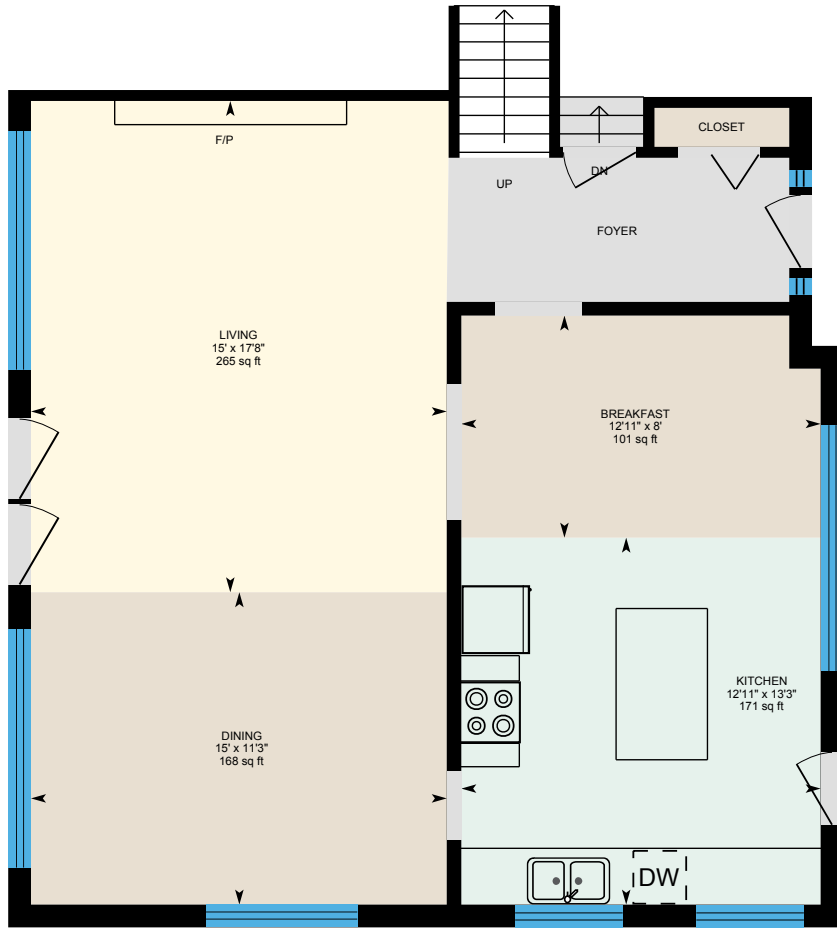


# 31 Point Crescent, Kingston, ON

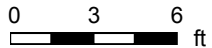
Main Building: Total Exterior Area Above Grade 1793 sq ft



**Main Floor**  
Exterior Area 884 sq ft

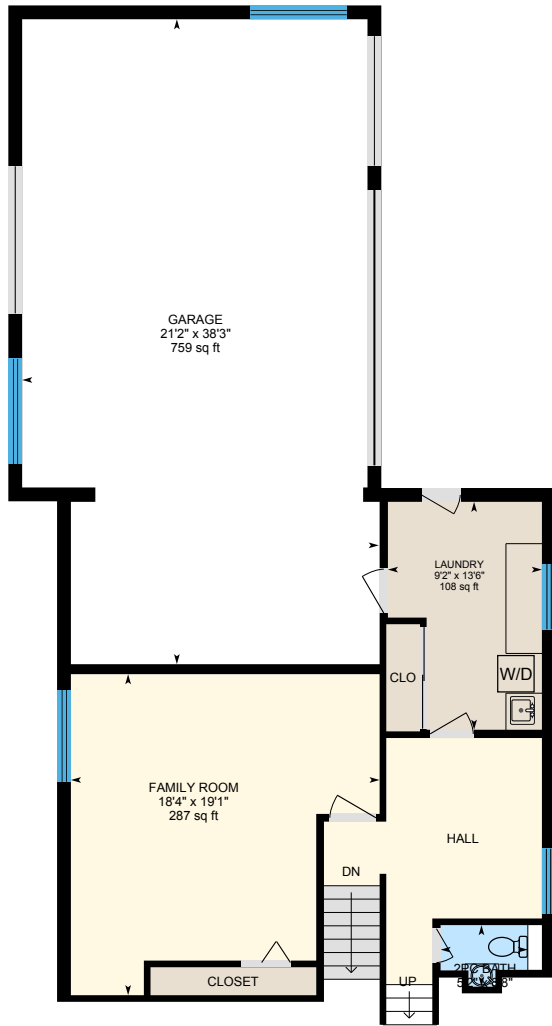


**2nd Floor**  
Exterior Area 909 sq ft

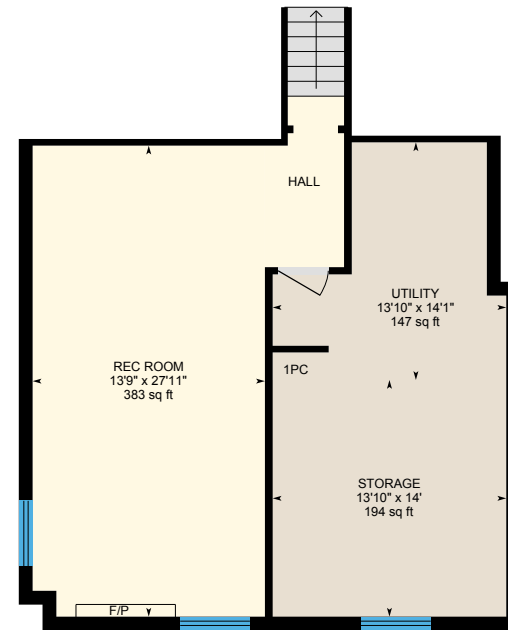
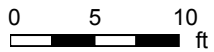


# 31 Point Crescent, Kingston, ON

Main Building: Total Exterior Area Above Grade 1793 sq ft



**Lower Floor (Below Grade)**  
Exterior Area 708 sq ft



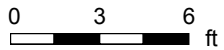
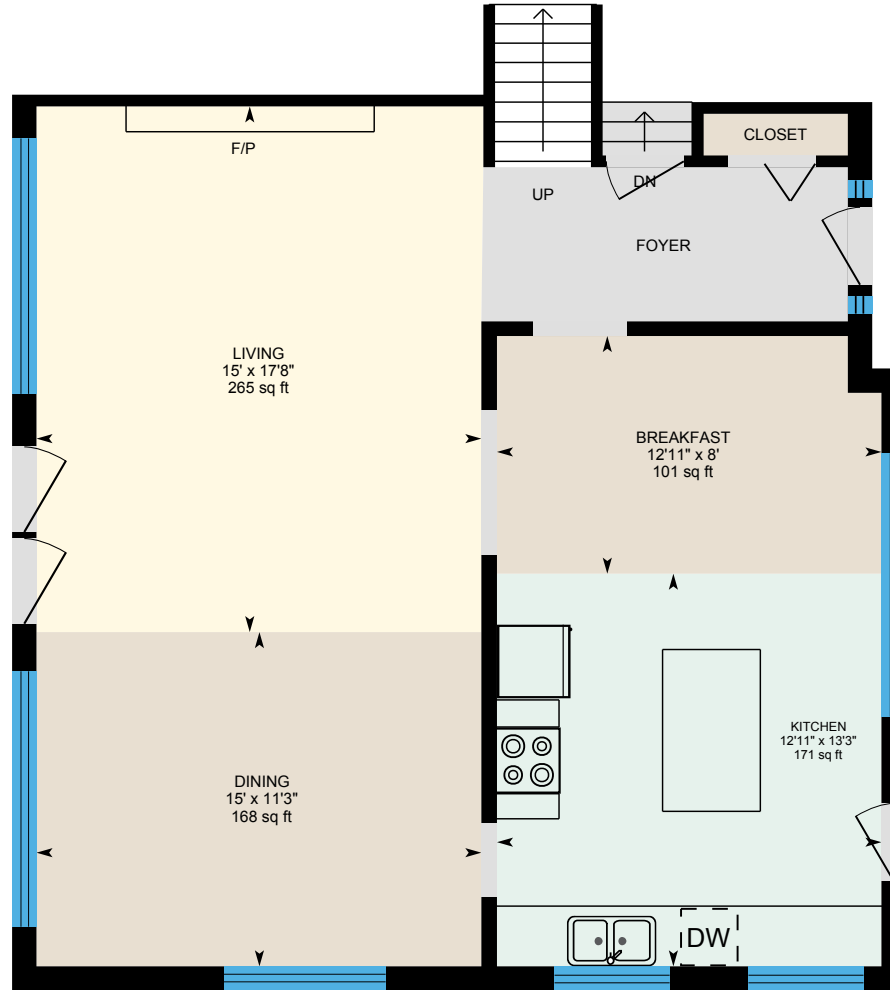
**Basement (Below Grade)**  
Exterior Area 909 sq ft



PREPARED: Jun, 2020

# 31 Point Crescent, Kingston, ON

Main Floor Total Exterior Area 884 sq ft  
Total Interior Area 808 sq ft



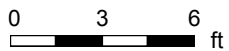
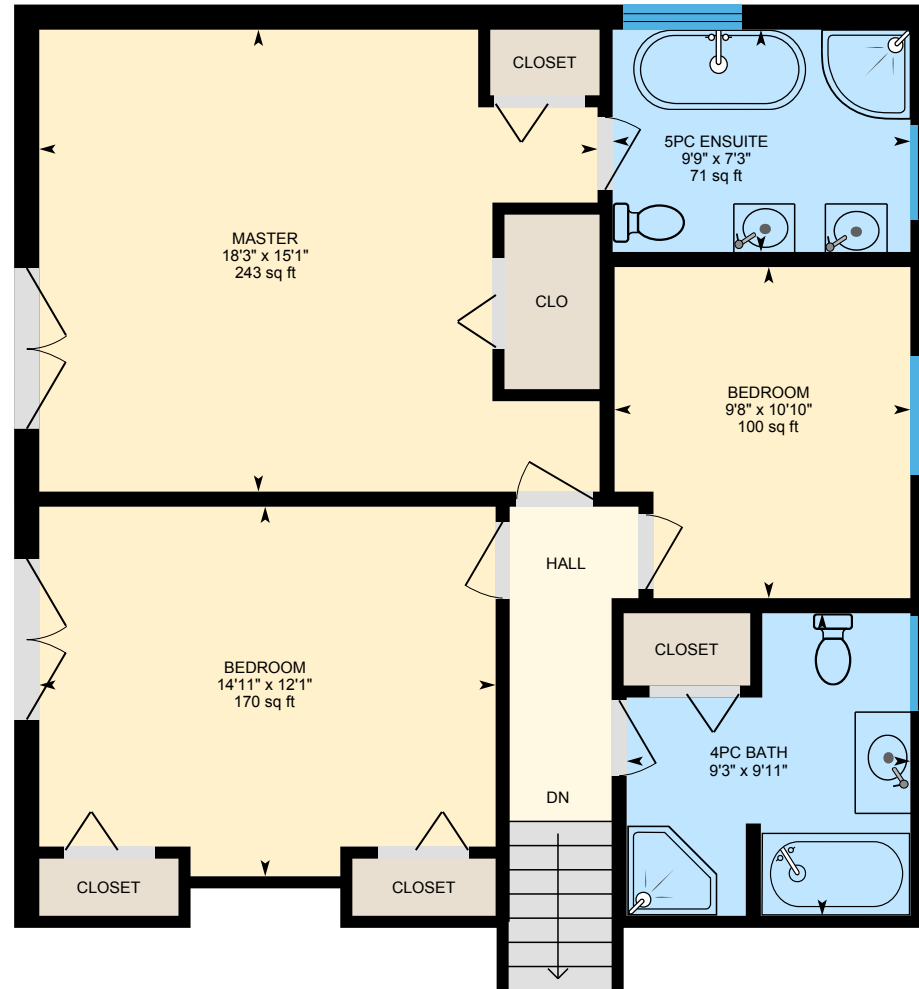
PREPARED: Jun, 2020



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 31 Point Crescent, Kingston, ON

2nd Floor Total Exterior Area 909 sq ft  
Total Interior Area 829 sq ft



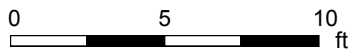
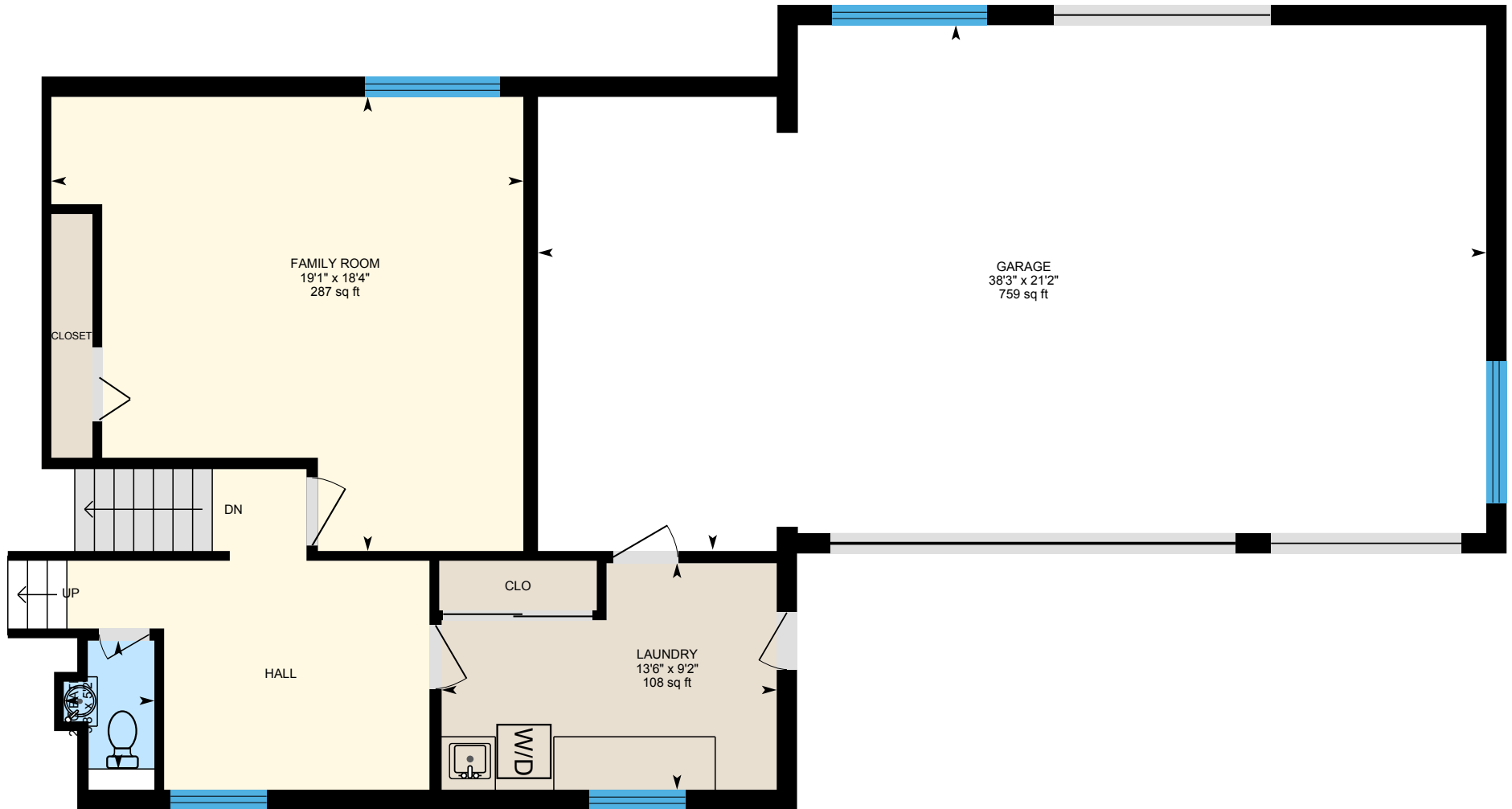
PREPARED: Jun, 2020



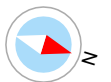
White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 31 Point Crescent, Kingston, ON

Lower Floor Total Exterior Area 708 sq ft  
Total Interior Area 610 sq ft



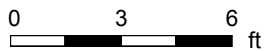
PREPARED: Jun, 2020



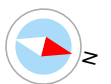
White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 31 Point Crescent, Kingston, ON

**Basement** Total Exterior Area 909 sq ft  
Total Interior Area 802 sq ft



PREPARED: Jun, 2020



# 31 Point Crescent, Kingston, 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

Breakfast: 12'11" x 8' | 101 sq ft

Dining: 15' x 11'3" | 168 sq ft

Kitchen: 12'11" x 13'3" | 171 sq ft

Living: 15' x 17'8" | 265 sq ft

##### 2ND FLOOR

4pc Bath: 9'3" x 9'11" | 78 sq ft

5pc Ensuite: 9'9" x 7'3" | 71 sq ft

Bedroom: 9'8" x 10'10" | 100 sq ft

Bedroom: 14'11" x 12'1" | 170 sq ft

Master: 18'3" x 15'1" | 243 sq ft

##### LOWER FLOOR

2pc Bath: 5'2" x 3'8" | 15 sq ft

Family Room: 18'4" x 19'1" | 287 sq ft

Garage: 21'2" x 38'3" | 759 sq ft

Laundry: 9'2" x 13'6" | 108 sq ft

##### BASEMENT

Rec Room: 13'9" x 27'11" | 383 sq ft

Storage: 13'10" x 14' | 194 sq ft

Utility: 13'10" x 14'1" | 147 sq ft

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 808 sq ft

Perimeter Wall Length: 93 ft

Perimeter Wall Thickness: 9.8 in

Exterior Area: 884 sq ft

##### 2ND FLOOR

Interior Area: 829 sq ft

Perimeter Wall Length: 98 ft

Perimeter Wall Thickness: 9.8 in

Exterior Area: 909 sq ft

##### LOWER FLOOR (Below Grade)

Interior Area: 610 sq ft

Excluded Area: 759 sq ft

Perimeter Wall Length: 120 ft

Perimeter Wall Thickness: 9.8 in

Exterior Area: 708 sq ft

##### BASEMENT (Below Grade)

Interior Area: 802 sq ft

Perimeter Wall Length: 131 ft

Perimeter Wall Thickness: 9.8 in

Exterior Area: 909 sq ft

### Total Above Grade Floor Area

# 31 Point Crescent, Kingston, ON

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## Property Details

### Room Measurements

### Floor Area Information

Main Building Interior: 1637 sq ft

**Main Building Exterior: 1793 sq ft**