

# 19 ALDERBROOK DRIVE, TORONTO

## INTERIOR FLOORPLAN

This floorplan is for broadly general illustrative visual reference and layout guidelines only. It may be subject to minor drawing errors as a result of the accuracy of on-site scanning. All actual layout and measurements are the responsibility of the buyer and buyer's agent to verify.

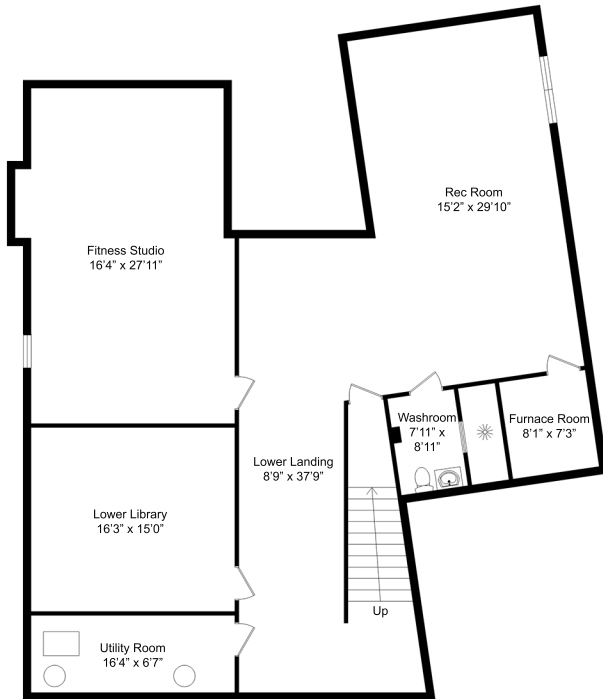
Square footages indicated are general approximations. Internal area measurements are based on Gross Internal Area which means floor area measurements taken within the boundaries of the longest interior wall lengths.

This is not represented or endorsed as a legally binding document and should not be treated as such.

### LOWER LEVEL - 2030 Square Feet

Ceiling Heights:

Basement Rooms 8'6"  
Basement Landing 11'9"

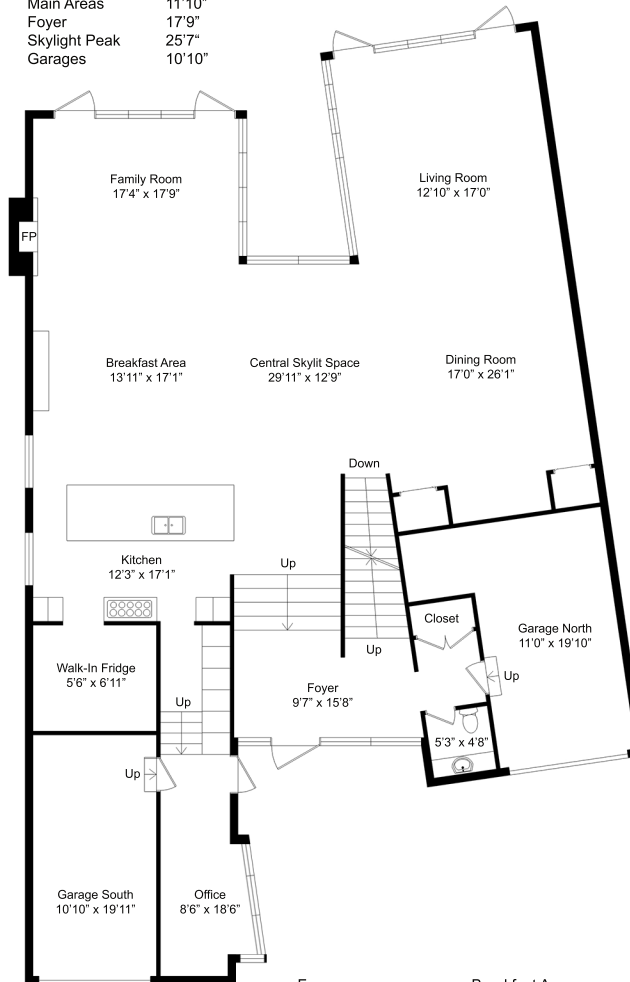


Rec Room 15'2" x 29'10" 4.61m x 9.09m	Lower Library 16'3" x 15'0" 4.95m x 4.57m
Fitness Studio 16'4" x 27'11" 4.97m x 8.51m	Lower Washroom 7'11" x 8'11" 2.42m x 2.71m
Furnace Room 8'1" x 7'3" 2.46m x 2.20m	Lower Landing 8'9" x 37'9" 2.67m x 11.51m
Under Stairs Storage 2'9" x 10'1" 0.83m x 3.07m	Utility Room 16'4" x 6'7" 4.97m x 2.00m

### MAIN LEVEL - 2448 Square Feet + 482 Square Feet Garages

Ceiling Heights:

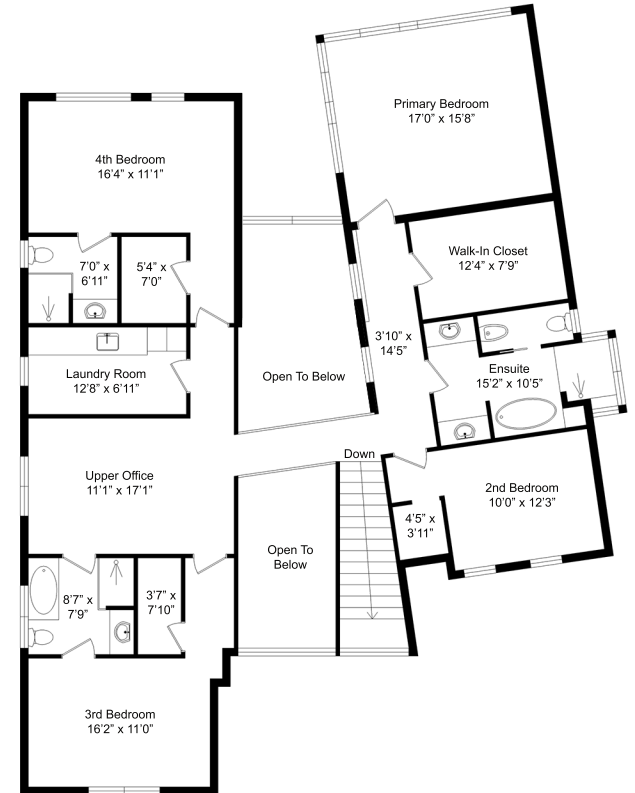
Main Areas 11'10"  
Foyer 17'9"  
Skylight Peak 25'7"  
Garages 10'10"



Foyer 9'7" x 15'8" 2.92m x 4.78m	Living Room 12'10" x 17'0" 3.91m x 5.19m	Breakfast Area 13'11" x 17'1" 4.24m x 5.22m	Family Room 17'4" x 17'9" 5.27m x 5.41m
Dining Room 17'0" x 26'1" 5.19m x 7.94m	Kitchen 12'3" x 17'1" 3.72m x 5.20m	Powder Room 5'3" x 4'8" 1.60m x 1.42m	Office 8'6" x 18'6" 2.58m x 5.64m

### UPPER LEVEL - 1892 Square Feet (Excluding Open to Below)

Ceiling Heights: 9'0"



Primary Bedroom 17'0" x 15'8" 5.18m x 4.78m	Ensuite 15'2" x 10'5" 4.62m x 3.18m	2nd Bedroom 10'0" x 12'3" 3.05m x 3.73m	3rd Bedroom 16'2" x 11'0" 4.92m x 3.36m
Walk-In Closet 12'4" x 7'9" 3.77m x 2.37m	Upper Office 11'1" x 17'1" 3.38m x 5.21m	4th Bedroom 16'4" x 11'1" 4.98m x 3.38m	Laundry Room 12'8" x 6'11" 3.86m x 2.10m