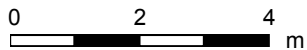
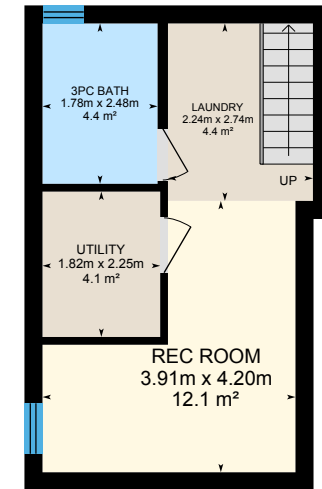
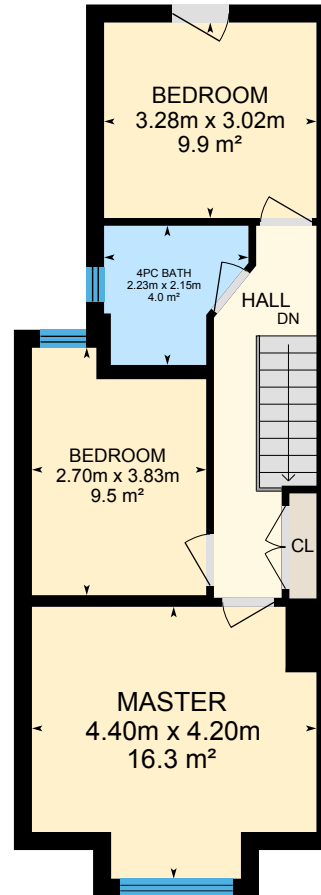
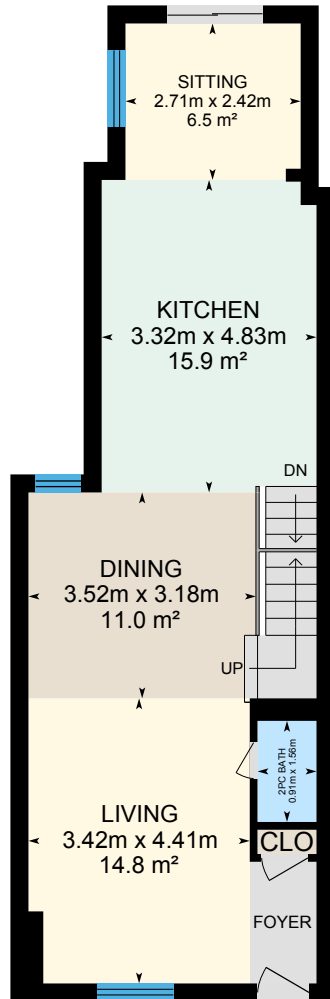


# 40 Morse St, Toronto, ON

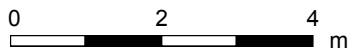
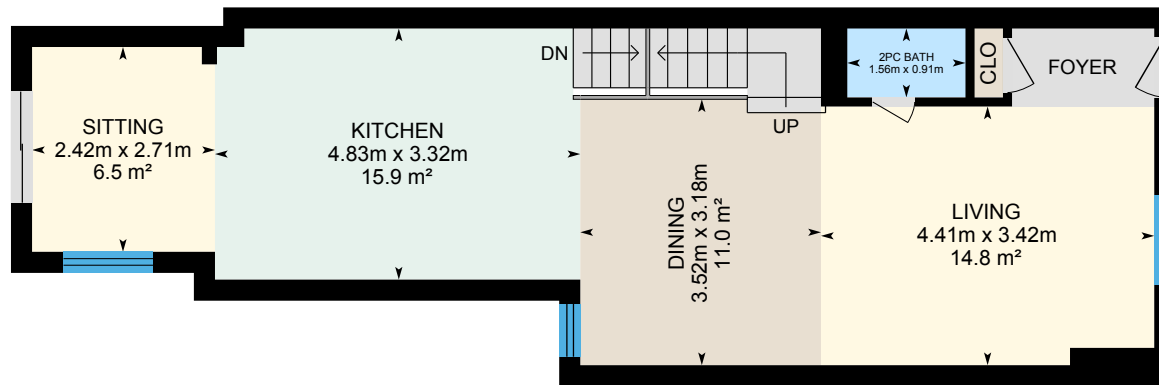
Main Building: Total Exterior Area Above Grade 128.3 m<sup>2</sup>



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# 40 Morse St, Toronto, ON

**Main floor** Total Exterior Area 67.2 m<sup>2</sup>  
Total Interior Area 56.1 m<sup>2</sup>

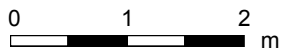
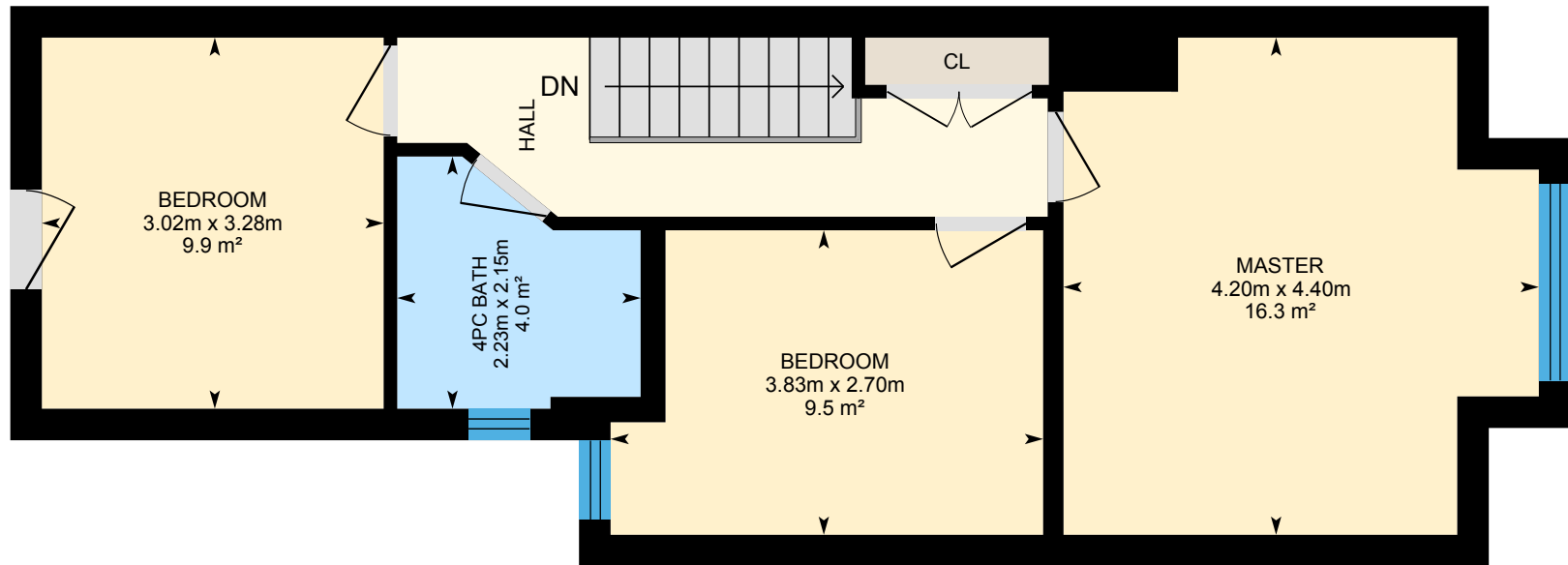


PREPARED: Mar, 2019



# 40 Morse St, Toronto, ON

2nd floor Total Exterior Area 61.1 m<sup>2</sup>  
Total Interior Area 50.9 m<sup>2</sup>

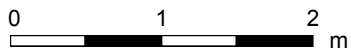
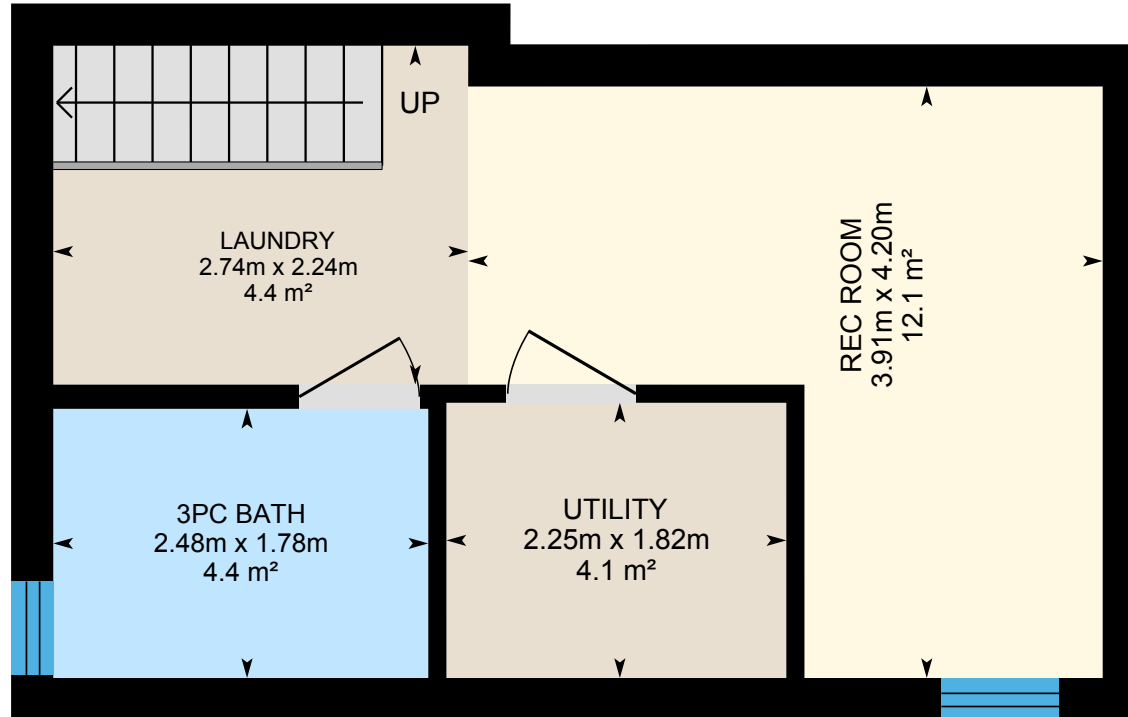


PREPARED: Mar, 2019



# 40 Morse St, Toronto, ON

**Basement** Total Exterior Area 34.4 m<sup>2</sup>  
Total Interior Area 27.9 m<sup>2</sup>



PREPARED: Mar, 2019



# 40 Morse St, Toronto, 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 Bath: 0.91m x 1.56m | 1.4 m<sup>2</sup>  
Dining: 3.52m x 3.18m | 11.0 m<sup>2</sup>  
Kitchen: 3.32m x 4.83m | 15.9 m<sup>2</sup>  
Living: 3.42m x 4.41m | 14.8 m<sup>2</sup>  
Sitting: 2.71m x 2.42m | 6.5 m<sup>2</sup>

#### 2ND FLOOR

4pc Bath: 2.23m x 2.15m | 4.0 m<sup>2</sup>  
Bedroom: 2.70m x 3.83m | 9.5 m<sup>2</sup>  
Bedroom: 3.28m x 3.02m | 9.9 m<sup>2</sup>  
Master: 4.40m x 4.20m | 16.3 m<sup>2</sup>

#### BASEMENT

3pc Bath: 1.78m x 2.48m | 4.4 m<sup>2</sup>  
Laundry: 2.24m x 2.74m | 4.4 m<sup>2</sup>  
Rec Room: 3.91m x 4.20m | 12.1 m<sup>2</sup>  
Utility: 1.82m x 2.25m | 4.1 m<sup>2</sup>

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>.

### Main Building

#### MAIN FLOOR

Interior Area: 56.1 m<sup>2</sup>  
Perimeter Wall Length: 39.7 m  
Perimeter Wall Thickness: 28 cm  
Exterior Area: 67.2 m<sup>2</sup>

#### 2ND FLOOR

Interior Area: 50.9 m<sup>2</sup>  
Perimeter Wall Length: 36.4 m  
Perimeter Wall Thickness: 28 cm  
Exterior Area: 61.1 m<sup>2</sup>

#### BASEMENT (Below Grade)

Interior Area: 27.9 m<sup>2</sup>  
Perimeter Wall Length: 23.4 m  
Perimeter Wall Thickness: 28 cm  
Exterior Area: 34.4 m<sup>2</sup>

### Total Above Grade Floor Area

Main Building Interior: 107.0 m<sup>2</sup>  
**Main Building Exterior: 128.3 m<sup>2</sup>**