

6 Melbourne Ave

SIZE AND LAYOUT ARE APPROXIMATE, BUYER TO VERIFY SIZES.

DATA PROVIDED BY WWW.HOUSSMAX.CA @2025

Main Floor	Imperial			Metric		
	Length	x	Width	Length	x	Width
Foyer	6' 9"	x	4' 0"	2.06	x	1.22
Living	12' 9"	x	10' 8"	3.89	x	3.25
Dining	12' 9"	x	12' 0"	3.89	x	3.66
Kitchen	13' 8"	x	11' 0"	4.17	x	3.35
PWD	4' 0"	x	3' 6"	1.22	x	1.07
Deck	12' 0"	x	16' 0"	3.66	x	4.88

Second Floor						
Primary Bedroom	10' 4"	x	14' 6"	3.15	x	4.42
2nd Bedroom	9' 6"	x	9' 5"	2.90	x	2.87
3rd Bedroom	7' 0"	x	11' 0"	2.13	x	3.35
Bath	8' 0"	x	5' 0"	2.44	x	1.52

Third Floor						
Loft	17' 7"	x	15' 3"	5.36	x	4.65

Basement						
Bedroom	17' 5"	x	15' 0"	5.31	x	4.57
Bath	5' 2"	x	8' 3"	1.57	x	2.51
Laundry/Furnace	14' 5"	x	10' 9"	4.39	x	3.28

Area Calculation						
Main Floor	600	sq.ft.	Deck	192	sq.ft.	
Second Floor	600	sq.ft.				
Third Floor	329	sq.ft.				
Basement	600	sq.ft.				
Total	2129	sq.ft.				