

MEASUREMENT REPORT

PROPERTY INFORMATION	
DATE	December 11 2025
ADDRESS	89 Magnolia Grove SE
PROPERTY TYPE	Detached
CLIENT NAME	Mike Abou Daher

FLOOR TOTAL (RMS)			
Main Level	867 sqft	RMS AREA	1792 sqft
Second Level	925 sqft		
Below Grade	798 sqft	Total With Below Grade	2590 sqft

ROOMS	LVL	DIMENSIONS	ROOM	LVL	DIMENSIONS
Foyer	1	6'2" 5/8 x 6'7" 23/32	Bonus Room	2	14'9" 5/8 x 8'11" 13/16
Foyer closet	1	1'11" 29/32 x 3'9" 3/32	Rec Room	B	14'2" 1/8 x 25'2" 3/16
Kitchen	1	15'11" 1/4 x 12'5" 19/32	Deck	1	11'9" 13/32 x 10'5" 3/32
Pantry	1	5'7" 3/32 x 4'5" 21/32	Utility Room	B	9'3" 1/4 x 5'7" 21/32
Dining	1	14'9" 23/32 x 11'1" 11/16	Laundry	2	5'7" 13/16 x 6'2" 5/8
Living Room	1	14'7" 15/16 x 14'9" 11/16	Garage	1	21'1" 9/32 x 19'3" 1/16
Mud Room	1	6'5" 27/32 x 4'11" 9/16	storage	B	5'6" 7/32 x 9'3" 13/16
Mud Room closet	1	1'11" 1/2 x 4'7"			

BEDROOMS	LVL	DIMENSIONS	BEDROOM	LVL	DIMENSIONS
Primary	2	13'5" 3/32 x 12'11" 11/32	WIC	2	4'5" 3/16 x 9'3" 15/32
Bedroom	2	11'11" 5/16 x 9'3" 7/8	Closet	2	2'0" 1/4 x 5'8" 1/8
Bedroom	2	10'7" 31/32 x 9'3"	Closet	2	2'0" 1/8 x 5'7" 17/32
Bedroom	B	11'0" 7/16 x 11'11" 17/32	Closet	B	5'5" 1/32 x 5'4" 3/32

BATHROOMS	LVL	Class	DIMENSIONS	BATHROOM	LVL	Class	DIMENSIONS
Bathroom	1		4'11" 21/32 x 5'2" 13/16	Bathroom 2	2	4pc	9'2" 7/8 x 4'10" 7/8
Ensuite 1	2		10'8" 3/32 x 5'7" 1/4	Bathroom 3	B	4pc	8'3" 3/4 x 4'10" 7/8
Ensuite 2				Linen closet	B		1'5" 1/2 x 3'2" 13/16