x 11'4"

##### BASEMENT

Rec Room: 9'10" x 21'9"

Storage: 8'5" x 3'3"

Utility: 8'9" x 18'3"

### 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: 500 sq ft

Perimeter Wall Length: 92 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 561 sq ft

##### 2ND FLOOR

Interior Area: 244 sq ft

Perimeter Wall Length: 75 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 294 sq ft

##### BASEMENT (Below Grade)

Interior Area: 426 sq ft

Perimeter Wall Length: 86 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 484 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 743 sq ft

**Main Building Exterior: 855 sq ft**