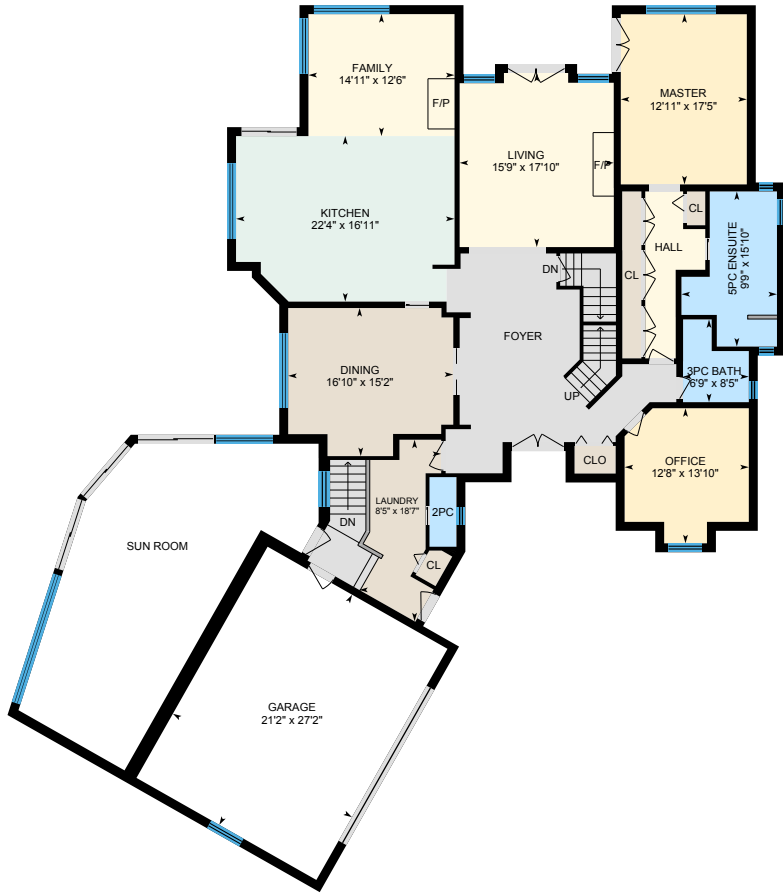
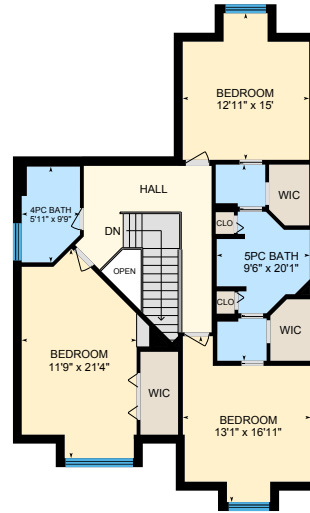


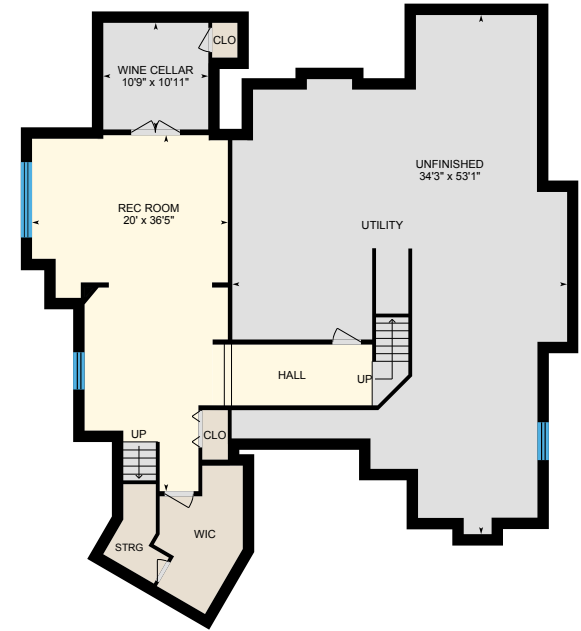
Main Building: Total Exterior Area Above Grade 3932 sq ft



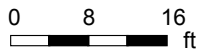
**Main Floor**  
Exterior Area 2720 sq ft



**2nd Floor**  
Exterior Area 1212 sq ft

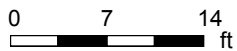


**Basement (Below Grade)**  
Exterior Area 2564 sq ft



# 8 Cedar Rd, Ottawa, ON

**Main Floor** Total Exterior Area 2720 sq ft  
Total Interior Area 2405 sq ft



PREPARED: Apr, 2020

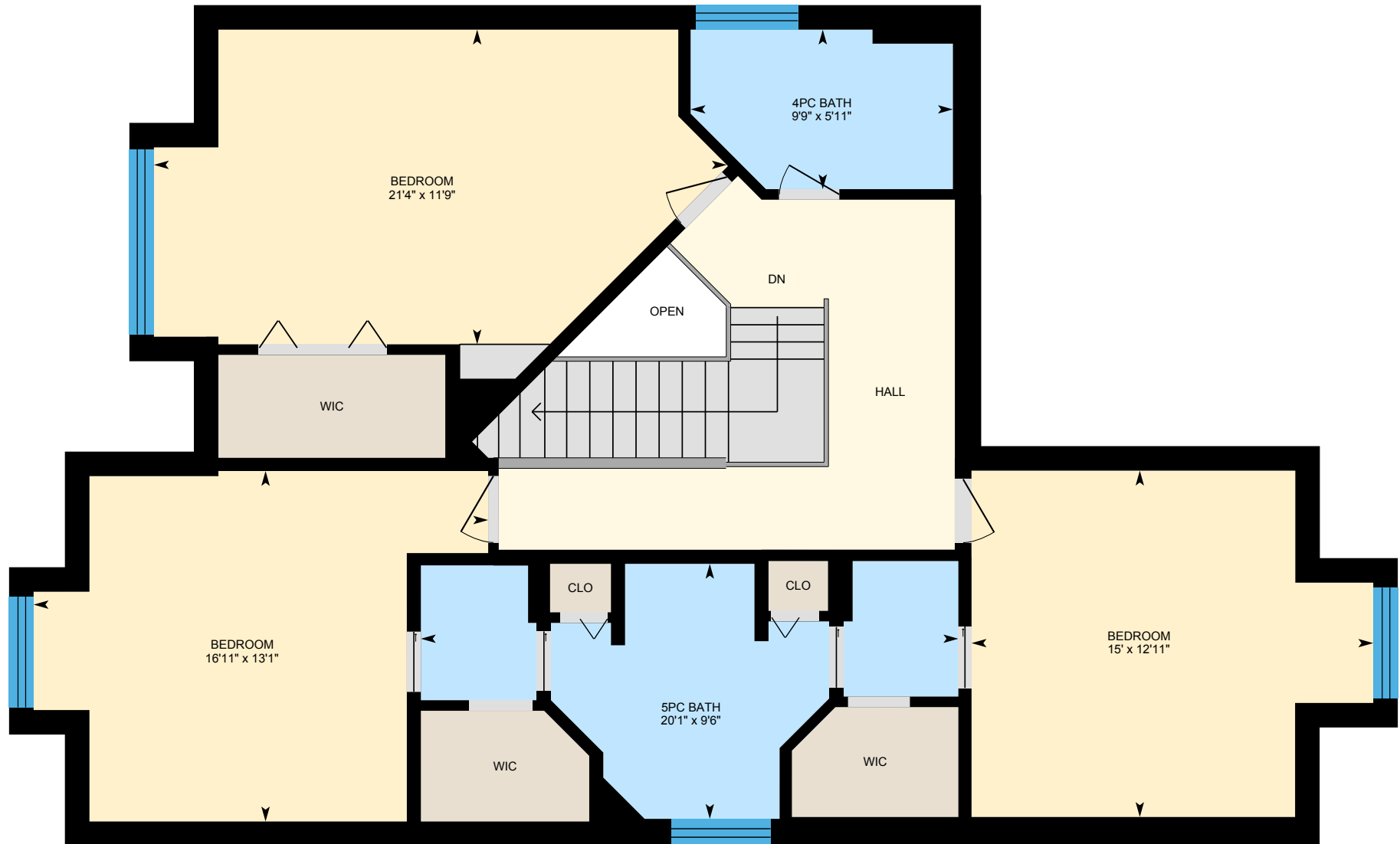


White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.



# 8 Cedar Rd, Ottawa, ON

2nd Floor Total Exterior Area 1212 sq ft  
Total Interior Area 1058 sq ft



PREPARED: Apr, 2020

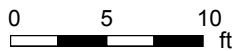
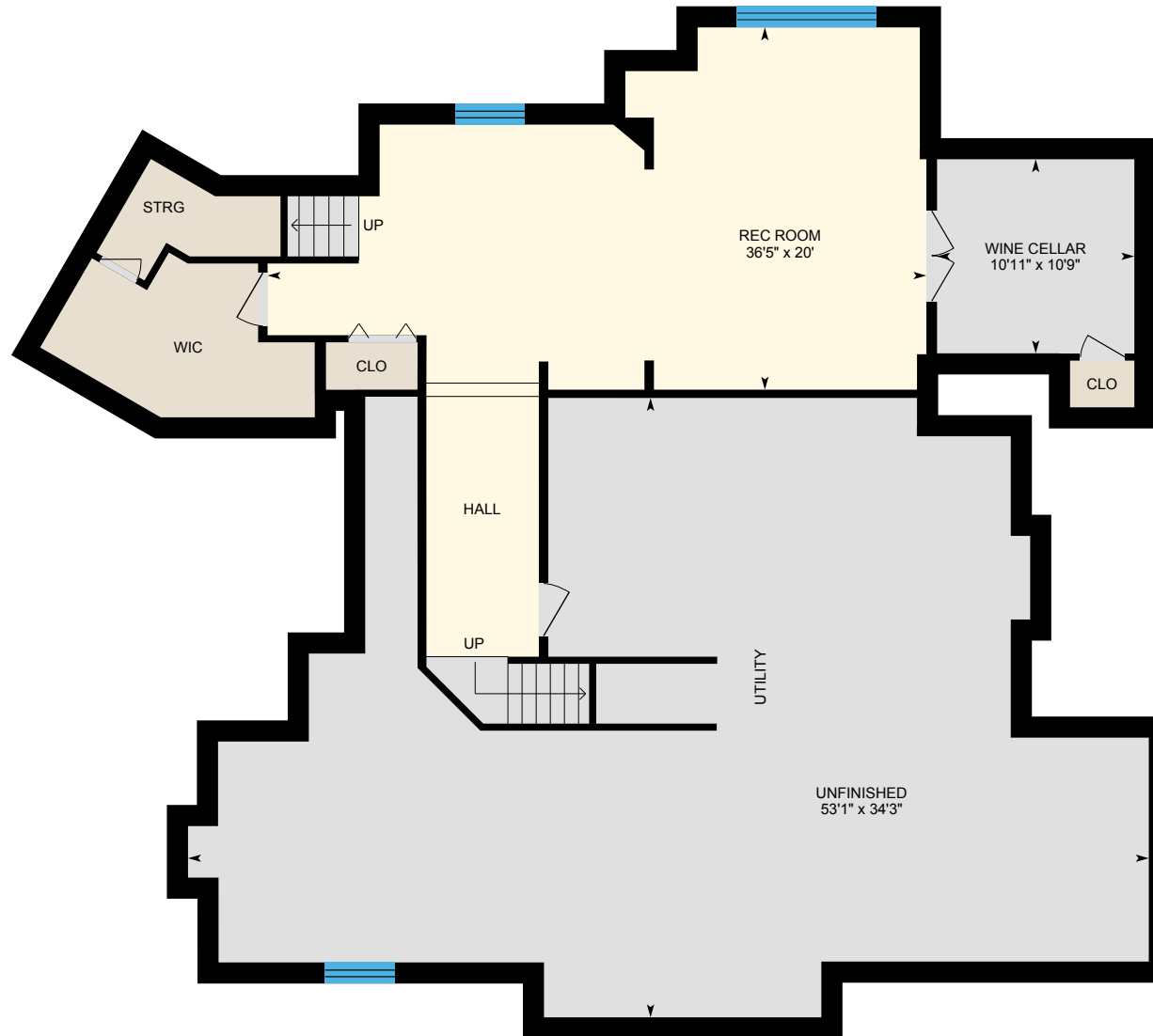


White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.



# 8 Cedar Rd, Ottawa, ON

**Basement** Total Exterior Area 2564 sq ft  
Total Interior Area 2226 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/>.



## 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: 2'9" x 7'1"  
 3pc Bath: 6'9" x 8'5"  
 5pc Ensuite: 9'9" x 15'10"  
 Dining: 16'10" x 15'2"  
 Family: 14'11" x 12'6"  
 Garage: 21'2" x 27'2"  
 Kitchen: 22'4" x 16'11"  
 Laundry: 8'5" x 18'7"  
 Living: 15'9" x 17'10"  
 Master: 12'11" x 17'5"  
 Office: 12'8" x 13'10"

##### 2ND FLOOR

4pc Bath: 5'11" x 9'9"  
 5pc Bath: 9'6" x 20'1"  
 Bedroom: 13'1" x 16'11"  
 Bedroom: 12'11" x 15'  
 Bedroom: 11'9" x 21'4"

##### BASEMENT

Rec Room: 20' x 36'5"  
 Unfinished: 34'3" x 53'1"  
 Wine Cellar: 10'9" x 10'11"

### 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: 2405 sq ft  
 Excluded Area: 1127 sq ft  
 Perimeter Wall Length: 344 ft  
 Perimeter Wall Thickness: 11.0 in  
 Exterior Area: 2720 sq ft

##### 2ND FLOOR

Interior Area: 1058 sq ft  
 Excluded Area: 15 sq ft  
 Perimeter Wall Length: 168 ft  
 Perimeter Wall Thickness: 11.0 in  
 Exterior Area: 1212 sq ft

##### BASEMENT (Below Grade)

Interior Area: 2226 sq ft  
 Perimeter Wall Length: 289 ft  
 Perimeter Wall Thickness: 14.0 in  
 Exterior Area: 2564 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 3463 sq ft  
 Main Building Excluded: 1142 sq ft  
**Main Building Exterior: 3932 sq ft**