12 Britannia Ave

SIZE AND LAYOUT ARE APPROXIMATE, BUYER TO VERIFY SIZES.

DATA PROVIDED BY WWW.HOUSSMAX.CA @2024

	Imperial			Metric		
Main Floor	Length	x	Width	Length	x	Width
Living	13' 0"	x	13' 0"	3.96	x	3.96
Dining	13' 0"	x	9' 8"	3.96	x	2.95
Kitchen	12' 0"	x	13' 0"	3.66	x	3.96
PWD	4' 8"	x	3' 6"	1.42	x	1.07
Deck	5' 8"	x	11' 9"	1.73	x	3.58
Second Floor						
Primary Bedroom	13' 4"	x	13' 0"	4.06	x	3.96
Ens	5' 5"	x	6' 0"	1.65	x	1.83
2nd Bedroom	10' 0"	x	10' 9"	3.05	x	3.28
3rd Bedroom	8' 7"	x	9' 1"	2.62	x	2.77
Bath	8' 0"	x	6' 0"	2.44	x	1.83
Basement						
Recreation Room	13' 4"	x	11' 8"	4.06	x	3.56
Bath	8' 7"	x	5' 0"	2.62	x	1.52
Furnace	8' 4"	x	5' 0"	2.54	x	1.52
4th Bedroom	13' 8"	x	11' 5"	4.17	x	3.48

Area Calculation

Main Floor	614	sq.ft.	Deck	81	sq.ft.
Second Floor	706	sq.ft.			
Basement	685	sq.ft.			
Total	2005	sq.ft.			