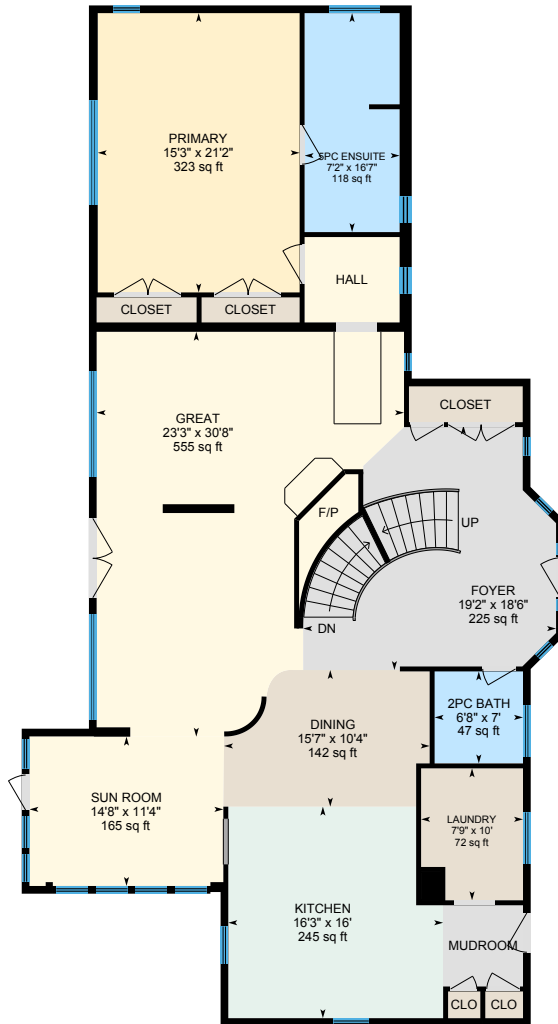
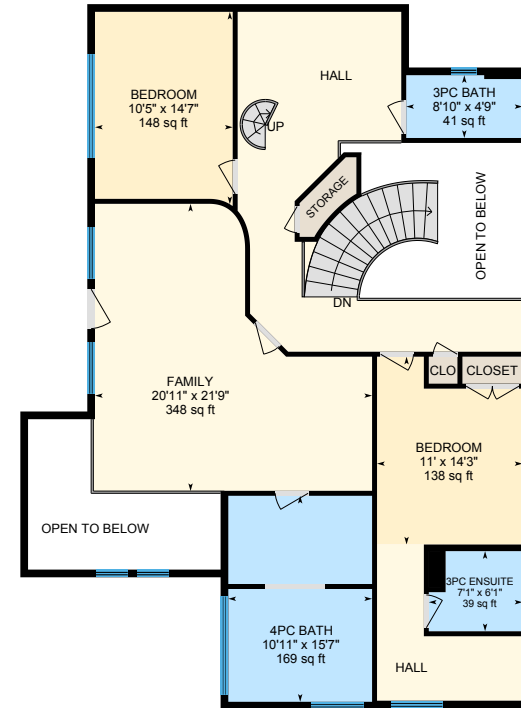


101 Hinchinbrooke Rd N, Verona, ON

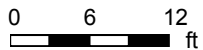
Main Building: Total Exterior Area Above Grade 3961.96 sq ft



Main Floor
Exterior Area 2307.19 sq ft

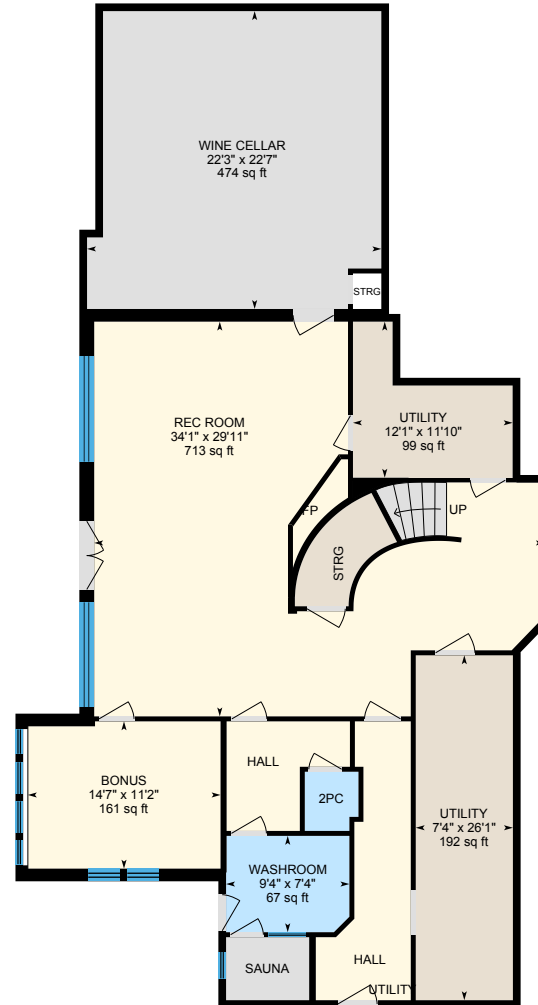
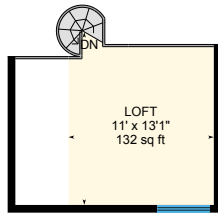


2nd Floor
Exterior Area 1477.89 sq ft



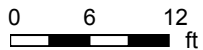
101 Hinchinbrooke Rd N, Verona, ON

Main Building: Total Exterior Area Above Grade 3961.96 sq ft



Loft
Exterior Area 176.88 sq ft

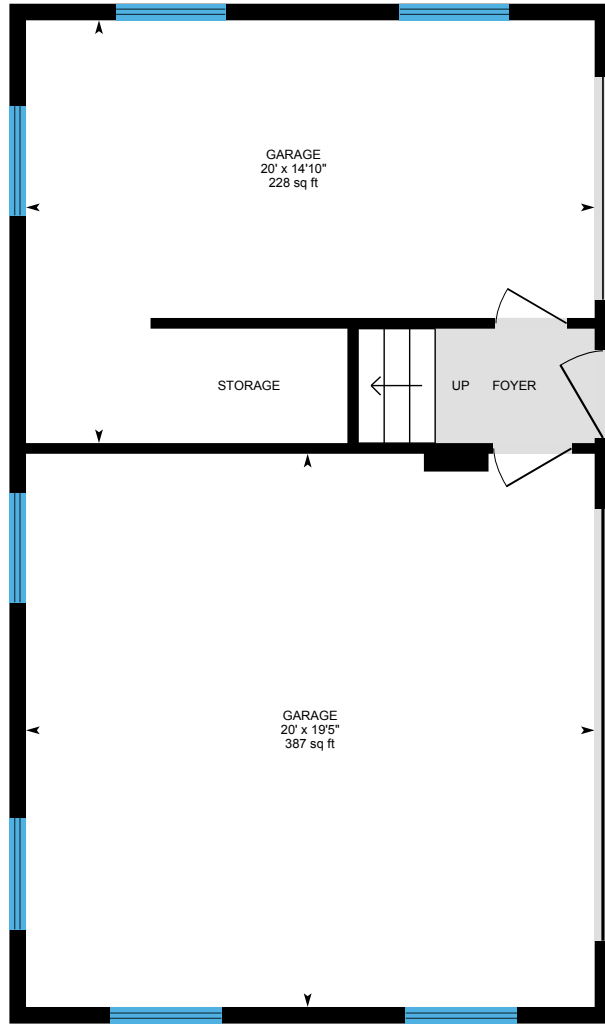
Basement (Below Grade)
Exterior Area 2195.55 sq ft



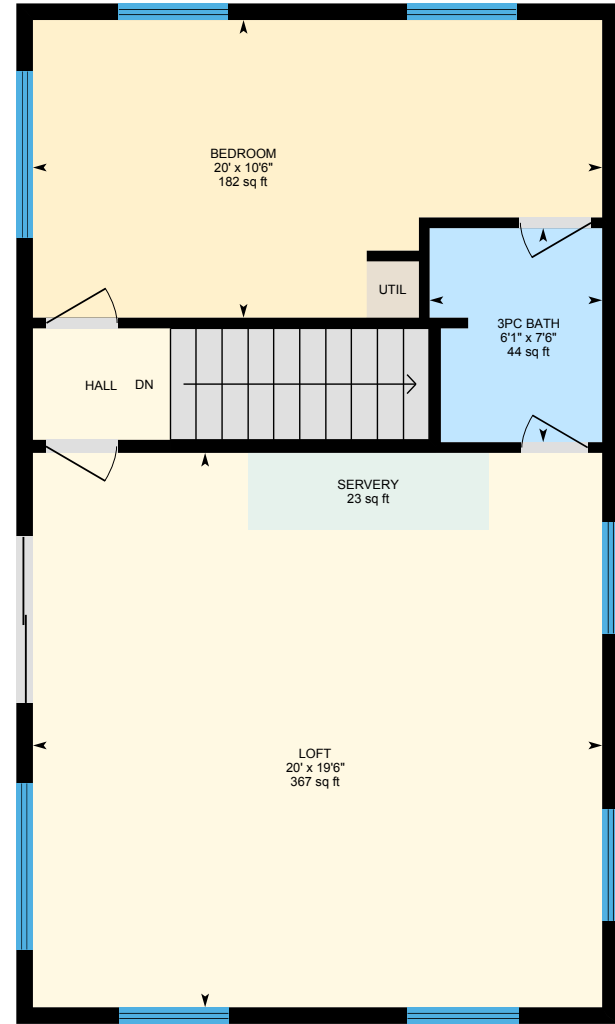
PREPARED: 2026/04/18

101 Hinchinbrooke Rd N, Verona, ON

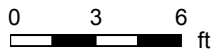
Double Garage: Total Exterior Area Above Grade 789.47 sq ft



1st Floor



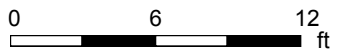
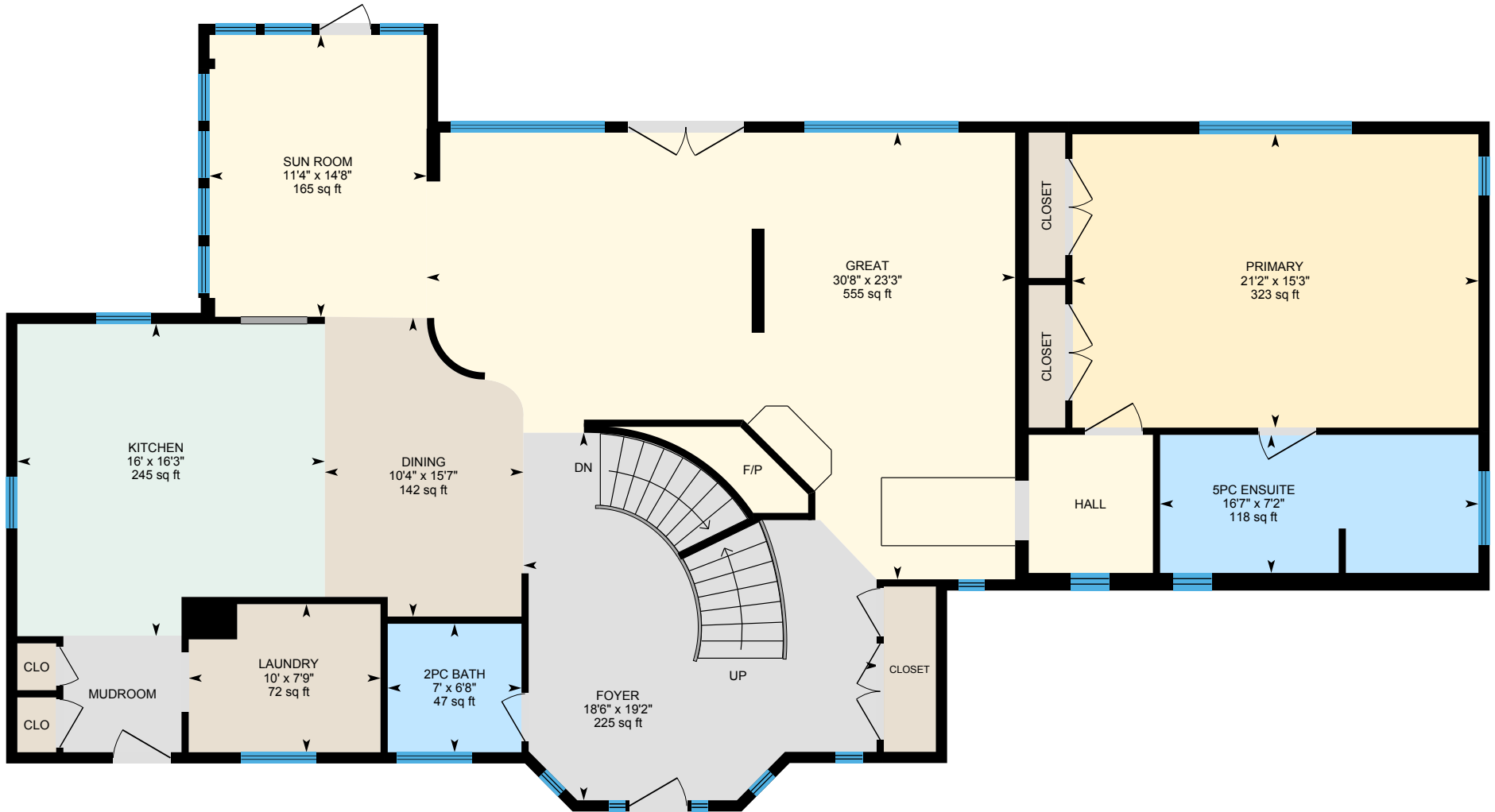
2nd Floor



PREPARED: 2026/04/18

101 Hinchinbrooke Rd N, Verona, ON

Main Floor Exterior Area 2307.19 sq ft
Interior Area 2172.25 sq ft

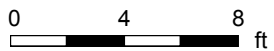
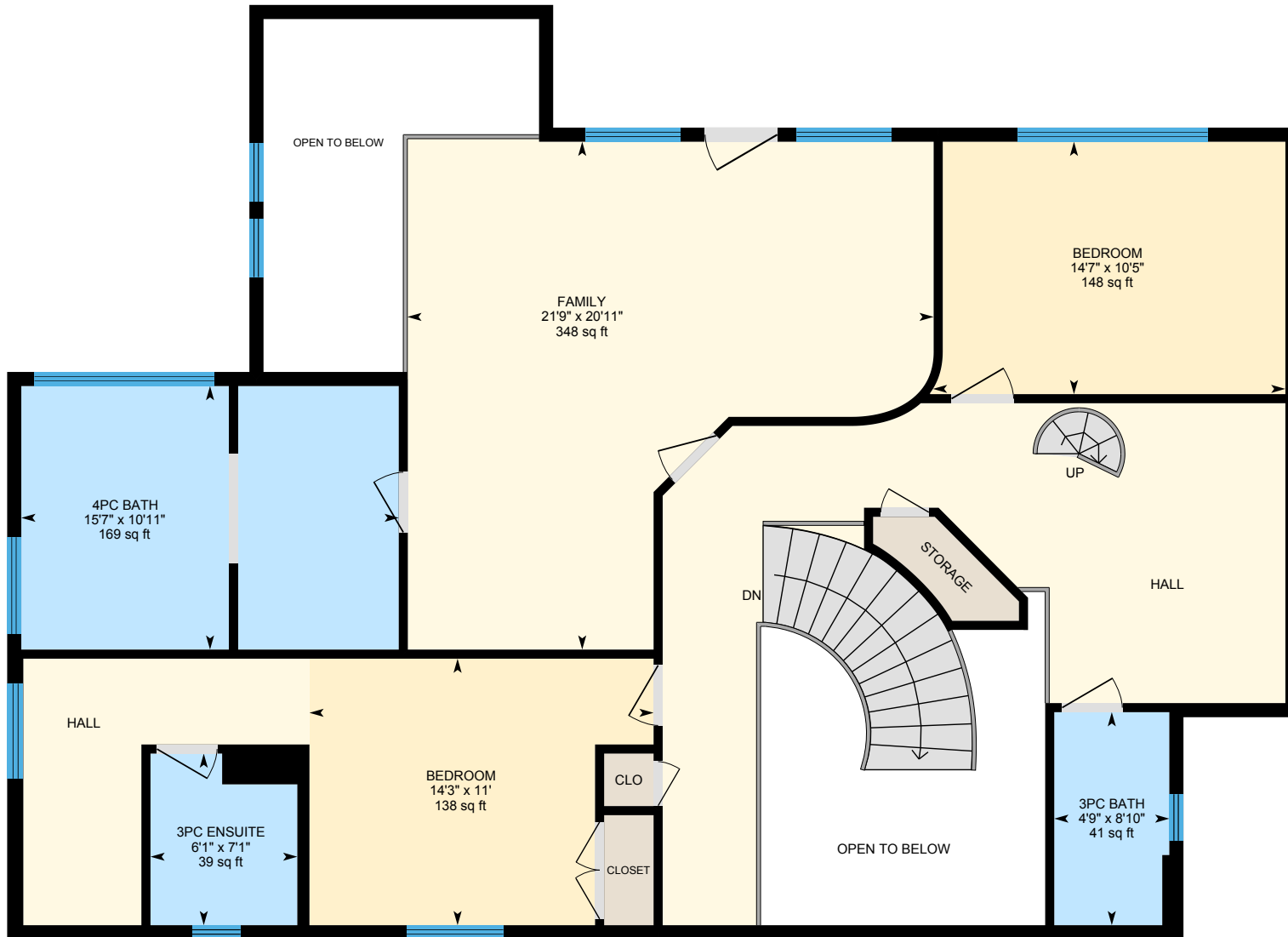


PREPARED: 2026/04/18



101 Hinchinbrooke Rd N, Verona, ON

2nd Floor Exterior Area 1477.89 sq ft
Interior Area 1371.89 sq ft
Excluded Area 226.69 sq ft

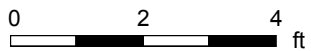
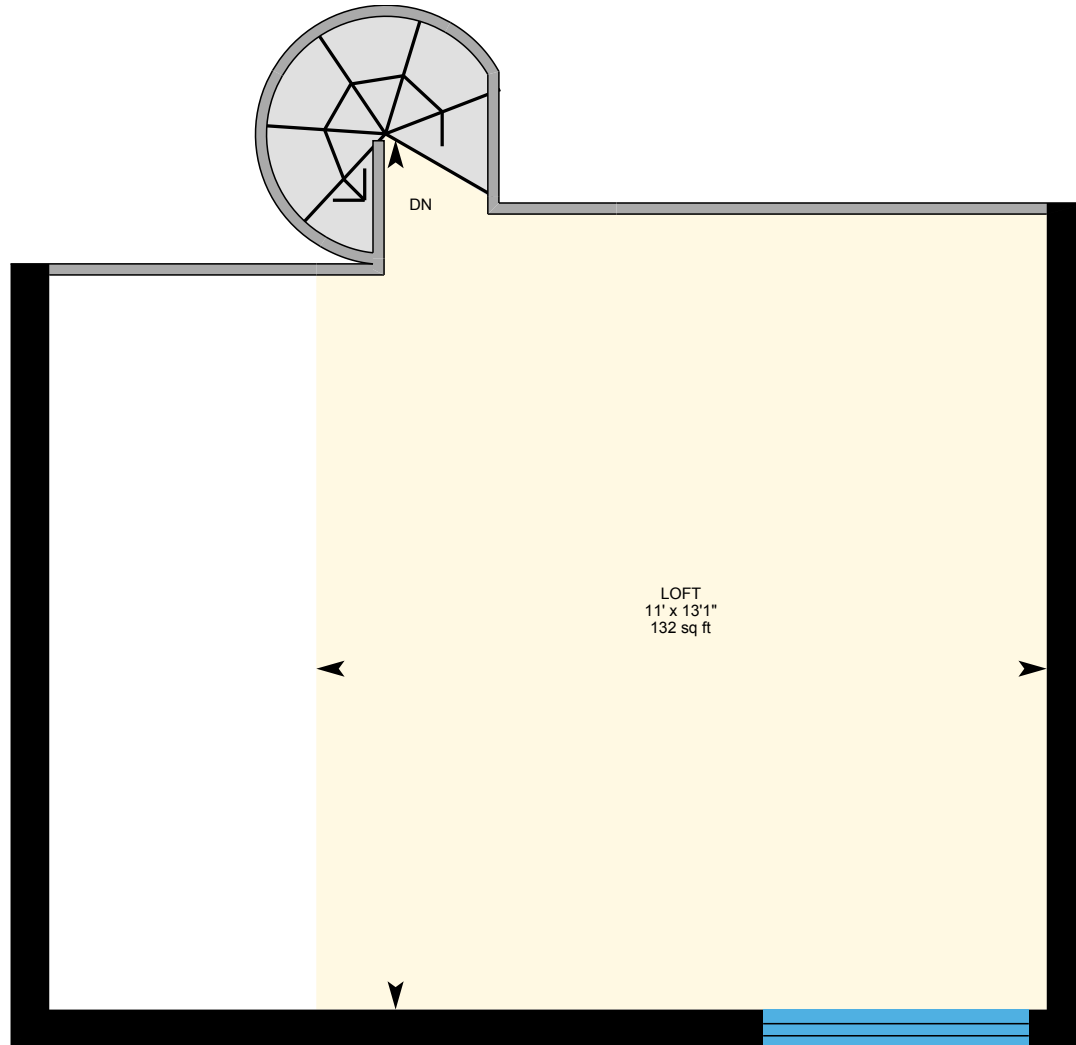


PREPARED: 2026/04/18



101 Hinchinbrooke Rd N, Verona, ON

Loft Exterior Area 176.88 sq ft
Interior Area 140.04 sq ft
Excluded Area 44.48 sq ft

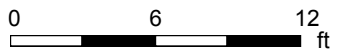
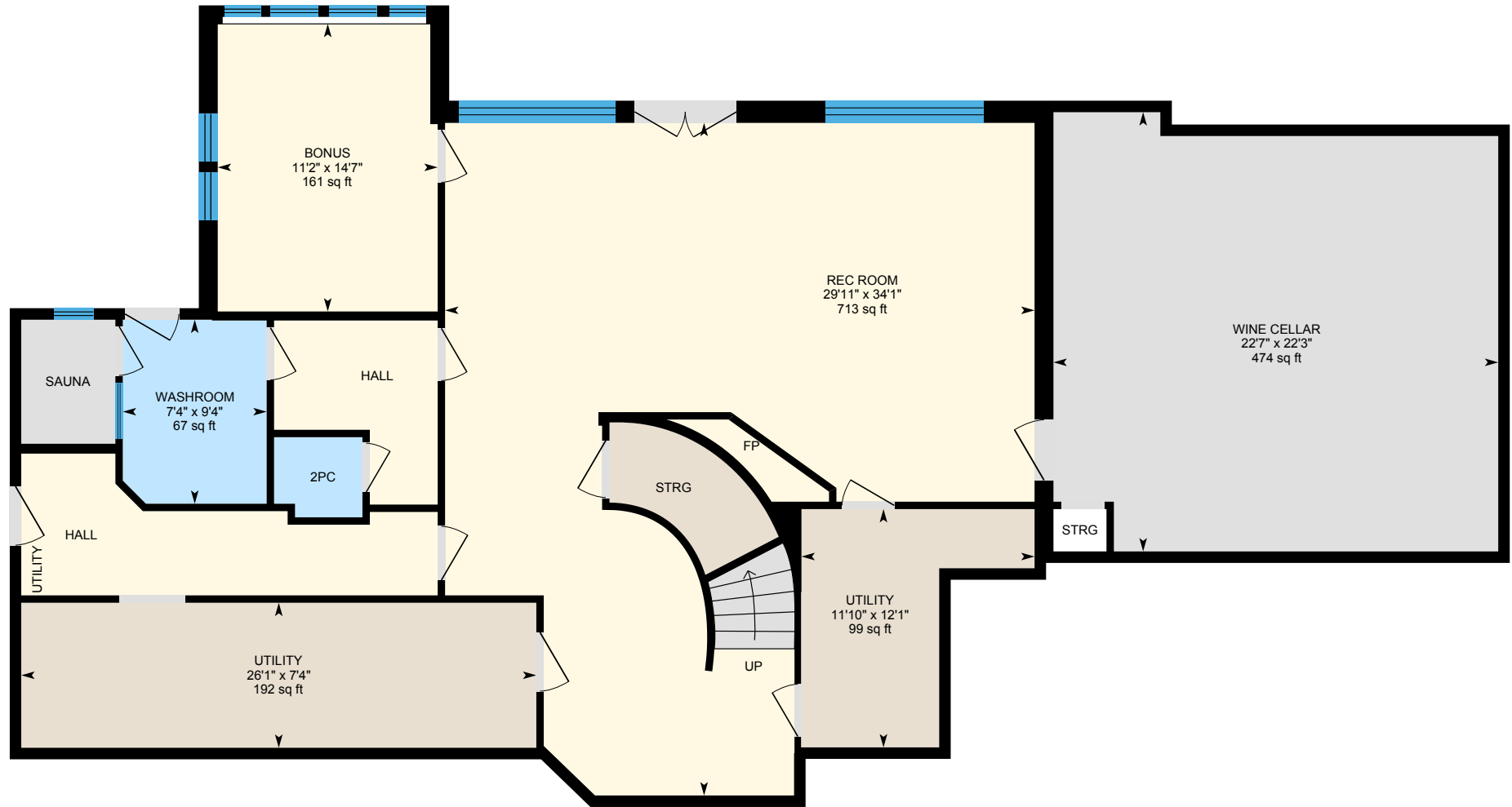


PREPARED: 2026/04/18



101 Hinchinbrooke Rd N, Verona, ON

Basement (Below Grade) Exterior Area 2195.55 sq ft
Interior Area 2062.42 sq ft
Excluded Area 5.77 sq ft

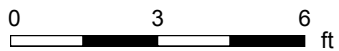
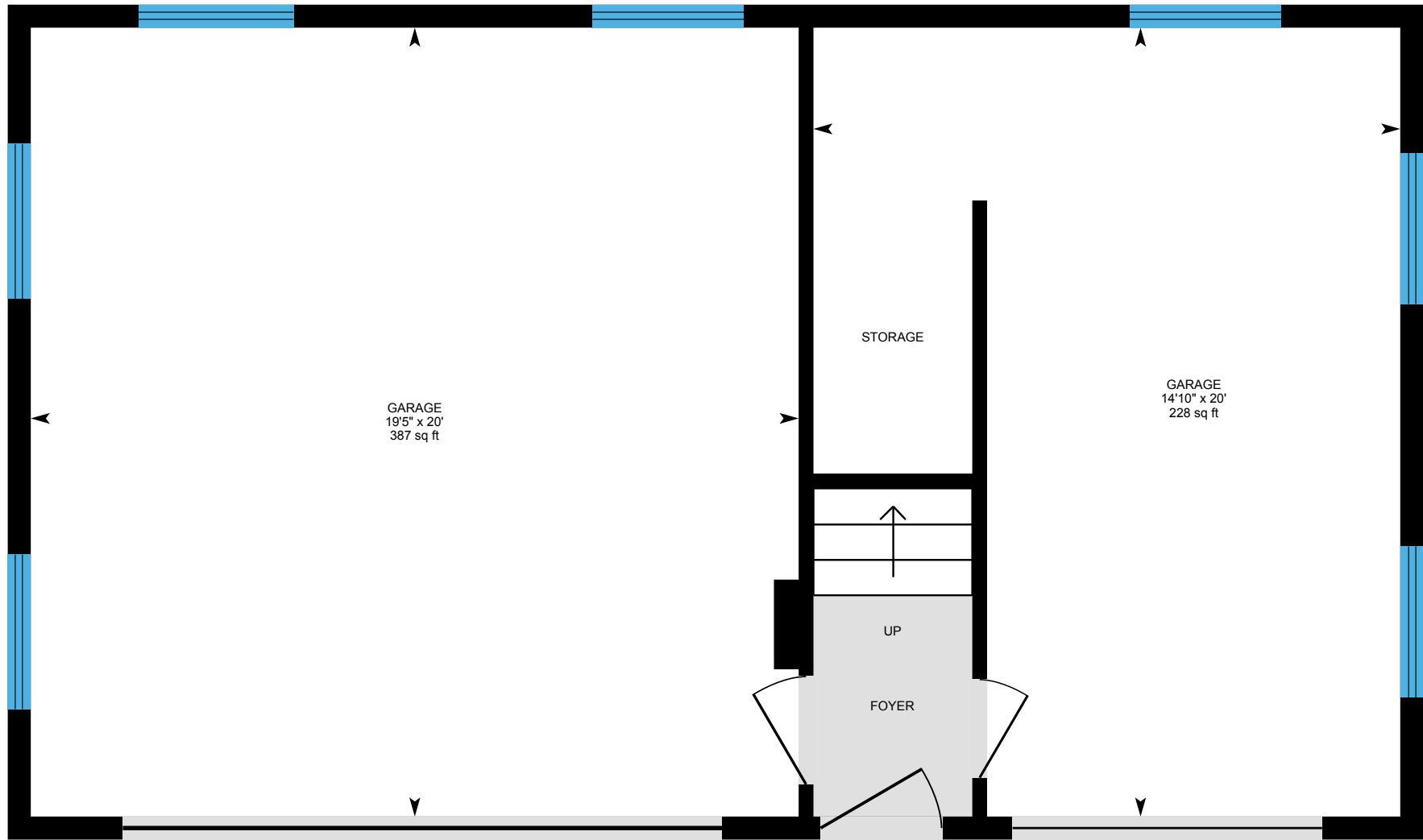


PREPARED: 2026/04/18



101 Hinchinbrooke Rd N, Verona, ON

1st Floor Exterior Area 30.70 sq ft
Interior Area 22.53 sq ft
Excluded Area 727.13 sq ft

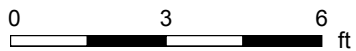
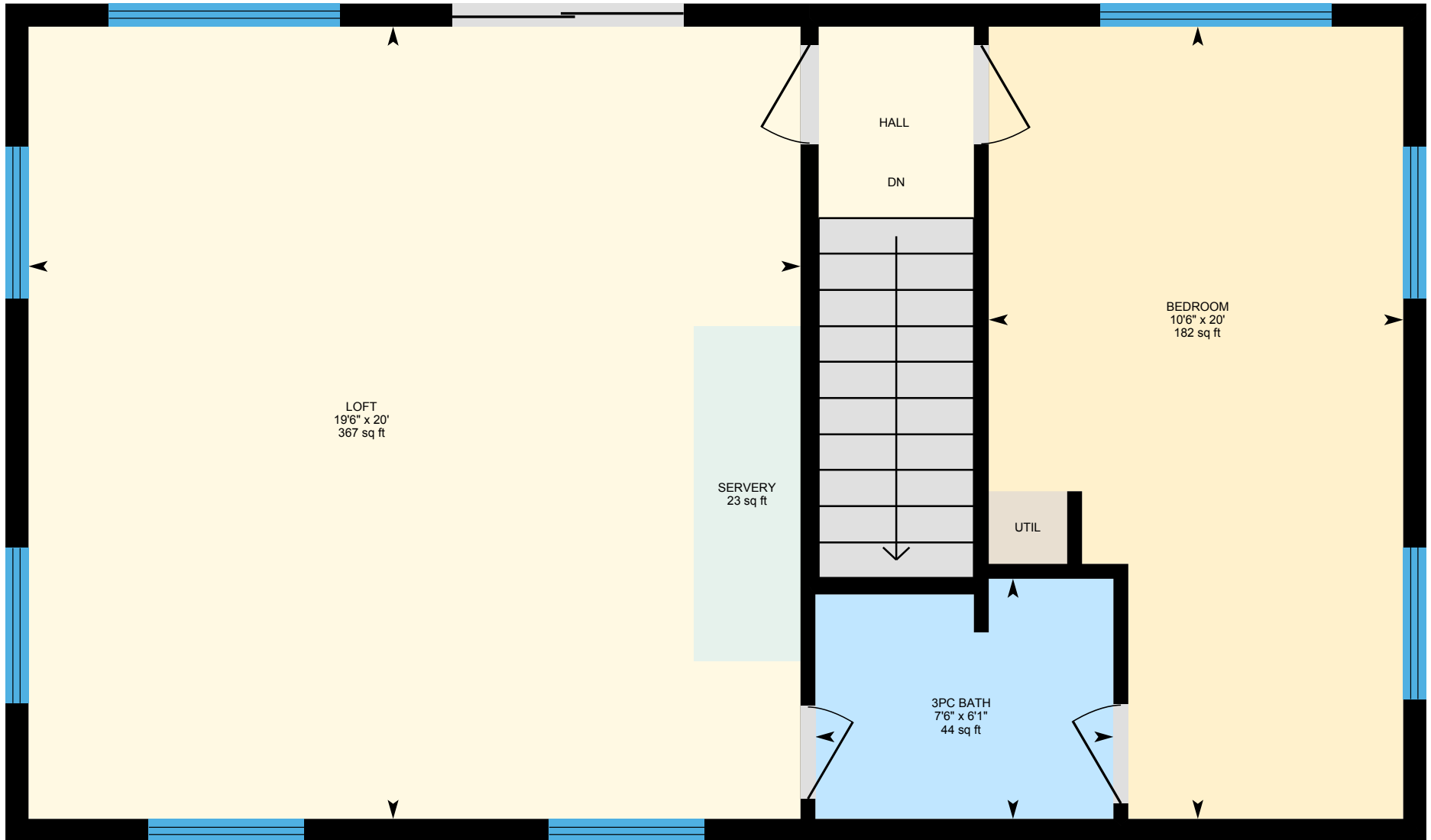


PREPARED: 2026/04/18



101 Hinchinbrooke Rd N, Verona, ON

2nd Floor Exterior Area 758.77 sq ft
Interior Area 693.75 sq ft

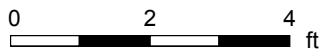
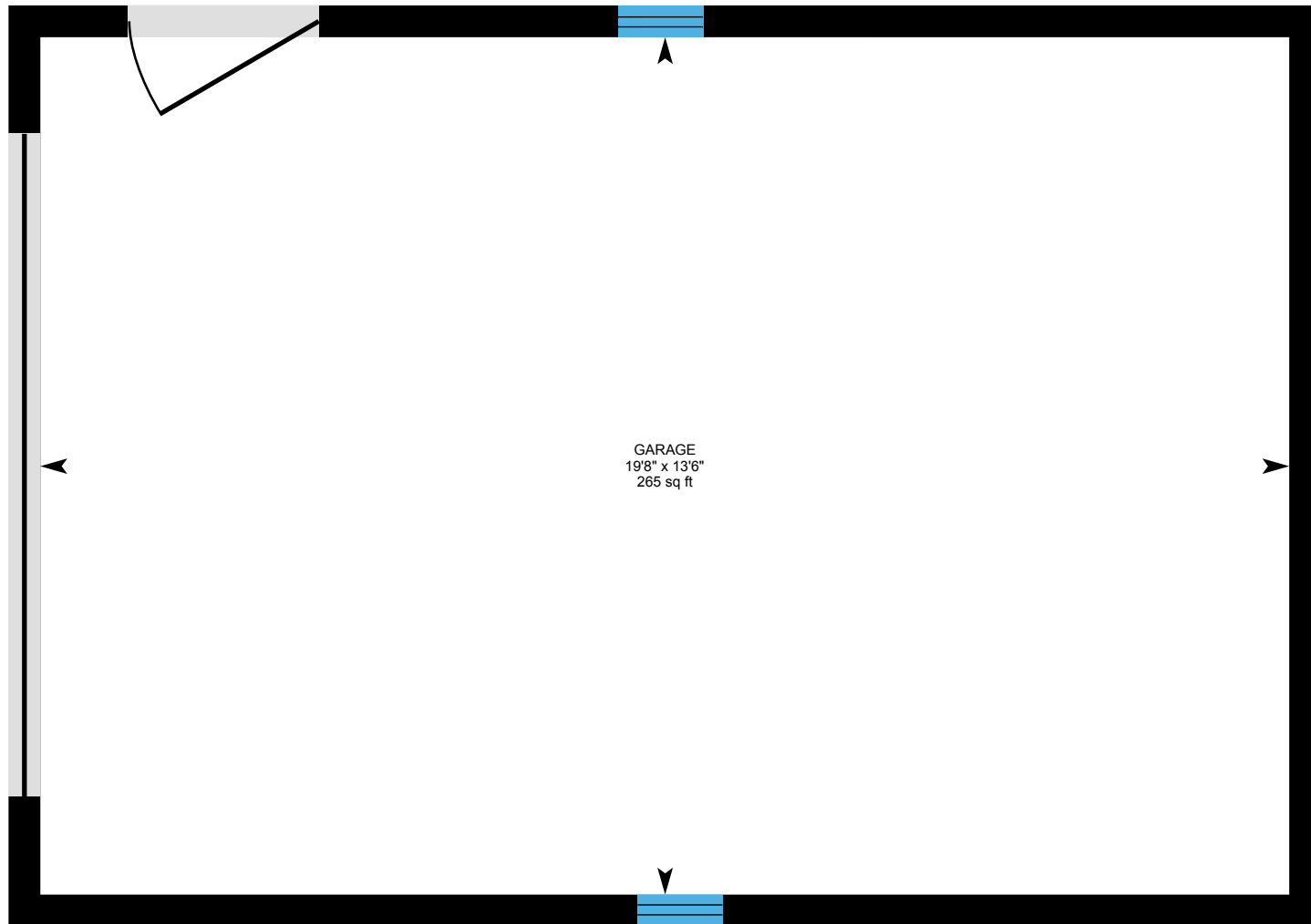


PREPARED: 2026/04/18



101 Hinchinbrooke Rd N, Verona, ON

1st Floor Excluded Area 298.54 sq ft



PREPARED: 2026/04/18

101 Hinchinbrooke Rd N, Verona, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc Bath: 6'8" x 7' | 47 sq ft
5pc Ensuite: 7'2" x 16'7" | 118 sq ft
Dining: 15'7" x 10'4" | 142 sq ft
Foyer: 19'2" x 18'6" | 225 sq ft
Great: 23'3" x 30'8" | 555 sq ft
Kitchen: 16'3" x 16' | 245 sq ft
Laundry: 7'9" x 10' | 72 sq ft
Primary: 15'3" x 21'2" | 323 sq ft
Sun Room: 14'8" x 11'4" | 165 sq ft

2ND FLOOR

3pc Bath: 8'10" x 4'9" | 41 sq ft
3pc Ensuite: 7'1" x 6'1" | 39 sq ft
4pc Bath: 10'11" x 15'7" | 169 sq ft
Bedroom: 10'5" x 14'7" | 148 sq ft
Bedroom: 11' x 14'3" | 138 sq ft
Family: 20'11" x 21'9" | 348 sq ft

LOFT

Loft: 11' x 13'1" | 132 sq ft

BASEMENT

2pc: 4'1" x 4'6" | 17 sq ft
Bonus: 14'7" x 11'2" | 161 sq ft
Rec Room: 34'1" x 29'11" | 713 sq ft
Utility: 7'4" x 26'1" | 192 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 2172.25 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 2307.19 sq ft

2ND FLOOR

Interior Area: 1371.89 sq ft
Excluded Area: 226.69 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1477.89 sq ft

LOFT

Interior Area: 140.04 sq ft
Excluded Area: 44.48 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 176.88 sq ft

BASEMENT (Below Grade)

Interior Area: 2062.42 sq ft
Excluded Area: 5.77 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 2195.55 sq ft

101 Hinchinbrooke Rd N, Verona, ON

Property Details

Room Measurements

Utility: 12'1" x 11'10" | 99 sq ft
Washroom: 9'4" x 7'4" | 67 sq ft
Wine Cellar: 22'3" x 22'7" | 474 sq ft

Double Garage

1ST FLOOR

Garage: 20' x 14'10" | 228 sq ft
Garage: 20' x 19'5" | 387 sq ft

2ND FLOOR

3pc Bath: 6'1" x 7'6" | 44 sq ft
Bedroom: 20' x 10'6" | 182 sq ft
Loft: 20' x 19'6" | 367 sq ft
Servery: 23 sq ft

Single Garage

1ST FLOOR

Garage: 13'6" x 19'8" | 265 sq ft

Floor Area Information

Double Garage

1ST FLOOR

Interior Area: 22.53 sq ft
Excluded Area: 727.13 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 30.70 sq ft

2ND FLOOR

Interior Area: 693.75 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 758.77 sq ft

Single Garage

1ST FLOOR

All space is excluded

Total Above Grade Floor Area, Main Building

Interior Area: 3684.18 sq ft
Excluded Area: 271.17 sq ft
Exterior Area: 3961.96 sq ft

Total Above Grade Floor Area, Double Garage

Interior Area: 716.28 sq ft
Excluded Area: 727.13 sq ft
Exterior Area: 789.47 sq ft

Total Above Grade Floor Area, Single Garage

Excluded Area: 298.54 sq ft

101 Hinchinbrooke Rd N, Verona, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

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

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>