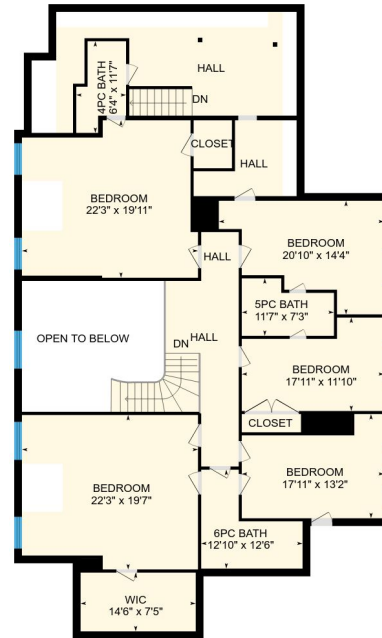


# 561 Thomas Rd, Alnwick/haldimand, ON

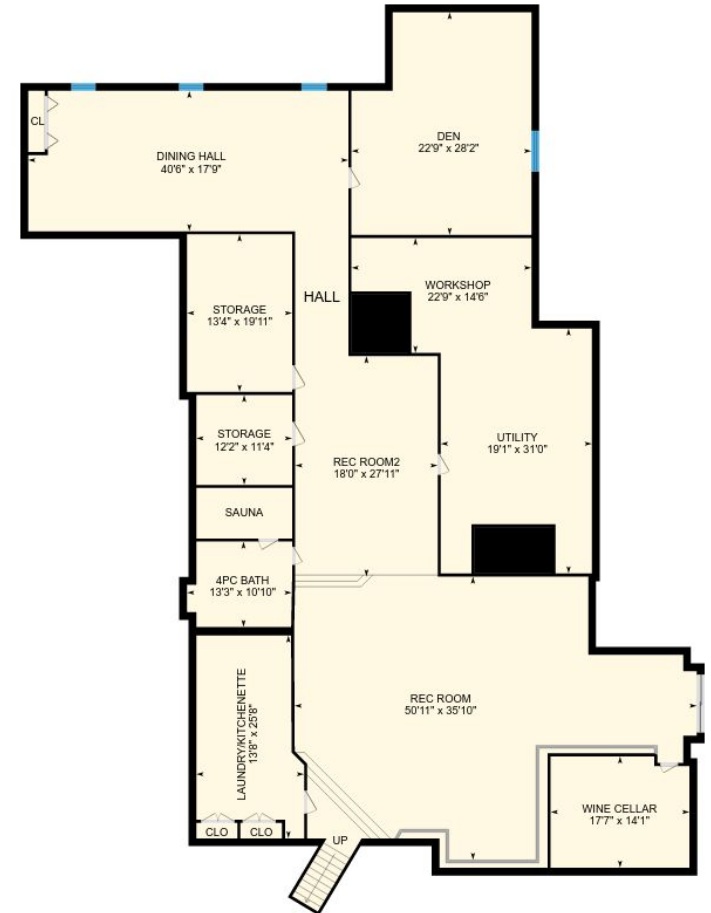
Total Exterior Area Above Grade 8936 sq ft (Main Building)



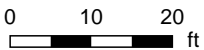
**Main Floor**  
 Exterior Area 6150 sq ft



**2nd Floor**  
 Exterior Area 2786 sq ft



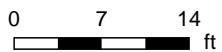
**Basement (Below Grade)**  
 Exterior Area 5926 sq ft



PREPARED: Mar, 2018

# 561 Thomas Rd, Alnwick/haldimand, ON

**Main Floor** Total Exterior Area 6150 sq ft  
Total Interior Area 5724 sq ft

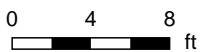
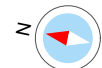
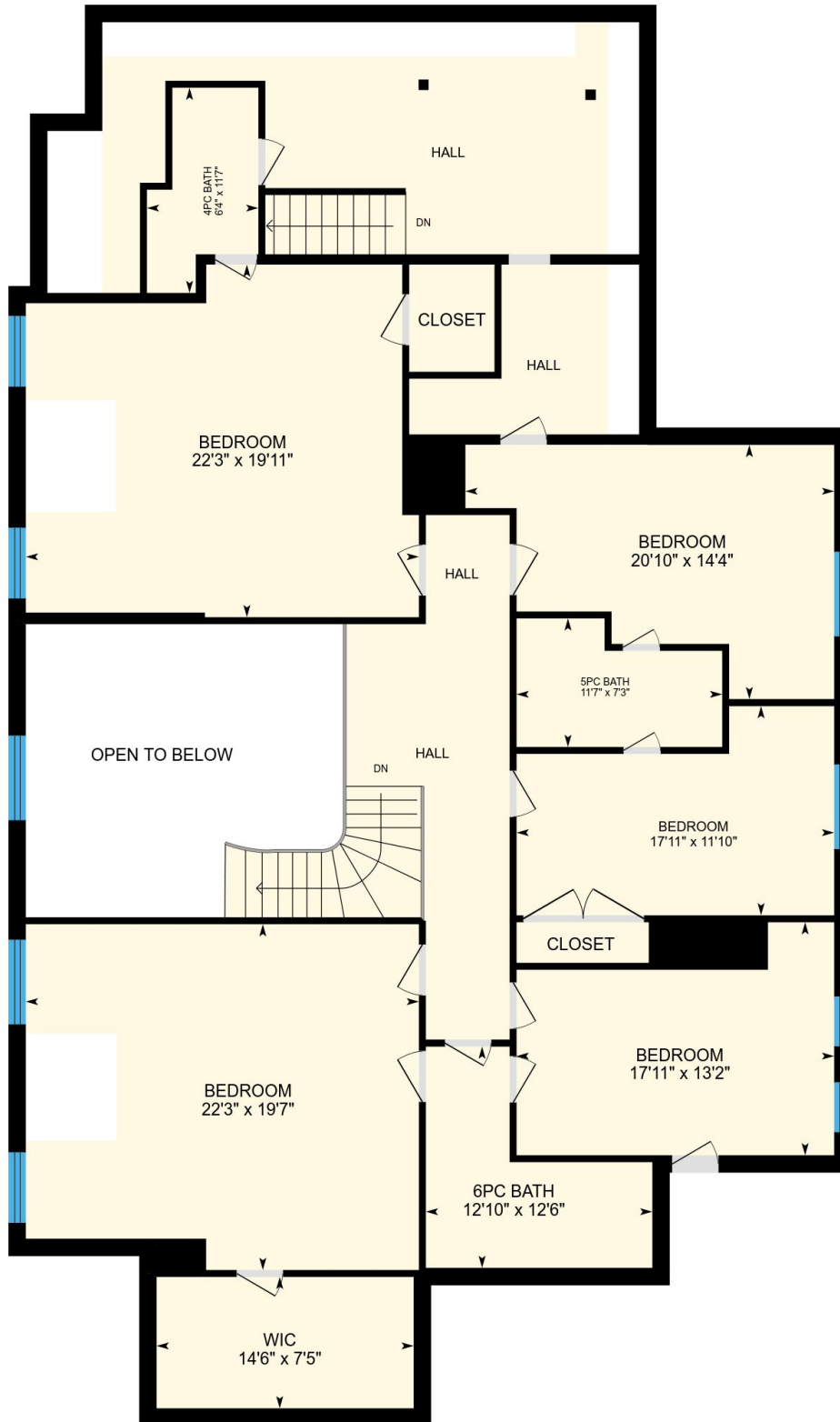


PREPARED: Mar, 2018



# 561 Thomas Rd, Alnwick/haldimand, ON

**2nd Floor** Total Exterior Area 2786 sq ft  
Total Interior Area 2479 sq ft



PREPARED: Mar, 2018

# 561 Thomas Rd, Alnwick/haldimand, ON

**Basement** Total Exterior Area 5926 sq ft  
Total Interior Area 5520 sq ft



0 6 12 ft

PREPARED: Mar, 2018



## Property Details

### Room Measurements

Room dimensions are largest width and length, parts of room may be smaller.

### Main Building

#### MAIN FLOOR

Kitchen: 22'10" x 17'7"

Master: 18'2" x 19'5"

Bedroom: 12'5" x 13'8"

2pc Bath: 7'3" x 4'8"

Office: 7'8" x 6'8"

Breakfast: 20'8" x 21'7"

Billiards: 26'8" x 19'11"

Dining: 25'4" x 19'7"

Living: 25'4" x 20'1"

Ensuite: 11'7" x 11'2"

Wic: 11'7" x 7'6"

Wic: 11'2" x 9'7"

Wic: 6'1" x 4'3"

Bedroom: 17'1" x 19'1"

Family: 20'1" x 26'10"

3pc Bath: 6'1" x 10'6"

Ensuite: 11'2" x 9'4"

Mudroom: 22'9" x 16'9"

Sun Room: 11'6" x 13'10"

2pc: 6'3" x 8'4"

#### 2ND FLOOR

6pc Bath: 12'10" x 12'6"

Bedroom: 17'11" x 13'2"

Wic: 14'6" x 7'5"

Bedroom: 17'11" x 11'10"

5pc Bath: 11'7" x 7'3"

4pc Bath: 6'4" x 11'7"

Bedroom: 20'10" x 14'4"

Bedroom: 22'3" x 19'11"

Bedroom: 22'3" x 19'7"

#### BASEMENT

Workshop: 22'9" x 14'6"

Dining Hall: 40'6" x 17'9"

Den: 22'9" x 28'2"

Rec Room2: 18'0" x 27'11"

Laundry/kitchenette: 13'8" x 25'8"

Storage: 12'2" x 11'4"

### 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: 11.8 in

#### MAIN FLOOR

Interior Area: 5724 sq ft

Perimeter Wall Length: 433 ft

Exterior Area: 6150 sq ft

#### 2ND FLOOR

Interior Area: 2479 sq ft

Perimeter Wall Length: 312 ft

Exterior Area: 2786 sq ft

#### BASEMENT (Below Grade)

Interior Area: 5520 sq ft

Perimeter Wall Length: 412 ft

Exterior Area: 5926 sq ft

### Total Above Grade Floor Area

Main Building Interior: 8203 sq ft

**Main Building Exterior: 8936 sq ft**

# 561 Thomas Rd, Alnwick/haldimand, ON

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## Room Measurements

Room dimensions are largest width and length, parts of room may be smaller.

4pc Bath: 13'3" x 10'10"

Wine Cellar: 17'7" x 14'1"

Storage: 13'4" x 19'11"

Utility: 19'1" x 31'0"

Rec Room: 50'11" x 35'10"

## Floor Area Information

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