

538 Main St E

Hamilton, ON

Total Above Grade Exterior ft²

Approx Above Ground Exterior Area = 5631.34 ft²



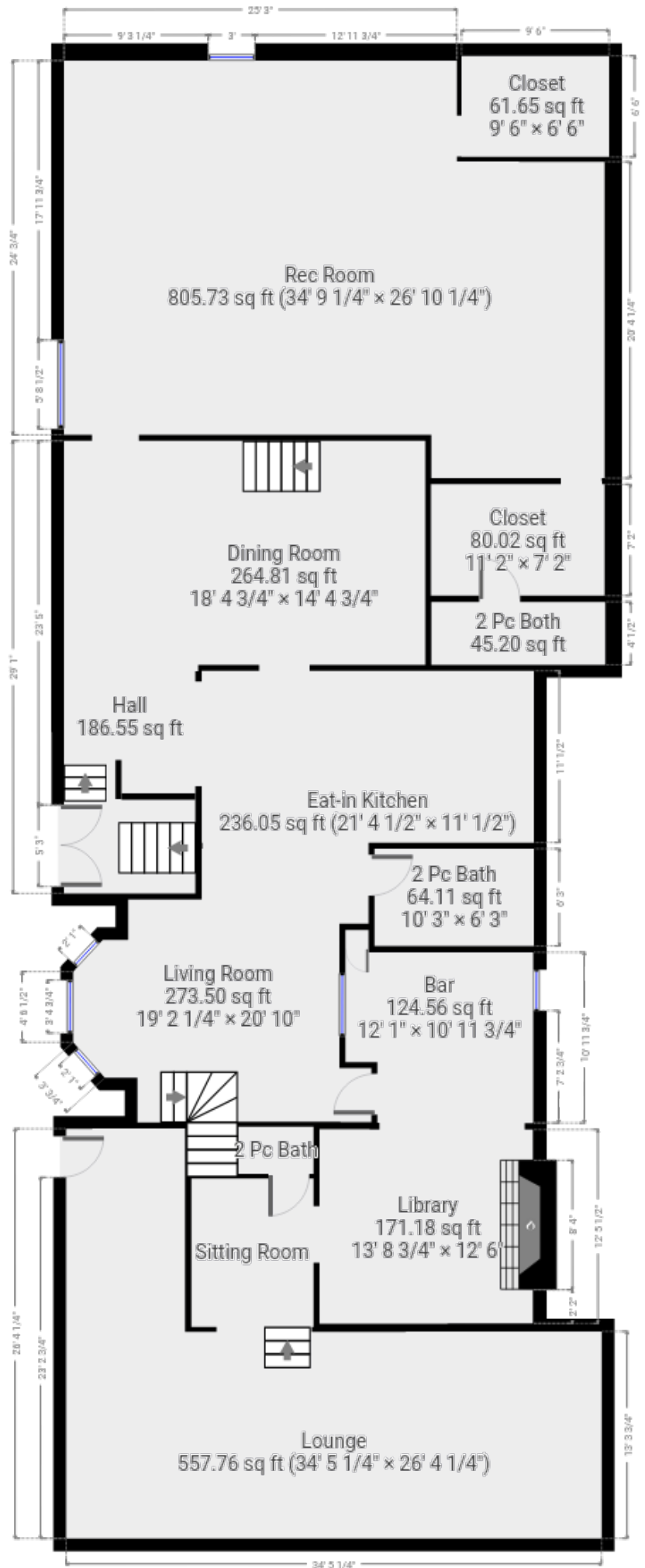
Ground Floor

(above grade)

Approx Interior Area = 3068.32 ft²

Approx Exterior Area = 3303.29 ft²

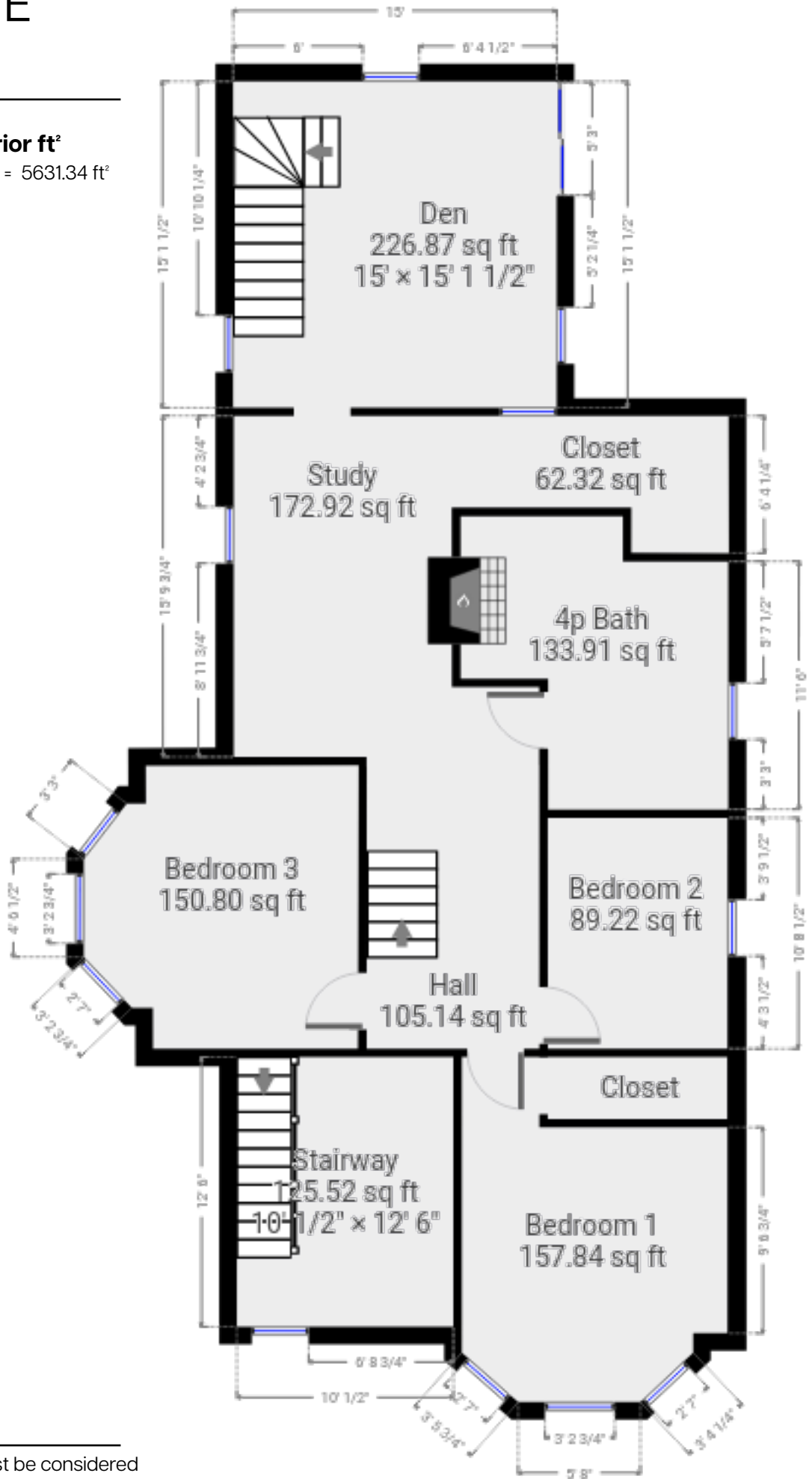
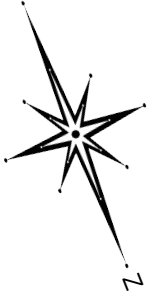
All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Second Floor

(above grade)

Approx Interior Area = 1305.55 ft²

Approx Exterior Area = 1452.91 ft²

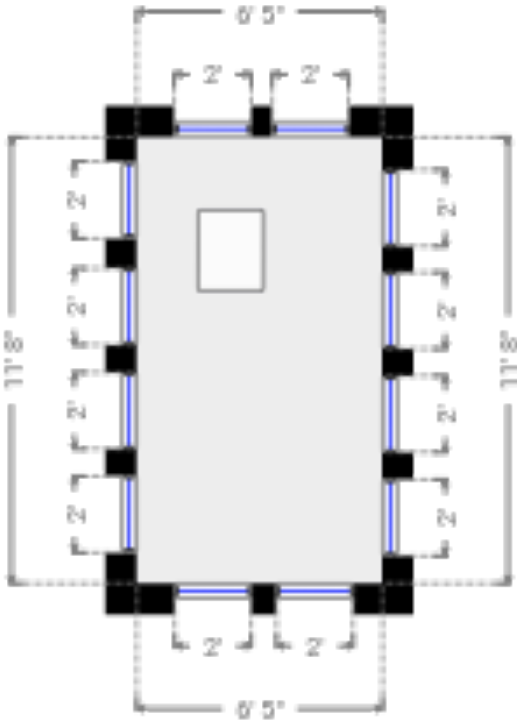
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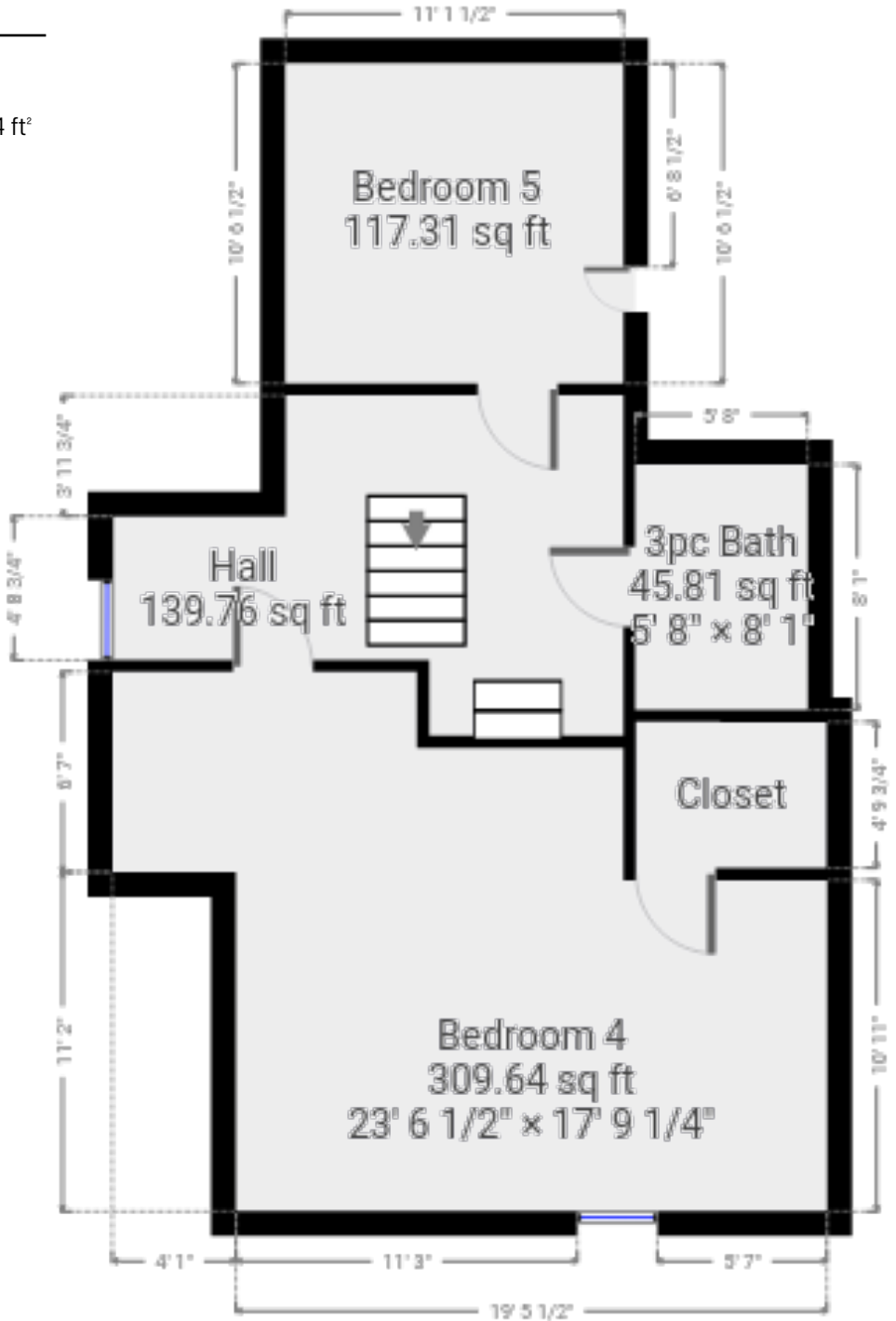


Fourth Floor

(above grade)

Approx Interior Area = 74.79 ft²

Approx Exterior Area = 107.14 ft²



Third Floor

(above grade)

Approx Interior Area = 664.68 ft²

Approx Exterior Area = 768.00 ft²

Main Room Interior Measurements

	Imperial	Metric	Interior ft ²
Ground Floor (above ground) - Approx Exterior ft² = 3303.29 ft²			
Lounge	34'5 x 26'4	10.49m x 8.03m	557.76 ft ²
Library	13'9 x 12'6	4.19m x 3.81m	171.18 ft ²
Sitting Room	7'10 x 9'7	2.39m x 2.92m	74.93 ft ²
2pc Bath	4'10 x 3'1	1.47m x 0.94m	14.70 ft ²
Bar	12'1 x 11'0	3.68m x 3.35m	124.56 ft ²
Living Room	19'2 x 20'10	5.84m x 6.35m	273.50 ft ²
2pc Bath	10'3 x 6'3	3.12m x 1.91m	64.11 ft ²
Eat in Kitchen	21'5 x 11'1	6.53m x 3.38m	236.05 ft ²
Hall	8'6 x 29'1	2.59m x 8.86m	186.55 ft ²
Dining Room	18'5 x 14'5	5.61m x 4.39m	264.81 ft ²
2pc Bath	11'2 x 4'1	3.40m x 1.24m	45.20 ft ²
Rec Room	34'10 x 26'10	10.62m x 8.18m	805.73 ft ²

Second Floor (above ground) - Approx Exterior ft² = 1452.91 ft²

Bedroom 1	12'4 x 16'1	3.76m x 4.90m	157.84 ft ²
Bedroom 2	8'4 x 10'9	2.54m x 3.28m	89.22 ft ²
Bedroom 3	12'9 x 13'2	3.89m x 4.01m	150.80 ft ²
4pc Bath	12'5 x 13'7	3.78m x 4.14m	133.91 ft ²
Study	14'2 x 15'10	4.32m x 4.83m	172.92 ft ²
Den	15'5 x 15'2	4.70m x 4.62m	226.87 ft ²

Third Floor (above ground) - Approx Exterior ft² = 768.00 ft²

Bedroom 4	23'7 x 17'9	7.19m x 5.41m	309.64 ft ²
Bedroom 5	11'2 x 10'7	3.40m x 3.223m	117.31 ft ²
3pc Bath	5'8 x 8'1	1.73m x 2.46m	45.81 ft ²

Fourth Floor (above ground) - Approx Exterior ft² = 107.14 ft²

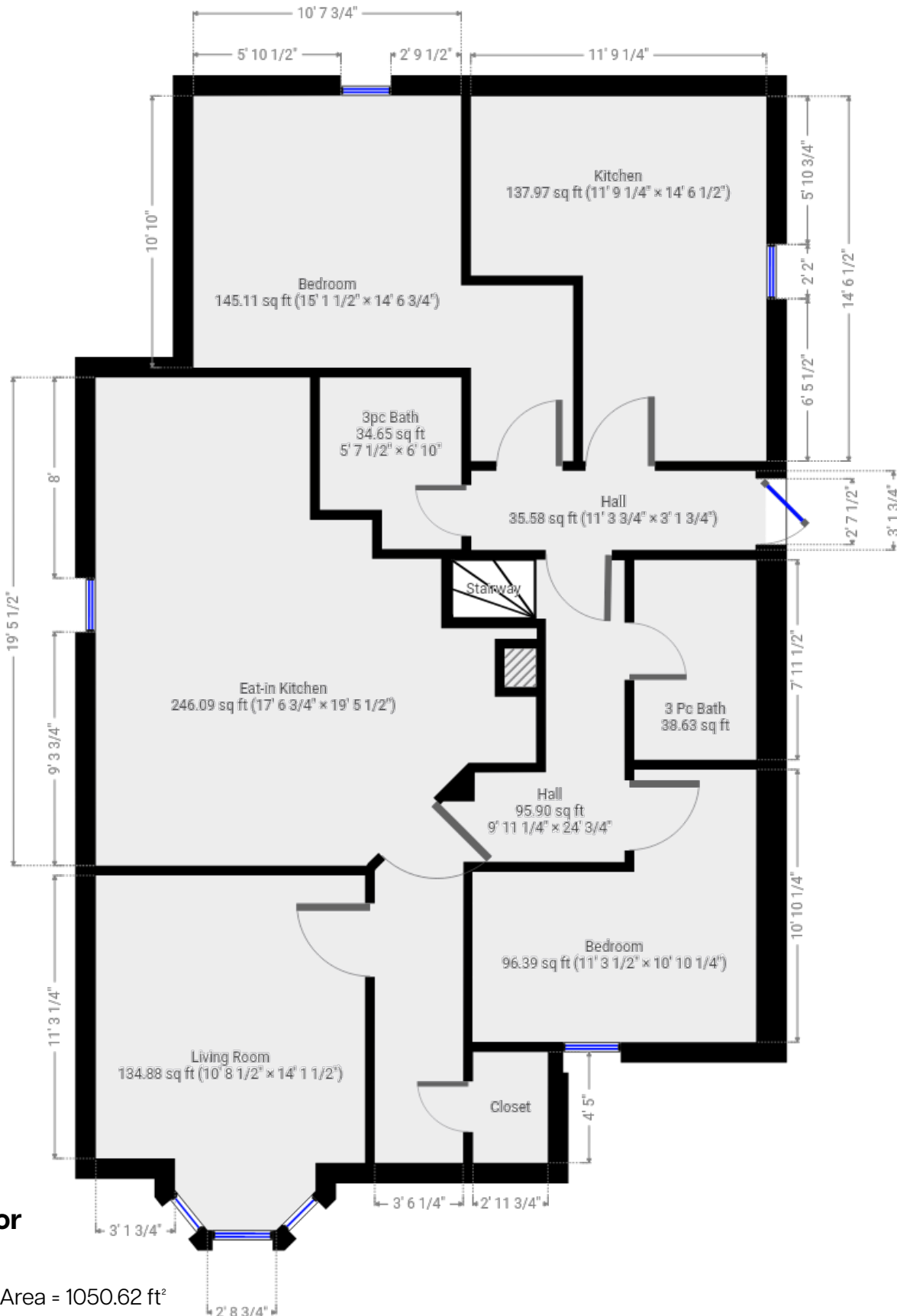
Sunroom	6'5 x 11'8	1.96m x 3.25m	107.14 ft ²
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Rooms have irregular shapes and, as such, cannot be truly represented by one length and width. The length and width listed above are the longest length and width of the room. Because of this, room area is not always equal to the product of length and width but has been calculated in any floor area accurately using all wall measurements.

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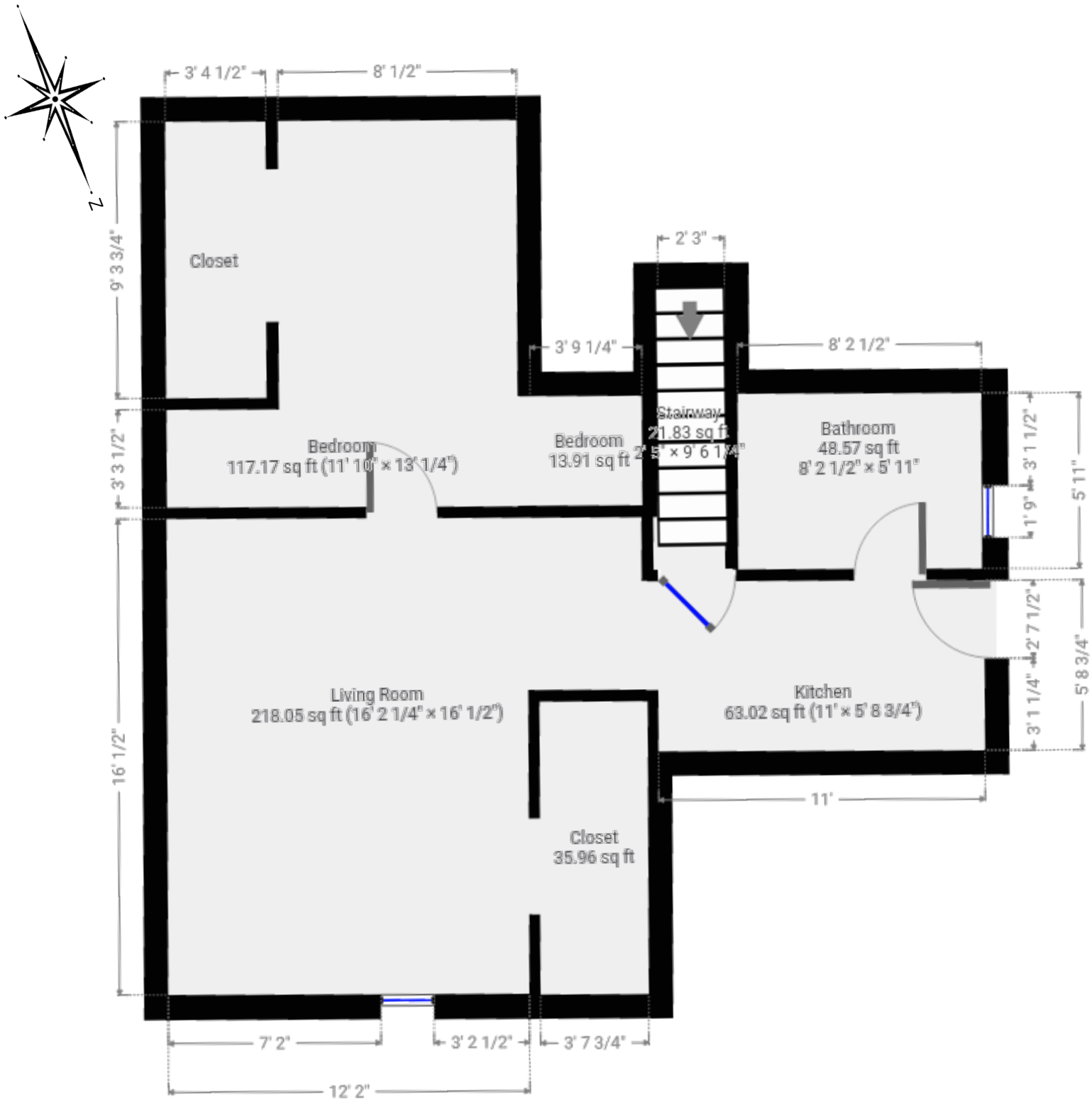
Total Above Grade Exterior ft²
 Approx Above Ground Exterior Area = 1853.44 ft²



Ground Floor (above grade)

Approx Interior Area = 1050.62 ft²
 Approx Exterior Area = 1170.91 ft²

All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Second Floor

(above grade)

Approx Interior Area = 580.32 ft²

Approx Exterior Area = 682.53 ft²

Main Room Interior Measurements

	Imperial	Metric	Interior ft ²
Ground Level (above grade) - Approx Exterior ft² = 1170.91 ft²			
Unit 1			
Living Room	10'9 x 14'2	3.28m x 4.32m	134.88 ft ²
Bedroom	11'4 x 10'10	3.45m x 3.30m	96.39 ft ²
Eat in Kitchen	17'7 x 19'6	5.36m x 5.94m	246.09 ft ²
3pc Bath	4'10 x 8'0	1.47m x 2.44m	38.63 ft ²
Unit 2			
Kitchen	11'9 x 14'7	3.58m x 4.45m	137.97 ft ²
Bedroom	15'2 x 14'7	4.62m x 4.45m	145.11 ft ²
3pc Bath	5'8 x 6'10	1.73m x 2.08m	34.65 ft ²
Second Level (above grade) - Approx Exterior ft² = 682.53 ft²			
Unit 3			
Living Room	16'2 x 16'1	4.93m x 4.90m	218.05 ft ²
Kitchen	11'0 x 5'9	3.35m x 1.75m	63.02 ft ²
4pc Bath	8'3 x 5'11	2.51m x 1.80m	48.57 ft ²
Bedroom	11'10 x 13'0	3.61m x 3.96m	117.17 ft ²

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