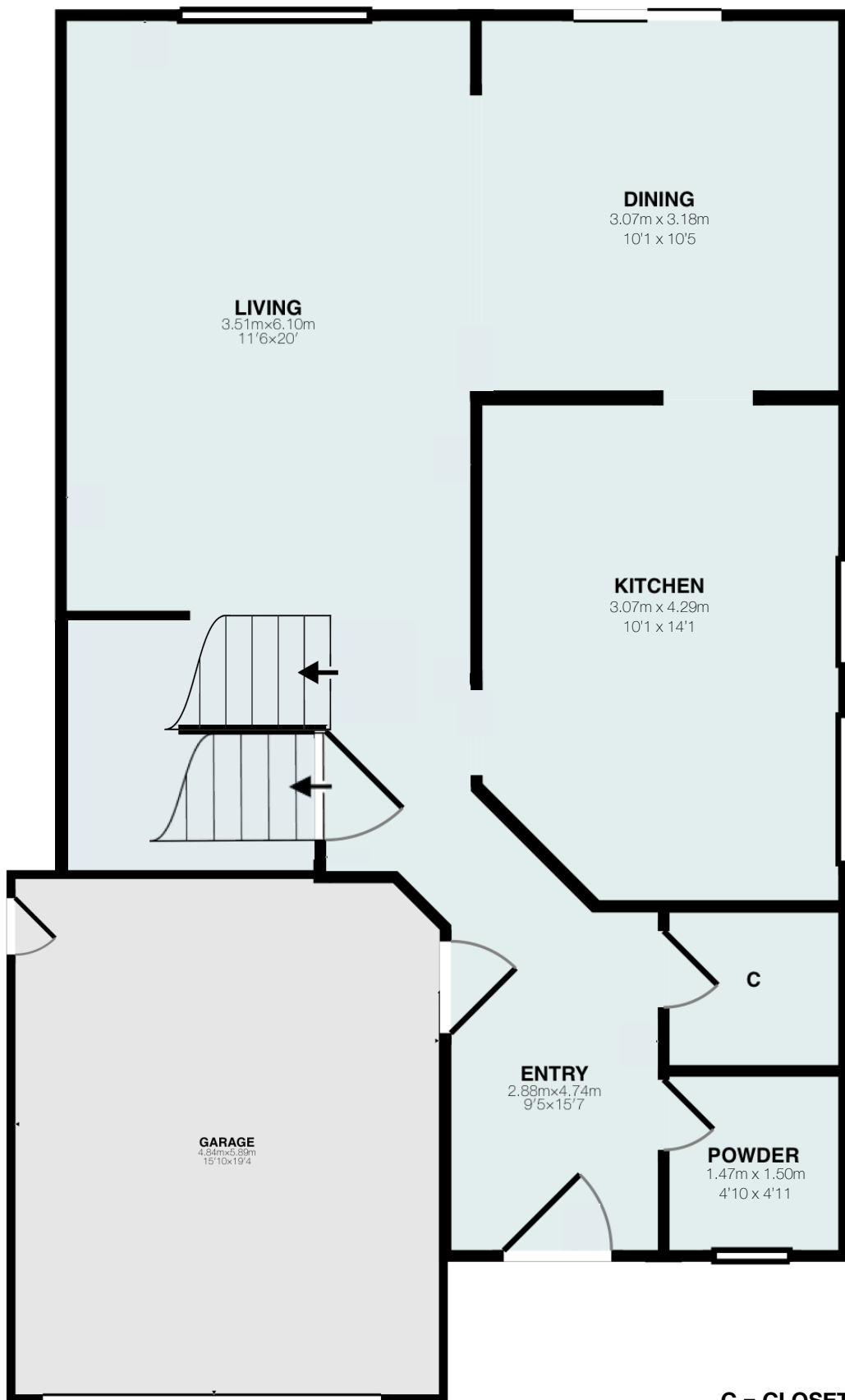


4524 Ivy Gardens Cres

Beamsville, Ontario

Total Above Grade Exterior ft²
Approx Exterior Area = 1383.7 ft²
Total Exterior ft²
Approx Exterior Area (includes basement) = 2102.9 ft²
Garage Exterior ft² = 330.9 ft²
(not included in totals)



Main Level
(above grade)
(garage not included)
Approx Interior Floor Area = 589.7 ft²
Approx Exterior Area = 642.3 ft²

Garage
(not included in totals)
Approx Interior Floor Area = 305.7 ft²
Approx Exterior Area = 330.9 ft²

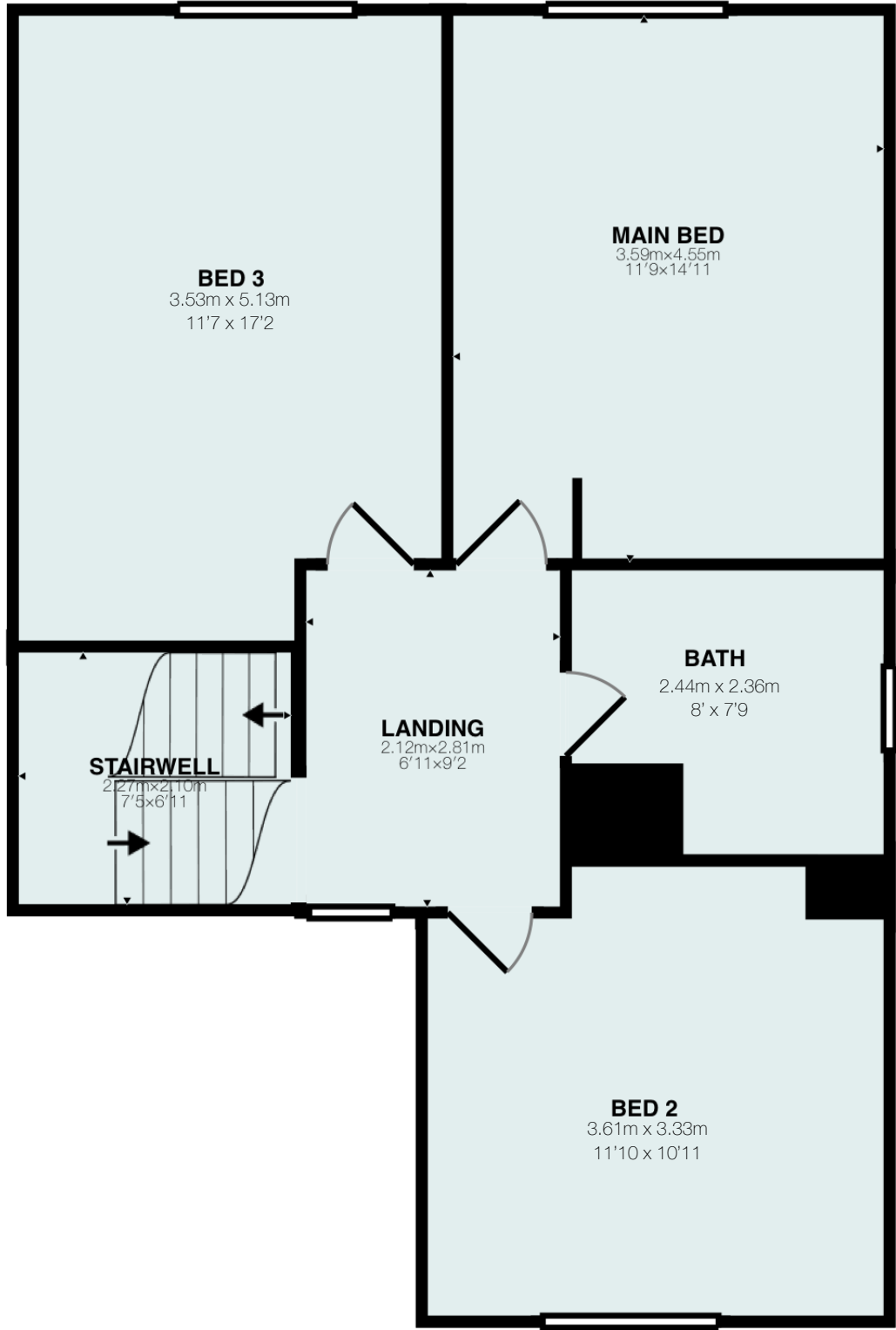
C = CLOSET



4524 Ivy Gardens Cres

Beamsville, Ontario

Total Above Grade Exterior ft²
Approx Exterior Area = 1383.7 ft²
Total Exterior ft²
Approx Exterior Area (includes basement) = 2102.9 ft²
Garage Exterior ft² = 330.9 ft²
(not included in totals)



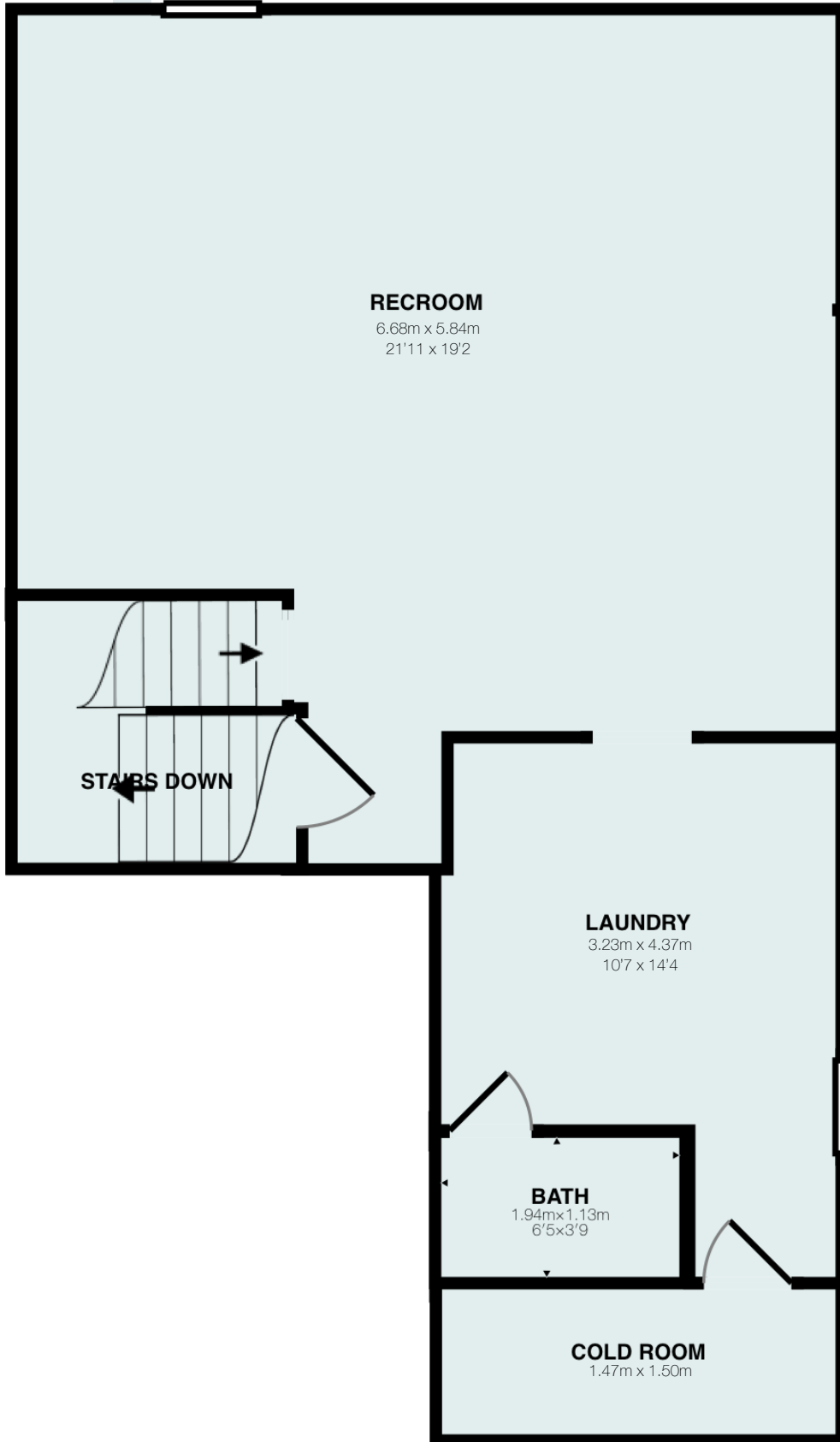
Upper Level
(above grade)
Approx Interior Floor Area = 672.8 ft²
Approx Exterior Area = 741.4 ft²



4524 Ivy Gardens Cres

Beamsville, Ontario

Total Above Grade Exterior ft²
Approx Exterior Area = 1383.7 ft²
Total Exterior ft²
Approx Exterior Area (includes basement) = 2102.9 ft²
Garage Exterior ft² = 330.9 ft²
(not included in totals)



**Lower Level
(below grade)**
Approx Interior Floor Area = 648.0 ft²
Approx Exterior Area = 719.2 ft²



Main Room Interior Measurements

	Imperial	Metric	Interior ft ²
Main Level (above grade)			
Living Room	11'6 x 20'	3.51m x 6.10m	219.0 ft ²
Dining Room	10'1 x 10'5	3.07m x 3.18m	105.1 ft ²
Kitchen	10'1 x 14'1	3.07m x 4.29m	136.9 ft ²
Powder Room	4'10 x 4'11	1.47m x 1.50m	23.8 ft ²
Upper Level (above grade)			
Main Bedroom	11'9 x 14'11	3.59m x 4.55m	175.1 ft ²
Bedroom 2	11'10 x 10'11	3.61m x 3.33m	138.4 ft ²
Bedroom 3	11'7 x 17'2	3.53m x 5.13m	189.6 ft ²
Bathroom	8' x 7'9	2.44m x 2.36m	54.6 ft ²
Lower Level (below grade)			
Rec Room	21'11 x 19'2	6.68m x 5.84m	409.9 ft ²
Laundry	10'7 x 14'4	3.23m x 4.37m	123.0 ft ²
Bathroom	6'5 x 3'9	1.94m x 1.13m	23.8 ft ²
Cold Room	10'6 x 3'11	3.20m x 1.19m	41.0 ft ²
Garage (not included in totals)			
Garage	15'10 x 19'4	4.84m x 5.89m	305.7 ft ²

Totals

Total Above Grade Exterior ft²

Approx Exterior Area = 1383.7 ft²

Total Exterior ft²

Approx Exterior Area (includes basement) = 2102.9 ft²

Garage Exterior ft² = 330.9 ft²

(not included in totals)

To see photos and
Virtual tour of this property,
[TAP HERE](#) or scan code >



Rooms have irregular shapes and, as such, cannot be truly represented by one length and width. The length and width listed above are the longest length and width of the room. Because of this, room area is not always equal to the product of length and width but has been calculated in any floor area accurately using all wall measurements.

