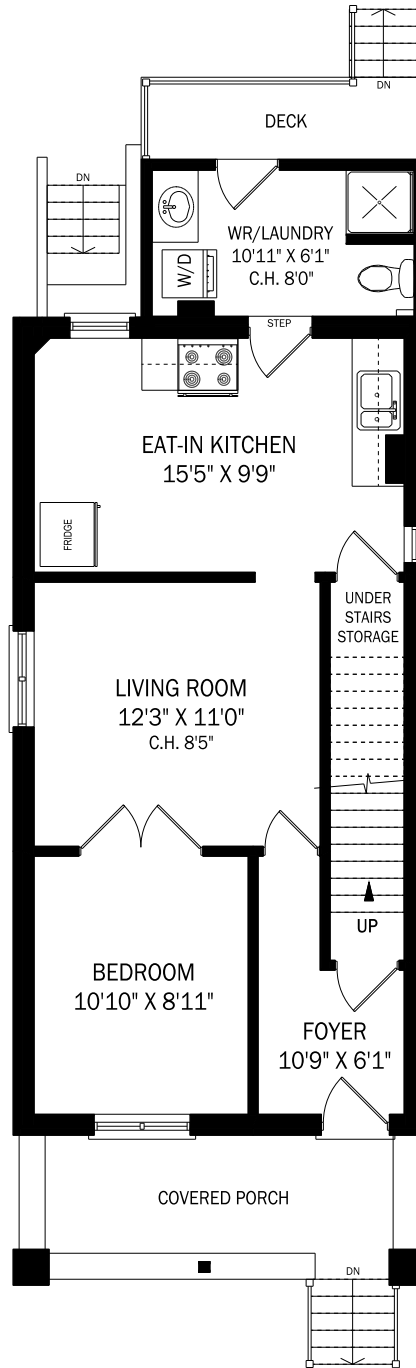


20 BIRCH AVENUE, HAMILTON

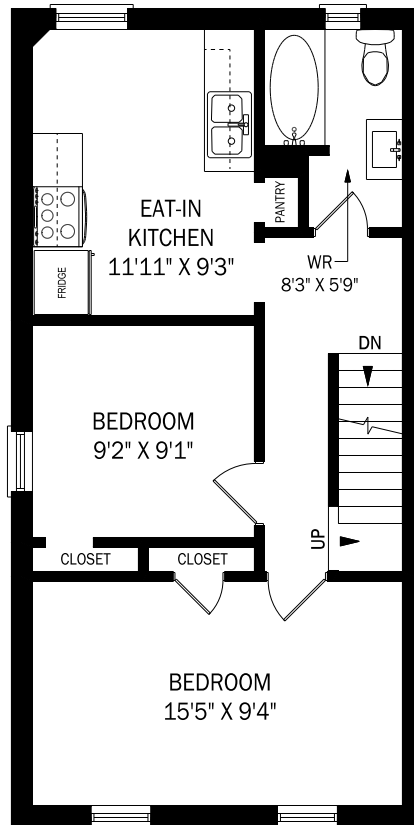
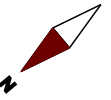


CEILING HEIGHT 8'5"

MAIN FLOOR - 663 SQUARE FEET



20 BIRCH AVENUE, HAMILTON

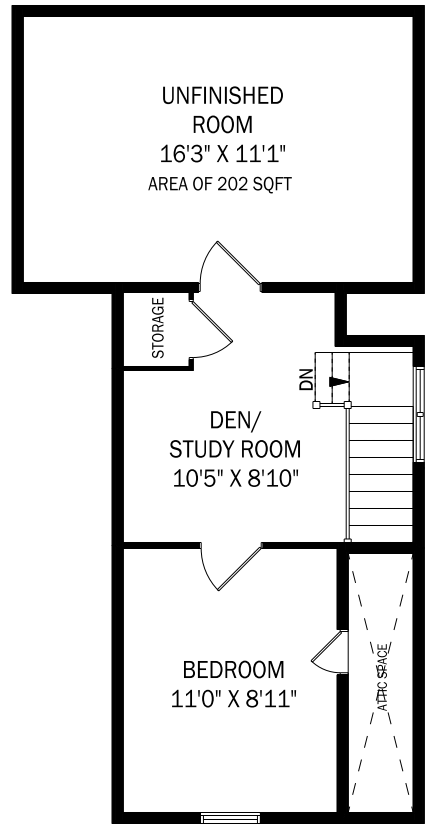
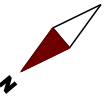


CEILING HEIGHT 8'0"

SECOND FLOOR - 585 SQUARE FEET



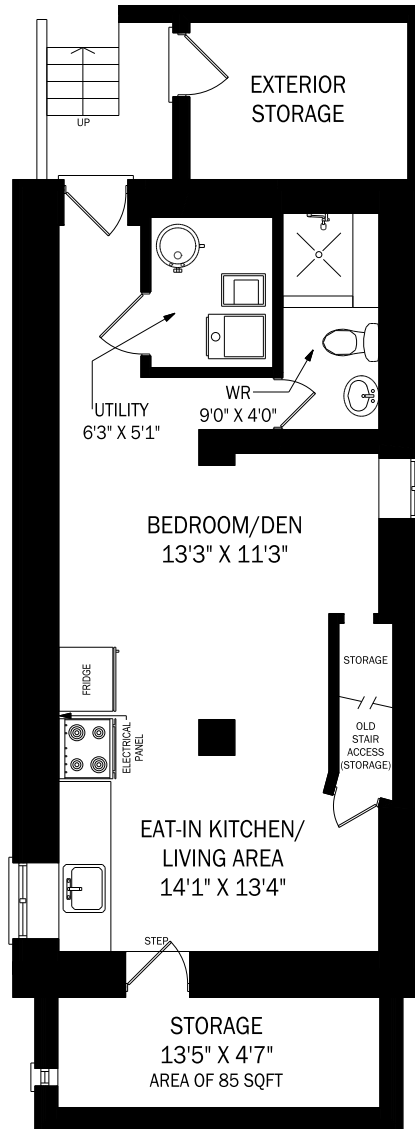
20 BIRCH AVENUE, HAMILTON



THIRD FLOOR - 286 SQUARE FEET



20 BIRCH AVENUE, HAMILTON



LOWER LEVEL - 585 SQUARE FEET



	Imperial(ft & in)	Meters(m)	Imperial(Decimal Ft)
Main Floor			
Eat-in Kitchen	15'5" X 9'9"	4.70 X 2.97	15.42 X 9.75
Washroom/Laundry	10'11" X 6'1"	3.33 X 1.85	10.92 X 6.08
Living Room	12'3" X 11'0"	3.73 X 3.35	12.25 X 11.00
Bedroom	10'10" X 8'11"	3.30 X 2.72	10.83 X 8.92
Foyer	10'9" X 6'1"	3.28 X 1.85	10.75 X 6.08

Second Floor			
Eat-in Kitchen	11'11" X 9'3"	3.63 X 2.82	11.92 X 9.25
Washroom	8'3" X 5'9"	2.51 X 1.75	8.25 X 5.75
Bedroom	15'5" X 9'4"	4.70 X 2.84	15.42 X 9.33
Bedroom	9'2" X 9'1"	2.79 X 2.77	9.17 X 9.08

Third Floor			
Bedroom	11'0" X 8'11"	3.35 X 2.72	11.00 X 8.92
Den/Study Room	10'5" X 8'10"	3.18 X 2.69	10.42 X 8.83
* Unfinished Room	16'3" X 11'1"	4.95 X 3.38	16.25 X 11.08

Lower Level			
Eat-in Kitchen/Living Area	14'1" X 13'4"	4.29 X 4.06	14.08 X 13.33
Bedroom/Den	13'3" X 11'3"	4.04 X 3.43	13.25 X 11.25
Washroom	9'0" X 4'0"	2.74 X 1.22	9.00 X 4.00
Utility	6'3" X 5'1"	1.91 X 1.55	6.25 X 5.08
*Storage	13'5" X 4'7"	4.09 X 1.40	13.42 X 4.58

Floor Area	Square Feet	Square Meters
Main Floor	663	61.59
Second Floor	585	54.35
Third Floor	286	26.57
* Unfinished Room	202	18.77
Lower Level	585	54.35
*Storage	85	7.90
Above Grade	1534	142.51
Below Grade	585	54.35

Total measured	2406	196.86
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