

MEASUREMENT REPORT

PROPERTY INFORMATION	
DATE	October 3rd 2025
ADDRESS	2026 1 Ave NW
PROPERTY TYPE	Semi-detached
CLIENT NAME	Mike Abou Daher

FLOOR TOTAL (RMS)			
Main Level	1030 sqft	RMS AREA	2236 sqft
Second Level	1206 sqft		
Below Grade	976 sqft	Total With Below Grade	3212 sqft

ROOMS	LVL	DIMENSIONS	ROOM	LVL	DIMENSIONS
Foyer	1	6'9" 1/2 x 4'11" 3/4	Rec Room	B	14'6" 5/16 x 19'1" 29/32
Foyer closet	1	2'0" 5/16 x 6'1" 11/32	Deck	1	11'11" 23/32 x 20'2" 3/8
Kitchen	1	20'4" x 13'5"	Utility Room	B	9'9" 3/32 x 9'5" 1/8
Dining	1	13'2" 1/8 x 13'11" 3/8	Laundry	2	8'0" 3/32 x 8'1" 13/32
Living Room	1	15'1" 5/8 x 14'3" 5/32	Garage	1	19'3" 1/4 x 19'0" 1/4
Mud Room	1	9'1" 7/8 x 5'0" 11/16	Wet bar	B	3'7" 9/32 x 9'6" 31/32
Mud Room closet	1	5'8" 29/32 x 1'11" 29/32	Storage	B	9'4" 13/16 x 9'4" 15/16
Office	1	7'3" 11/32 x 10'9" 9/16			

BEDROOMS	LVL	DIMENSIONS	BEDROOM	LVL	DIMENSIONS
Primary	2	18'1" 13/32 x 11'10" 25/32	WIC	2	8'0" 11/32 x 15'4" 19/32
Bedroom	2	12'4" 9/32 x 11'9" 15/16	Closet	2	6'0" 1/4 x 2'0" 11/32
Bedroom	2	12'3" 29/329 x '6" 15/16	Closet	2	5'7" x 2'0" 5/32
Bedroom	B	9'10" 1/4 x 13'1" 9/16	WIC	B	5'8" 7/32 x 7'4" 3/32

BATHROOMS	LVL	Class	DIMENSIONS	BATHROOM	LVL	Class	DIMENSIONS
Bathroom	1	2pc	5'5" 1/8 x 5'0" 19/32	Bathroom 2	2	5pc	9'6" 17/32 x 10'9" 5/16
Ensuite 1	2	5pc	13'4" 29/32 x 9'1" 7/8	Bathroom 3	B	4pc	5'4" 3/32 x 9'10" 15/32