

12 Malvern Crescent, Guelph, ON

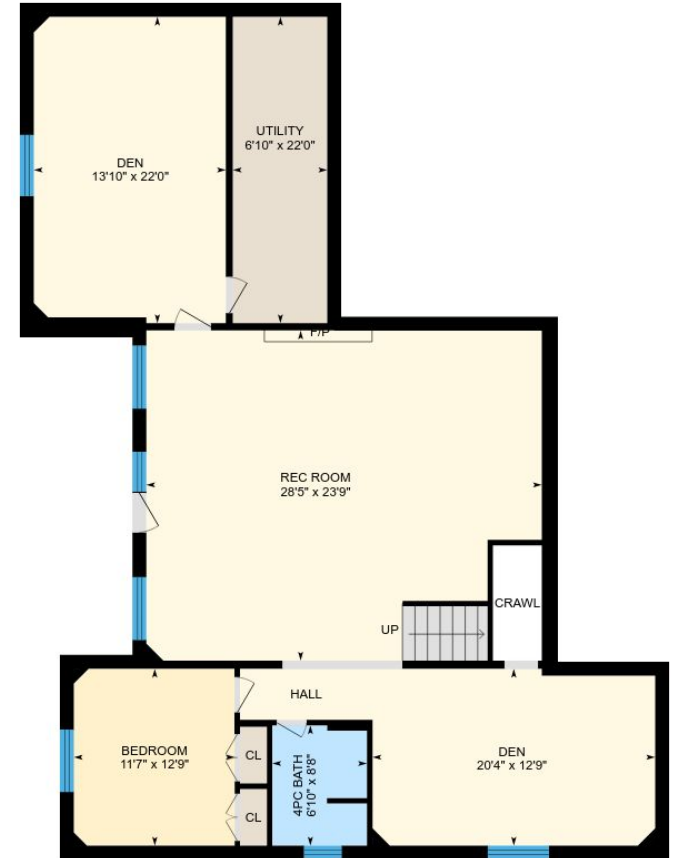
Main Building: Total Exterior Area Above Grade 2933 sq ft



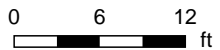
Main Floor
Exterior Area 1996 sq ft



2nd Floor
Exterior Area 937 sq ft



Basement (Below Grade)
Exterior Area 1889 sq ft

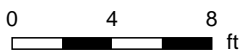


PREPARED: Jan, 2019

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/>.

12 Malvern Crescent, Guelph, ON

Main Floor Total Exterior Area 1996 sq ft
Total Interior Area 1769 sq ft



PREPARED: Jan, 2019



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2nd Floor Total Exterior Area 937 sq ft
Total Interior Area 811 sq ft



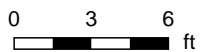
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ft

PREPARED: Jan, 2019



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Basement Total Exterior Area 1889 sq ft
Total Interior Area 1657 sq ft



PREPARED: Jan, 2019



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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

Ensuite: 9'10" x 9'3"
Master: 17'1" x 12'6"
Garage: 22'8" x 21'11"
Laundry: 5'4" x 12'6"
Dining: 12'2" x 13'2"
Den: 12'7" x 13'2"
Living: 18'11" x 20'11"
2pc Bath: 4'8" x 5'8"
Mudroom: 9'8" x 6'6"
Kitchen: 13'3" x 13'2"

2ND FLOOR

4pc Bath: 8'5" x 9'4"
Bedroom: 12'0" x 14'3"
Bedroom: 13'4" x 13'2"
Office: 8'2" x 10'6"

BASEMENT

Den: 20'4" x 12'9"
Den: 13'10" x 22'0"
Utility: 6'10" x 22'0"
Rec Room: 28'5" x 23'9"
Bedroom: 11'7" x 12'9"
4pc Bath: 6'10" x 8'8"

Floor Area Information

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

Main Building

Building Perimeter Wall Thickness: 12 in

MAIN FLOOR

Interior Area: 1769 sq ft
Perimeter Wall Length: 227 ft
Exterior Area: 1996 sq ft

2ND FLOOR

Interior Area: 811 sq ft
Perimeter Wall Length: 126 ft
Exterior Area: 937 sq ft

BASEMENT (Below Grade)

Interior Area: 1657 sq ft
Perimeter Wall Length: 232 ft
Exterior Area: 1889 sq ft

Total Above Grade Floor Area

Main Building Interior: 2579 sq ft
Main Building Exterior: 2933 sq ft