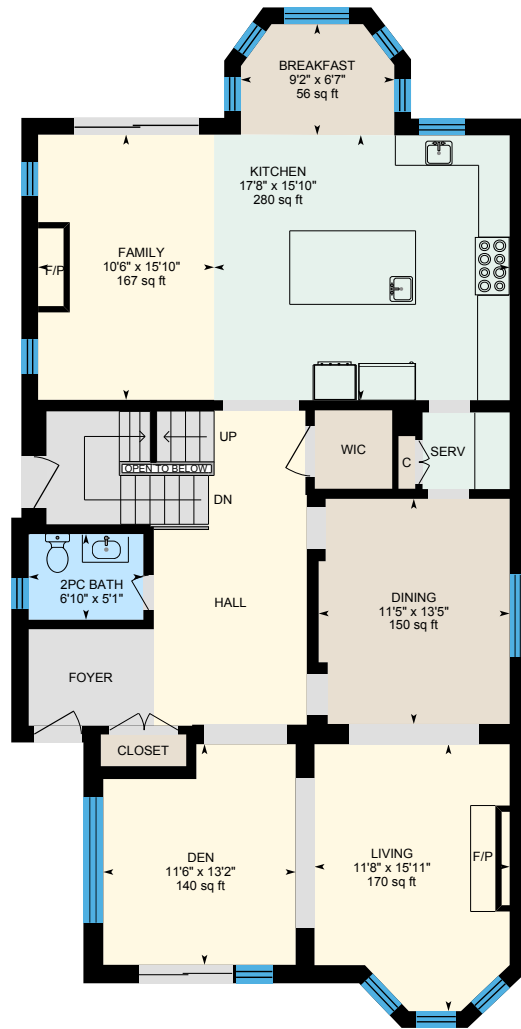
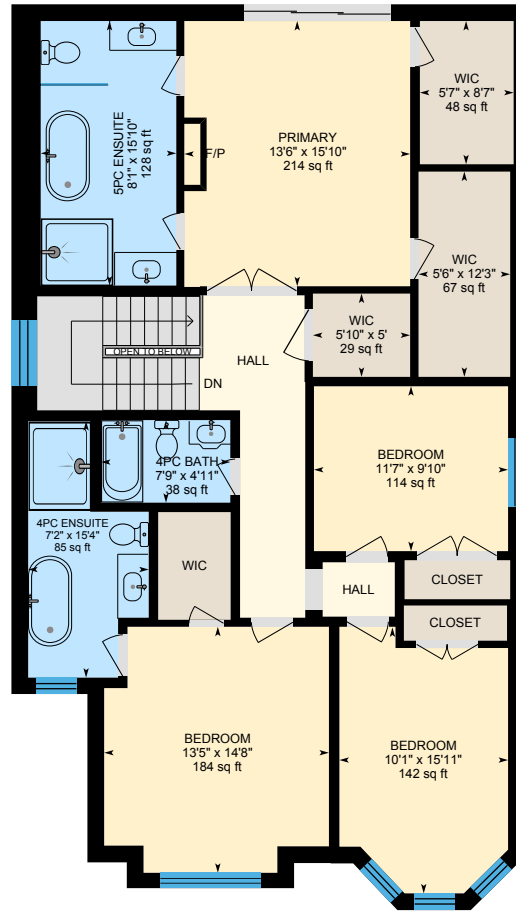


38 Balsam Ave, Toronto, ON

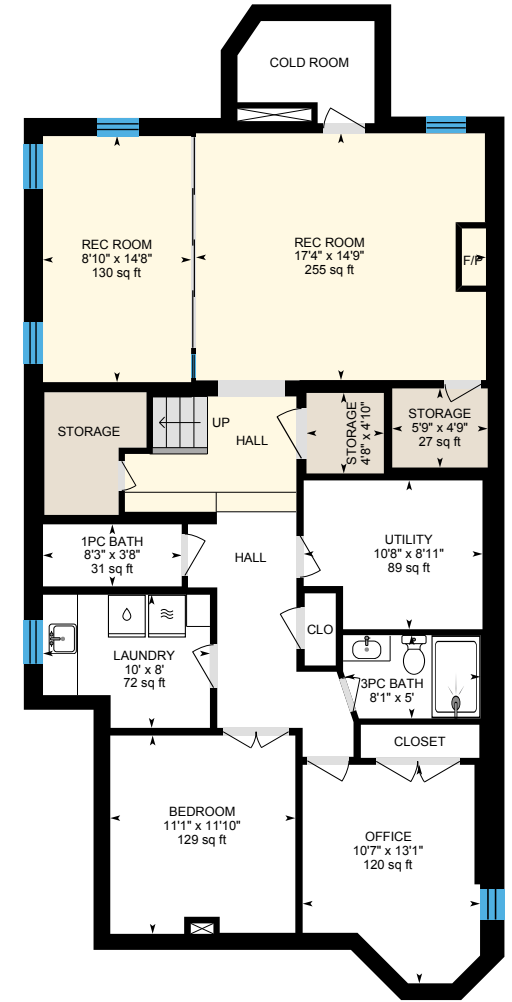
Main Building: Total Exterior Area Above Grade 3137.10 sq ft



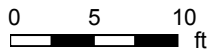
Main Floor
Exterior Area 1587.43 sq ft



2nd Floor
Exterior Area 1549.67 sq ft



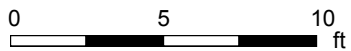
Basement (Below Grade)
Exterior Area 755.39 sq ft



PREPARED: 2024/06/19

38 Balsam Ave, Toronto, ON

Main Floor Exterior Area 1587.43 sq ft
Interior Area 1416.04 sq ft
Excluded Area 2.59 sq ft



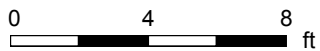
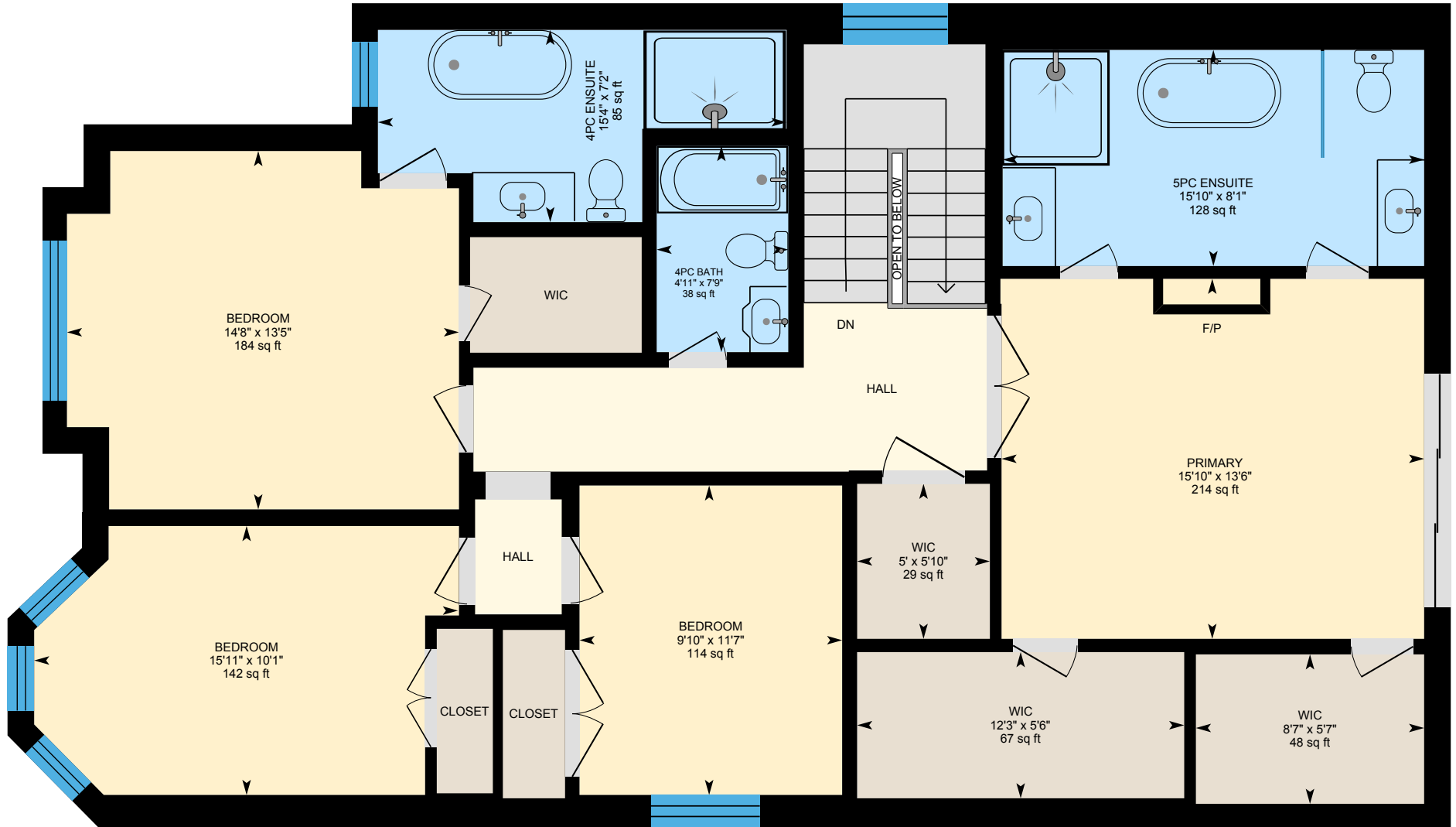
PREPARED: 2024/06/19



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

38 Balsam Ave, Toronto, ON

2nd Floor Exterior Area 1549.67 sq ft
Interior Area 1386.29 sq ft
Excluded Area 2.23 sq ft



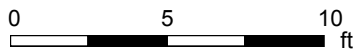
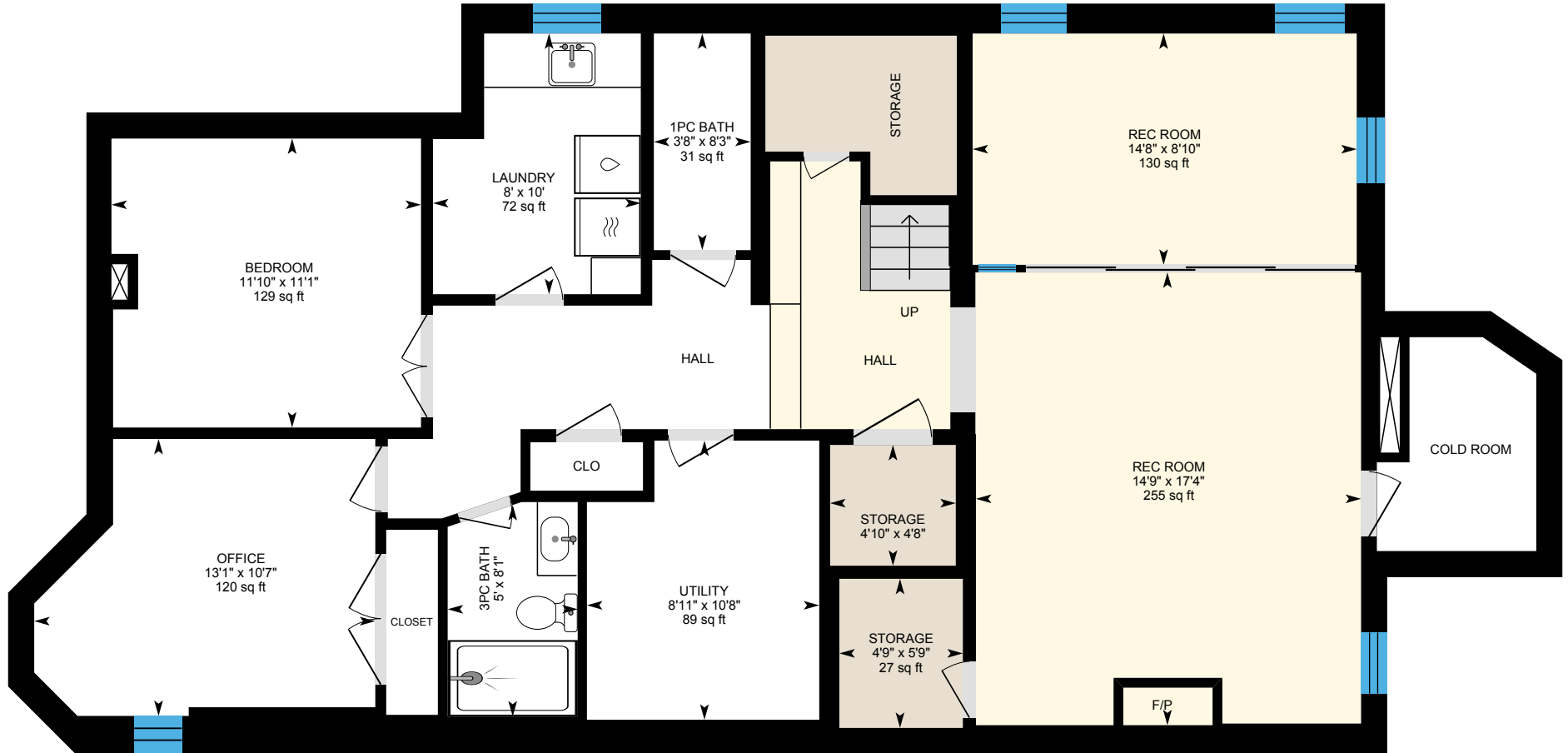
PREPARED: 2024/06/19



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

38 Balsam Ave, Toronto, ON

Basement (Below Grade) Exterior Area 755.39 sq ft
Interior Area 590.18 sq ft
Excluded Area 675.83 sq ft



PREPARED: 2024/06/19



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.