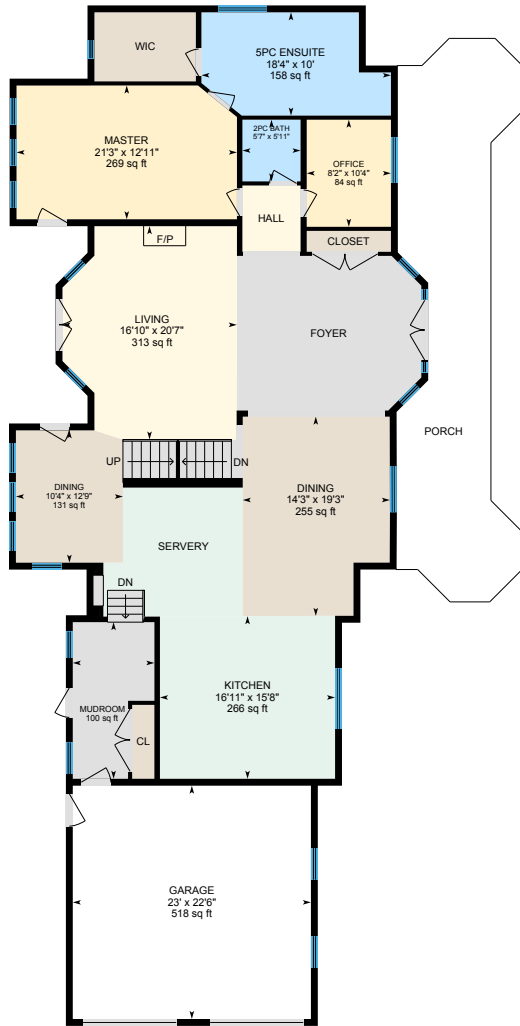
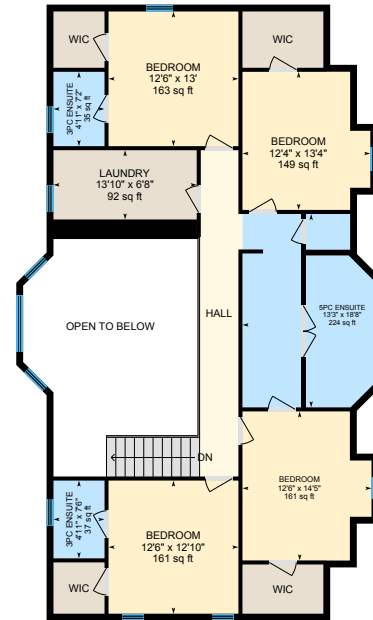


# 8146 Sideroad 36 & 37 Nottawasaga, Nottawa, ON

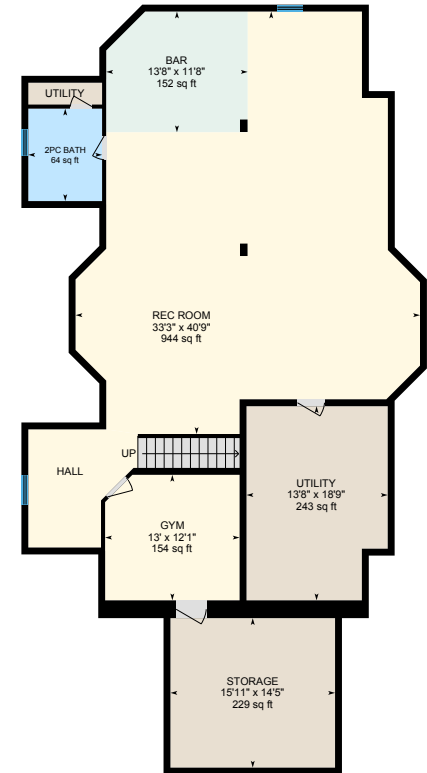
Main Building: Total Exterior Area Above Grade 3991 sq ft



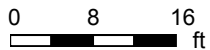
**1st Floor**  
Exterior Area 2453 sq ft



**2nd Floor**  
Exterior Area 1538 sq ft

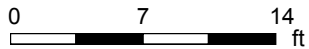
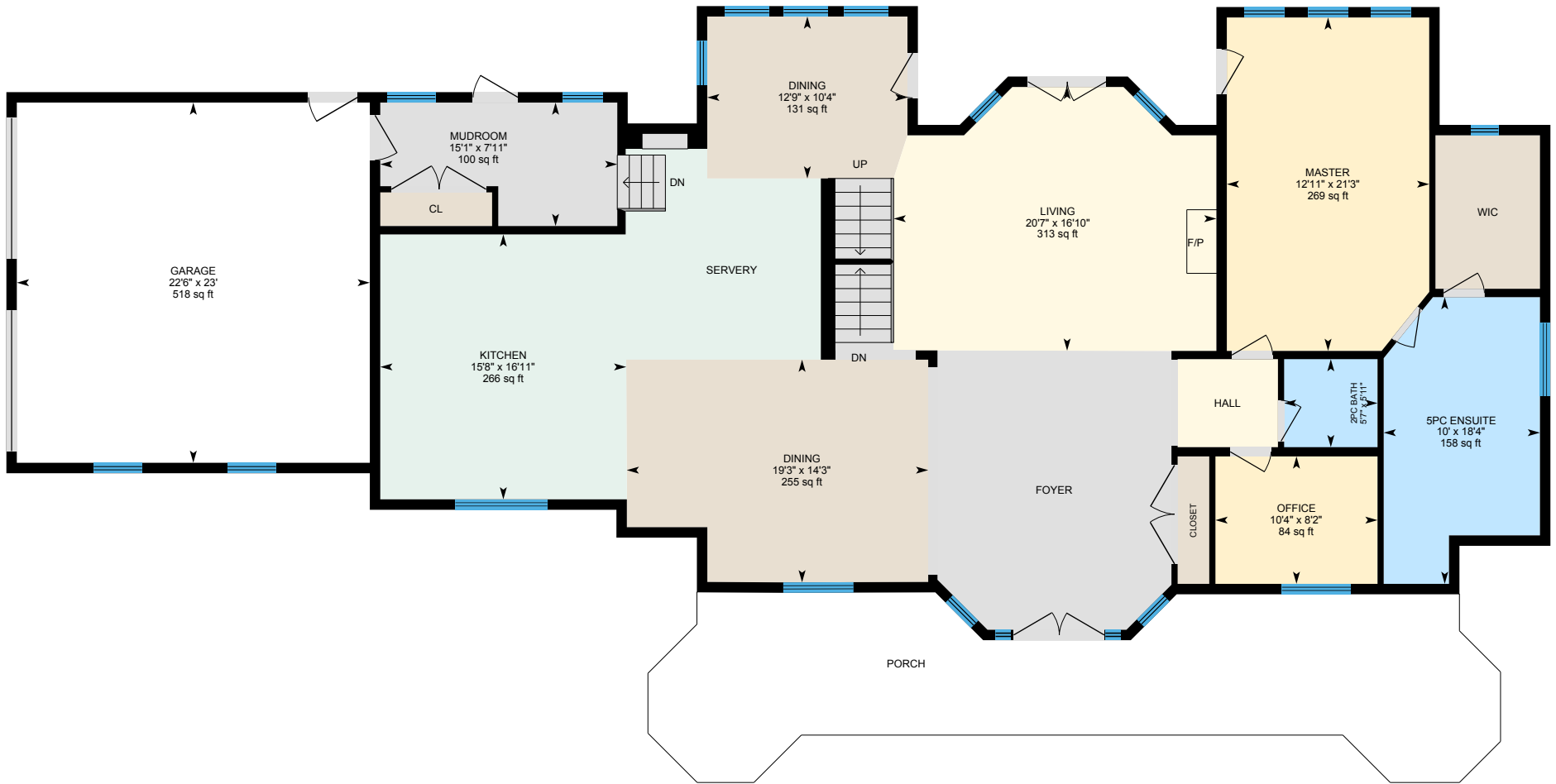


**Lower Floor (Below Grade)**  
Exterior Area 2156 sq ft



# 8146 Sideroad 36 & 37 Nottawasaga, Nottawa, ON

1st Floor Total Exterior Area 2453 sq ft  
Total Interior Area 2289 sq ft



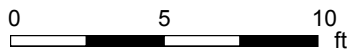
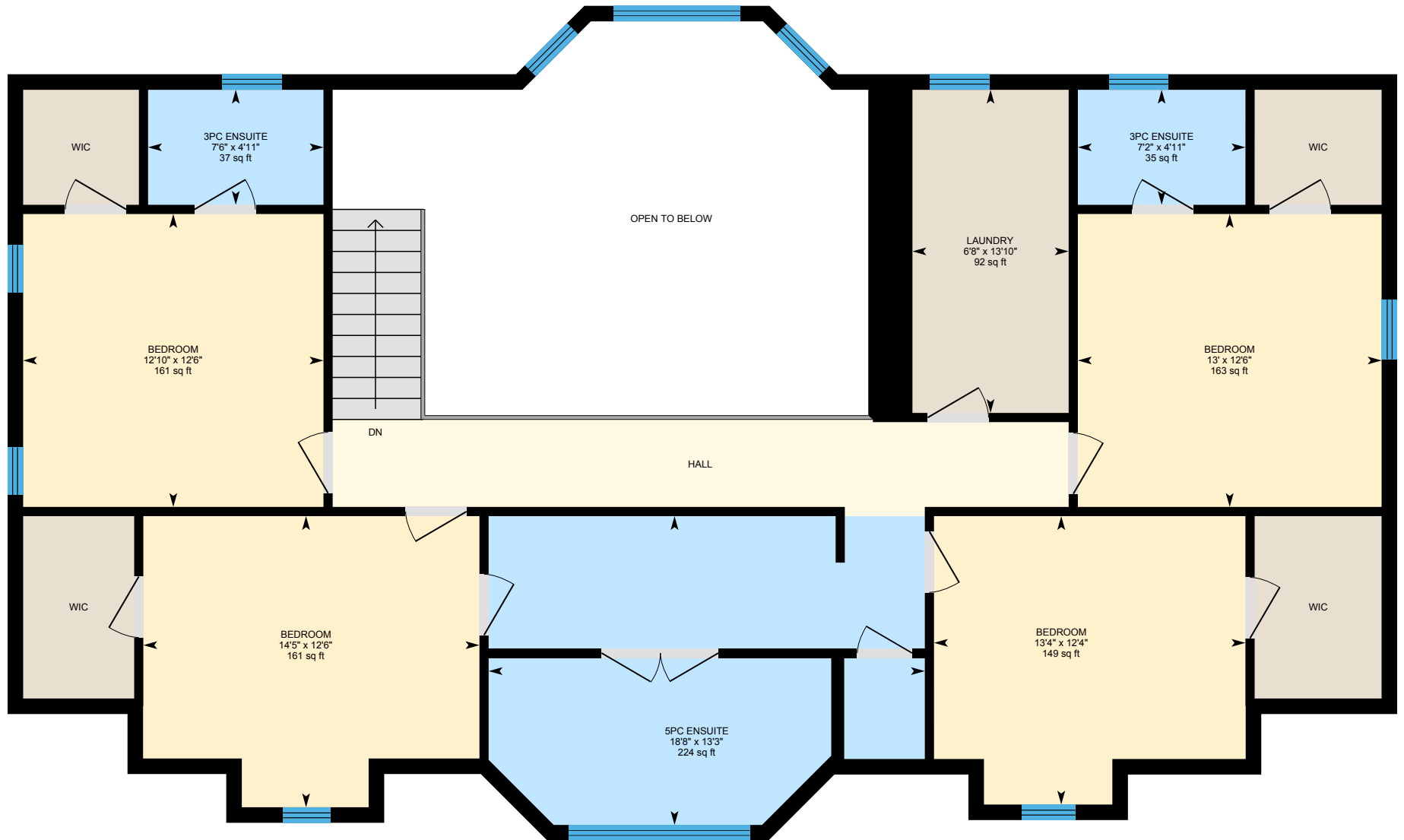
PREPARED: Sep, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 8146 Sideroad 36 & 37 Nottawasaga, Nottawa, ON

2nd Floor Total Exterior Area 1538 sq ft  
Total Interior Area 1395 sq ft



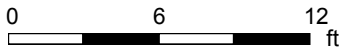
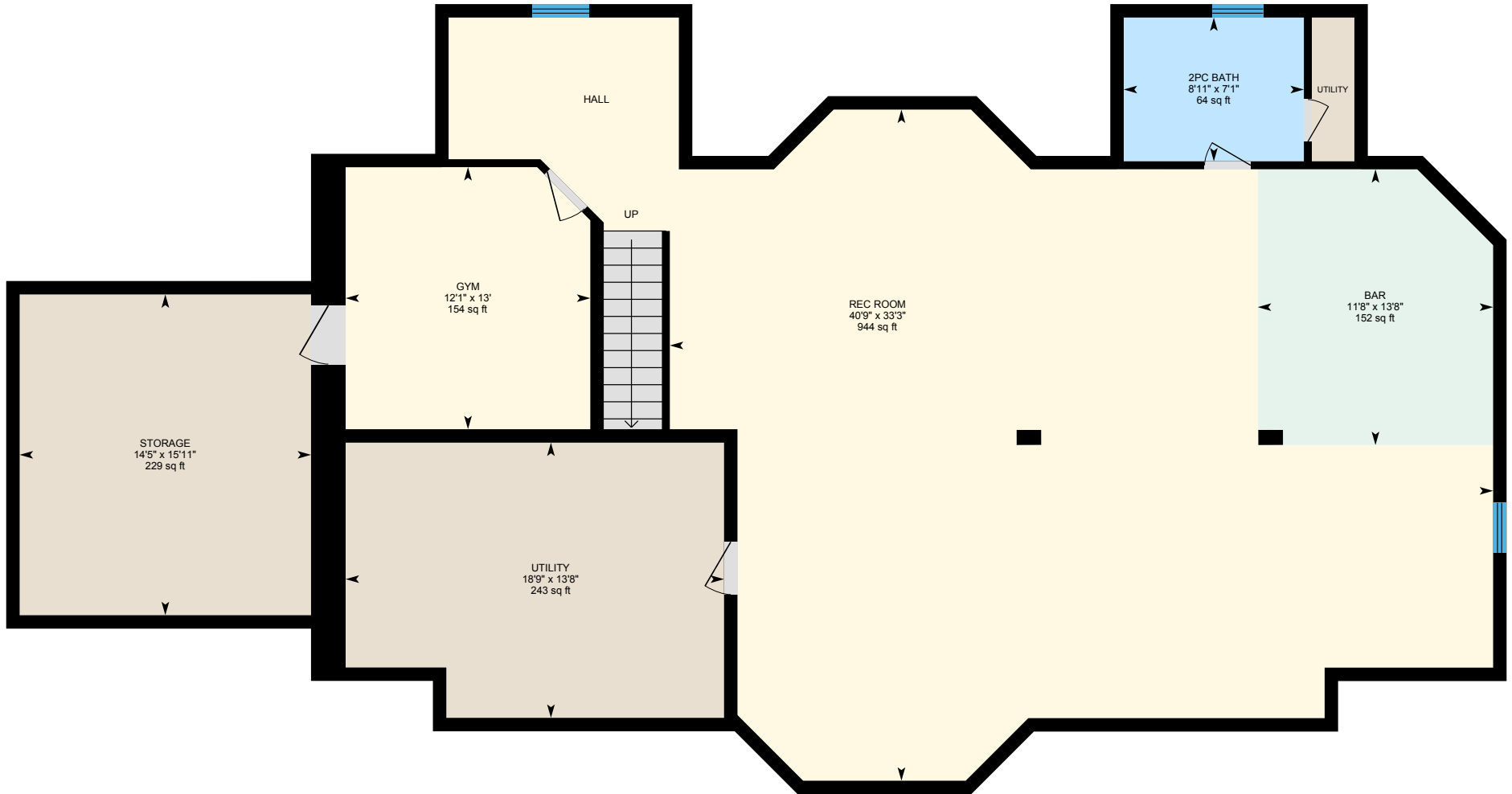
PREPARED: Sep, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 8146 Sideroad 36 & 37 Nottawasaga, Nottawa, ON

Lower Floor Total Exterior Area 2156 sq ft  
Total Interior Area 1999 sq ft



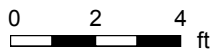
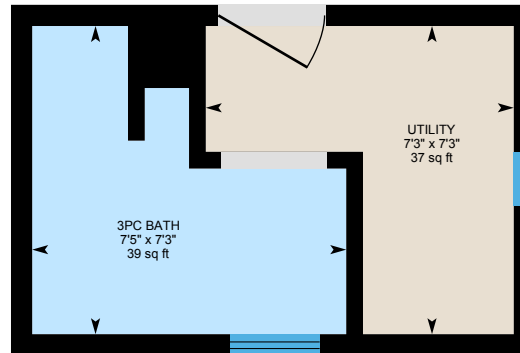
PREPARED: Sep, 2019



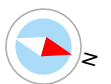
White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 8146 Sideroad 36 & 37 Nottawasaga, Nottawa, ON

Pool House Total Exterior Area 102 sq ft  
Total Interior Area 82 sq ft



PREPARED: Sep, 2019



# 8146 Sideroad 36 & 37 Nottawasaga, Nottawa, 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

#### 1ST FLOOR

2pc Bath: 5'7" x 5'11" | 33 sq ft  
5pc Ensuite: 18'4" x 10' | 158 sq ft  
Dining: 14'3" x 19'3" | 255 sq ft  
Dining: 10'4" x 12'9" | 131 sq ft  
Garage: 23' x 22'6" | 518 sq ft  
Kitchen: 16'11" x 15'8" | 266 sq ft  
Living: 16'10" x 20'7" | 313 sq ft  
Master: 21'3" x 12'11" | 269 sq ft  
Mudroom: 7'11" x 15'1" | 100 sq ft  
Office: 8'2" x 10'4" | 84 sq ft

#### 2ND FLOOR

3pc Ensuite: 4'11" x 7'2" | 35 sq ft  
3pc Ensuite: 4'11" x 7'6" | 37 sq ft  
5pc Ensuite: 13'3" x 18'8" | 224 sq ft  
Bedroom: 12'6" x 14'5" | 161 sq ft  
Bedroom: 12'4" x 13'4" | 149 sq ft  
Bedroom: 12'6" x 13' | 163 sq ft  
Bedroom: 12'6" x 12'10" | 161 sq ft  
Laundry: 13'10" x 6'8" | 92 sq ft

### Floor Area Information

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

### Main Building

#### 1ST FLOOR

Interior Area: 2289 sq ft  
Perimeter Wall Length: 247 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 2453 sq ft

#### 2ND FLOOR

Interior Area: 1395 sq ft  
Perimeter Wall Length: 215 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1538 sq ft

#### LOWER FLOOR (Below Grade)

Interior Area: 1999 sq ft  
Perimeter Wall Length: 236 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 2156 sq ft

### Pool House

#### POOL HOUSE

Interior Area: 82 sq ft  
Perimeter Wall Length: 39 ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 102 sq ft

# 8146 Sideroad 36 & 37 Nottawasaga, Nottawa, ON

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## Property Details

### Room Measurements

#### LOWER FLOOR

2pc Bath: 7'1" x 8'11" | 64 sq ft

Bar: 13'8" x 11'8" | 152 sq ft

Gym: 13' x 12'1" | 154 sq ft

Rec Room: 33'3" x 40'9" | 944 sq ft

Storage: 15'11" x 14'5" | 229 sq ft

Utility: 13'8" x 18'9" | 243 sq ft

### Pool House

#### POOL HOUSE

3pc Bath: 7'3" x 7'5" | 39 sq ft

Utility: 7'3" x 7'3" | 37 sq ft

### Floor Area Information

#### Total Above Grade Floor Area

Main Building Interior: 3683 sq ft

**Main Building Exterior: 3991 sq ft**

Pool House Interior: 82 sq ft

**Pool House Exterior: 102 sq ft**