

35 Shalfleet Blvd

Brantford, ON

Main Room Interior Measurements

Room Name	Imperial	Metric	Area
Main levels (above grade) - Approx Exterior ft² = 1009			
Living Room	21' 7" x 11' 9"	6.57m x 3.59m	222.22 ft ² / 20.64 m ²
Dining Room	10' 7" x 11' 6"	3.22m x 3.49m	121.07 ft ² / 11.25 m ²
Kitchen	11' 3" x 11' 6"	3.42m x 3.49m	128.63 ft ² / 11.95 m ²
3pc bath	8' 11" x 4' 1"	2.72m x 1.24m	36.43 ft ² / 3.38 m ²
Family room	11' 10" x 17' 2"	3.61m x 5.23m	185.68 ft ² / 17.25 m ²
Foyer	8' 11" x 8' 11"	2.72m x 2.71m	67.63 ft ² / 6.28 m ²
Garage*	13' 8" x 19' 9"	4.17m x 6.01m	245.79 ft ² / 22.83 m ²

* Garage not included in square footage measurements

Upper level (above grade) - Approx Exterior ft² = 732

Primary Bedroom	17' 6" x 12' 6"	5.34m x 3.80m	184.14 ft ² / 17.11 m ²
Bedroom 2	15' 9" x 8' 6"	4.81m x 2.60m	121.75 ft ² / 11.31 m ²
Bedroom 3	9' 10" x 8' 8"	3.01m x 2.63m	84.61 ft ² / 7.86 m ²
4pc bath	7' 11" x 11' 2"	2.43m x 3.40m	88.95 ft ² / 8.26 m ²

Basement (below grade) - Approx Exterior ft² = 1276

2pc bath	3' 9" x 5' 2"	1.14m x 1.58m	19.39 ft ² / 1.80 m ²
Gym	13' 0" x 24' 3"	3.98m x 7.40m	255.11 ft ² / 23.70 m ²
Laundry Room	11' 0" x 8' 2"	3.37m x 2.48m	85.64 ft ² / 7.96 m ²
Office	4' 8" x 7' 7"	1.41m x 2.31m	34.89 ft ² / 3.24 m ²
Rec room	27' 5" x 22' 7"	8.36m x 6.88m	435.19 ft ² / 40.43 m ²
Utility	10' 6" x 15' 6"	3.19m x 4.72m	122.03 ft ² / 11.34 m ²
Cold storage	10' 6" x 7' 6"	3.19m x 2.29m	78.64 ft ² / 7.31 m ²

Total Above Grade Exterior ft²

Approx Above Grade Exterior Area = 1741

Total Exterior ft²

Approx Exterior Area (basement included) = 3017

