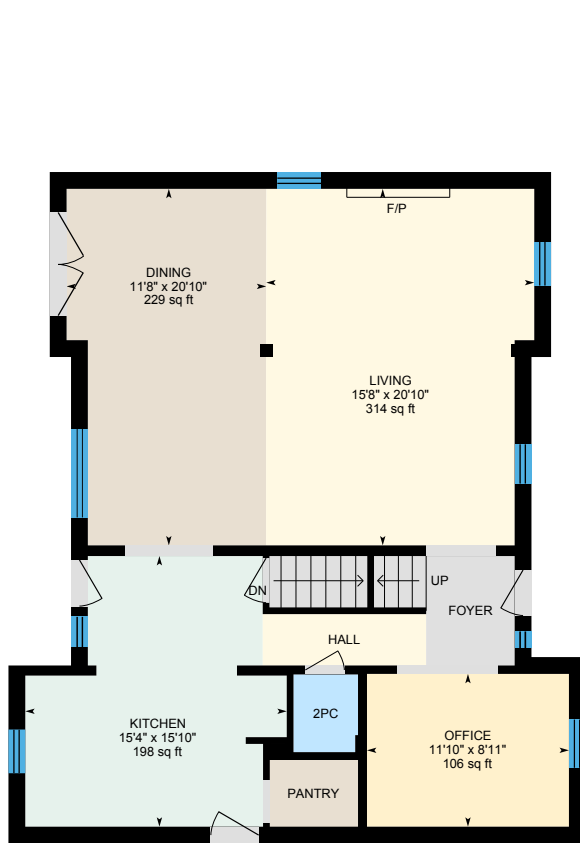
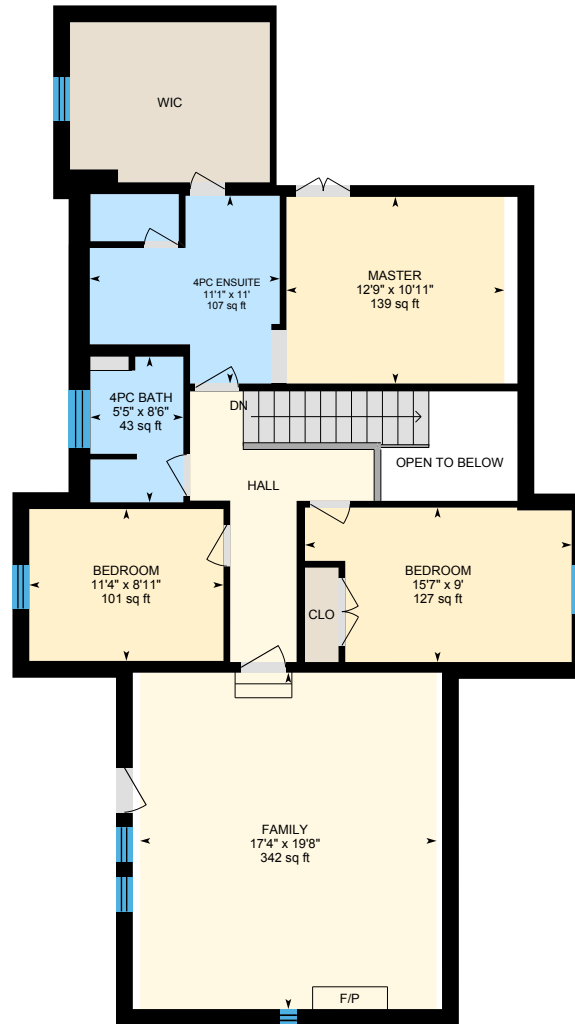


95 Pinnacle Dr, Kitchener, ON

Main Building: Total Exterior Area Above Grade 2503 sq ft



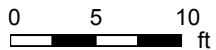
Main Floor
Exterior Area 1159 sq ft



2nd Floor
Exterior Area 1344 sq ft



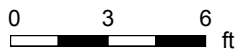
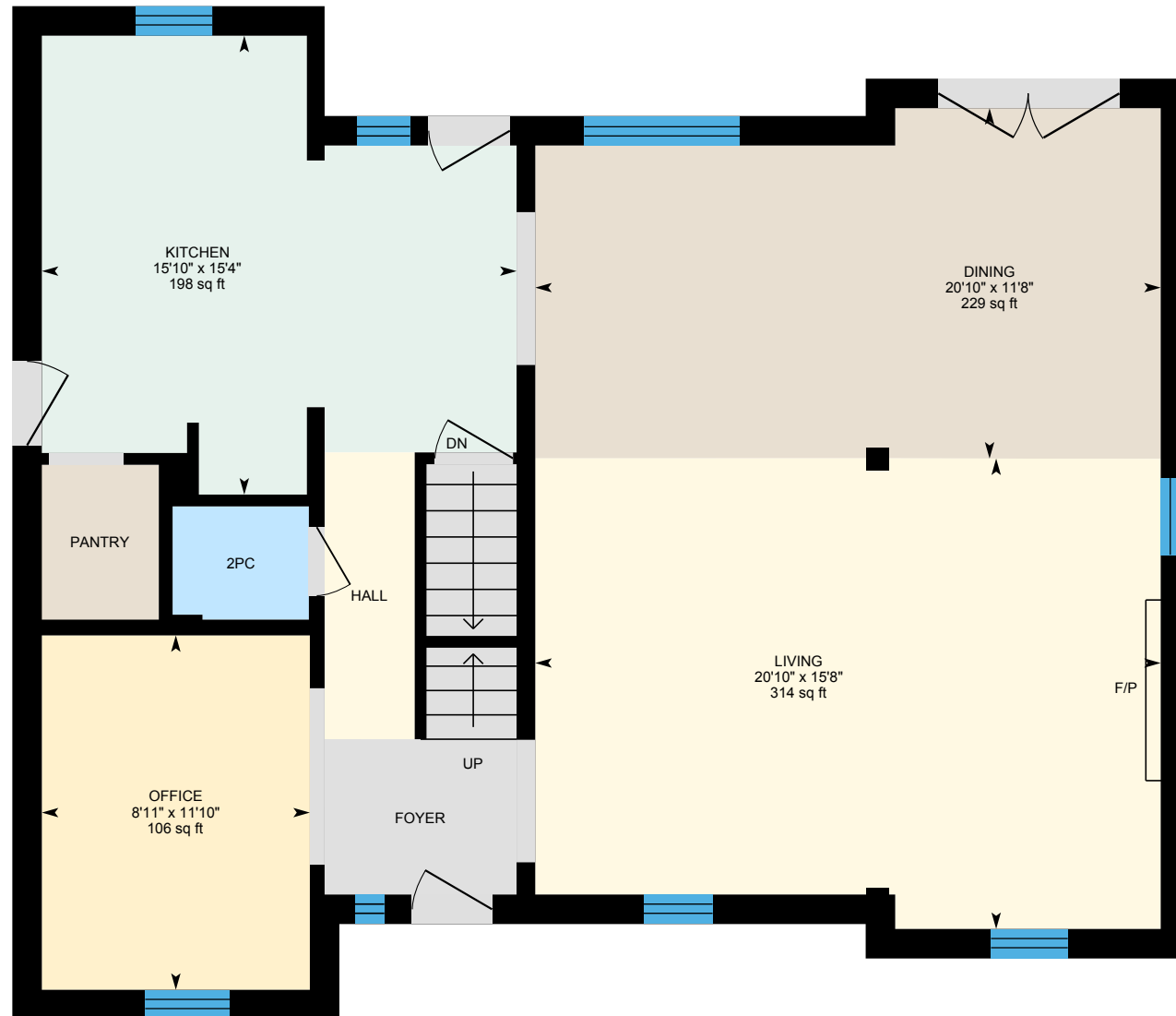
Basement (Below Grade)



PREPARED: Aug, 2020

95 Pinnacle Dr, Kitchener, ON

Main Floor Total Exterior Area 1159 sq ft
Total Interior Area 1015 sq ft



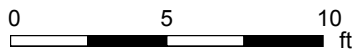
PREPARED: Aug, 2020



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/>.

95 Pinnacle Dr, Kitchener, ON

2nd Floor Total Exterior Area 1344 sq ft
Total Interior Area 1162 sq ft



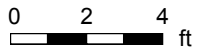
PREPARED: Aug, 2020



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/>.

95 Pinnacle Dr, Kitchener, ON

Basement Total Interior Area 495 sq ft



PREPARED: Aug, 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/>.

95 Pinnacle Dr, 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

2pc: 3'9" x 4'7" | 17 sq ft
Dining: 11'8" x 20'10" | 229 sq ft
Kitchen: 15'4" x 15'10" | 198 sq ft
Living: 15'8" x 20'10" | 314 sq ft
Office: 11'10" x 8'11" | 106 sq ft

2ND FLOOR

4pc Bath: 5'5" x 8'6" | 43 sq ft
4pc Ensuite: 11'1" x 11' | 107 sq ft
Bedroom: 15'7" x 9' | 127 sq ft
Bedroom: 11'4" x 8'11" | 101 sq ft
Family: 17'4" x 19'8" | 342 sq ft
Master: 12'9" x 10'11" | 139 sq ft

BASEMENT

3pc Bath: 5' x 8'6" | 42 sq ft
Laundry: 11'10" x 8'6" | 99 sq ft
Rec Room: 24' x 10'3" | 246 sq ft

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: 1015 sq ft
Perimeter Wall Length: 147 ft
Perimeter Wall Thickness: 11.8 in
Exterior Area: 1159 sq ft

2ND FLOOR

Interior Area: 1162 sq ft
Excluded Area: 42 sq ft
Perimeter Wall Length: 185 ft
Perimeter Wall Thickness: 11.8 in
Exterior Area: 1344 sq ft

BASEMENT (Below Grade)

Interior Area: 495 sq ft
Perimeter Wall Length: 109 ft

Total Above Grade Floor Area

Main Building Interior: 2176 sq ft
Main Building Excluded: 42 sq ft
Main Building Exterior: 2503 sq ft