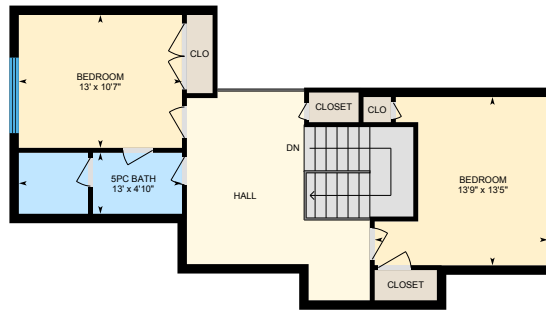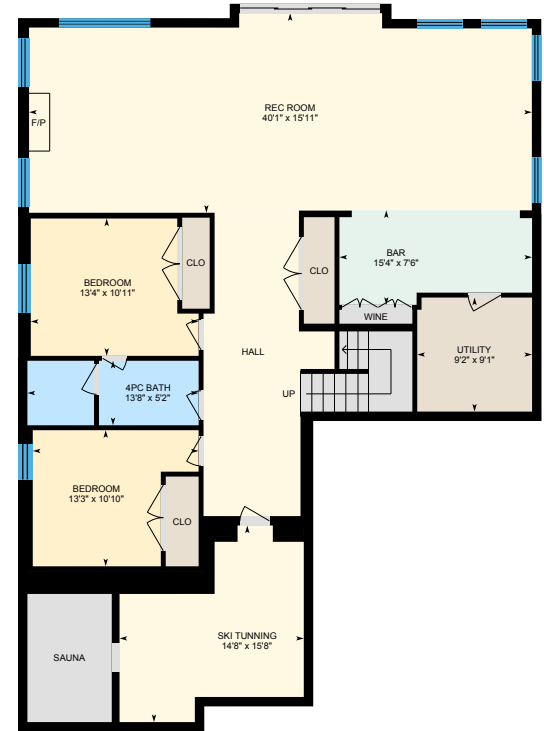# The Duncan Model, 140 Timber Lane, Thornbury, ON

Main Building: Total Exterior Area Above Grade 2476 sq ft
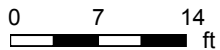

1st Floor
Exterior Area 1732 sq ft
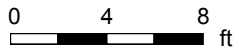
2nd Floor
Exterior Area 744 sq ft

lower (Below Grade)
Exterior Area 1905 sq ft

1st Floor

- MASTER 13'11" x 15'5"
- F/P
- LIVING 16' x 15'5"
- DINING 11'8" x 14'9"
- 5PC ENSUITE 8'8" x 10'9"
- HALL
- HALL
- KITCHEN 18' x 9'7"
- CLOSET
- CLOSET
- 4PC BATH 8'8" x 4'10"
- DN
- UP
- CLO
- LAUNDRY 7'10" x 7'1"
- CLO
- BEDROOM 14'3" x 11'10"
- CLO
- FOYER
- GARAGE 20' x 19'11"

2nd Floor

- BEDROOM 13' x 10'7"
- CLO
- CLOSET
- CLO
- DN
- 5PC BATH 13' x 4'10"
- HALL
- BEDROOM 13'9" x 13'5"
- CLOSET

lower (Below Grade)

- F/P
- REC ROOM 40'1" x 15'11"
- BEDROOM 13'4" x 10'11"
- CLO
- CLO
- BAR 15'4" x 7'6"
- WINE
- HALL
- UTILITY 9'2" x 9'1"
- 4PC BATH 13'8" x 5'2"
- UP
- BEDROOM 13'3" x 10'10"
- CLO
- SKI TUNNING 14'8" x 15'8"
- SAUNA

0 7 14 ft

PREPARED: Nov, 2019

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The Duncan Model, 140 Timber Lane, Thornbury, ON

1st Floor   Total Exterior Area 1732 sq ft
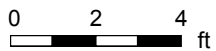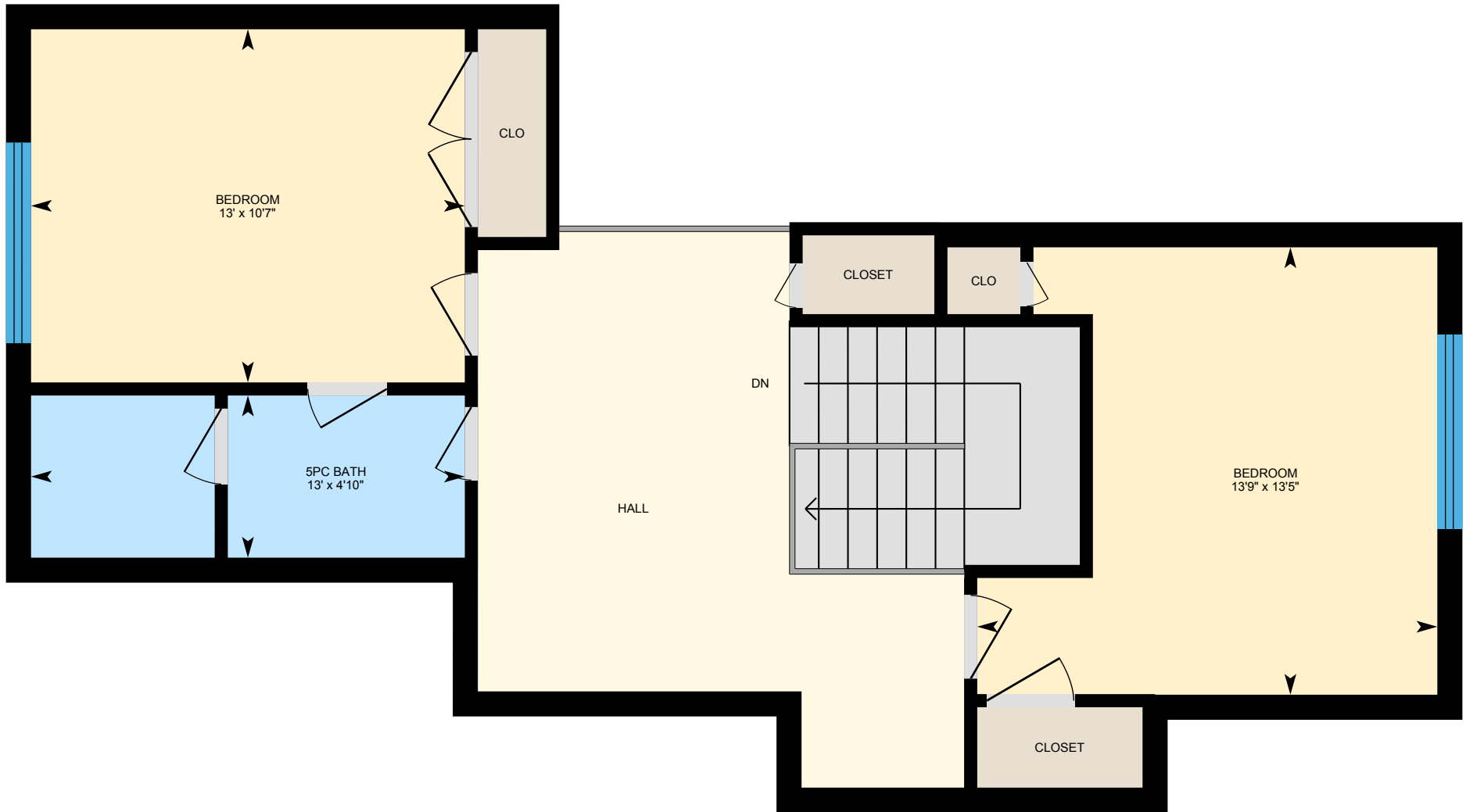
Total Interior Area 1600 sq ft

BEDROOM
11'10" x 14'3"

CLO

4PC BATH
4'10" x 8'8"

5PC ENSUITE
10'9" x 8'8"

MASTER
15'5" x 13'11"

CLOSET

CLOSET

HALL

F/P

FOYER

HALL

UP

DN

LIVING
15'5" x 16'

GARAGE
19'11" x 20'

CLO

CLO

KITCHEN
9'7" x 18'

DINING
14'9" x 11'8"

LAUNDRY
7'1" x 7'10"

0   4   8
ft

PREPARED: Nov, 2019

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The Duncan Model, 140 Timber Lane, Thornbury, ON

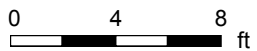**2nd Floor**   Total Exterior Area 744 sq ft

Total Interior Area 644 sq ft

CLO

BEDROOM
13' x 10'7"

CLOSET

CLO

DN

5PC BATH
13' x 4'10"

HALL

BEDROOM
13'9" x 13'5"

CLOSET

0   2   4
ft

N

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The Duncan Model, 140 Timber Lane, Thornbury, ON

lower   Total Exterior Area 1905 sq ft

Total Interior Area 1758 sq ft

F/P

SAUNA

BEDROOM
10'10" x 13'3"

4PC BATH
5'2" x 13'8"

BEDROOM
10'11" x 13'4"

CLO

CLO

SKI TUNNING
15'8" x 14'8"

HALL

REC ROOM
15'11" x 40'1"

UP

CLO

WINE

BAR
7'6" x 15'4"

UTILITY
9'1" x 9'2"

0   4   8 ft

PREPARED: Nov, 2019

N

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The Duncan Model, 140 Timber Lane, Thornbury, 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
- 4pc Bath: 8'8" x 4'10"
- 5pc Ensuite: 8'8" x 10'9"
- Bedroom: 14'3" x 11'10"
- Dining: 11'8" x 14'9"
- Garage: 20' x 19'11"
- Kitchen: 18' x 9'7"
- Laundry: 7'10" x 7'1"
- Living: 16' x 15'5"
- Master: 13'11" x 15'5"

2ND FLOOR
- 5pc Bath: 13' x 4'10"
- Bedroom: 13' x 10'7"
- Bedroom: 13'9" x 13'5"

LOWER
- 4pc Bath: 13'8" x 5'2"
- Bar: 15'4" x 7'6"
- Bedroom: 13'3" x 10'10"
- Bedroom: 13'4" x 10'11"
- Rec Room: 40'1" x 15'11"
- Ski Tunning: 14'8" x 15'8"
- Utility: 9'2" x 9'1"

Floor Area Information

For explanation of floor area calculations and method of measurement please see https://youriguide.com/measure/. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

1ST FLOOR
- Interior Area: 1600 sq ft
- Perimeter Wall Length: 176 ft
- Perimeter Wall Thickness: 9.0 in
- Exterior Area: 1732 sq ft

2ND FLOOR
- Interior Area: 644 sq ft
- Perimeter Wall Length: 133 ft
- Perimeter Wall Thickness: 9.0 in
- Exterior Area: 744 sq ft

LOWER (Below Grade)
- Interior Area: 1758 sq ft
- Perimeter Wall Length: 196 ft
- Perimeter Wall Thickness: 9.0 in
- Exterior Area: 1905 sq ft

Total Above Grade Floor Area

Main Building Interior: 2244 sq ft
Main Building Exterior: 2476 sq ft

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