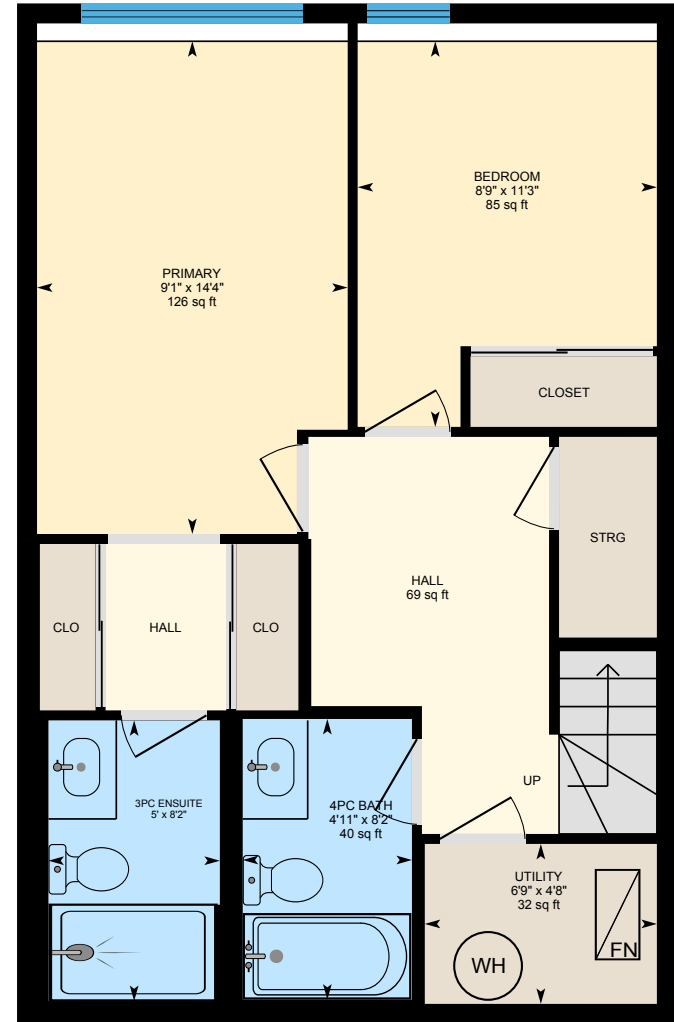


45-35 Birchcliff Ave, Toronto, ON

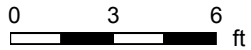
Main Building: Total Interior Area Above Grade 434.28 sq ft



Main Floor
Interior Area 434.28 sq ft

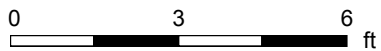


Basement (Below Grade)
Interior Area 503.48 sq ft



45-35 Birchcliff Ave, Toronto, ON

Main Floor Interior Area 434.28 sq ft

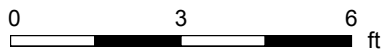


PREPARED: 2026/02/19



45-35 Birchcliff Ave, Toronto, ON

Basement (Below Grade) Interior Area 503.48 sq ft



PREPARED: 2026/02/19



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

45-35 Birchcliff Ave, Toronto, 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: 3'11" x 5'6" | 22 sq ft
Bedroom: 8'9" x 11'2" | 85 sq ft
Kitchen: 8'10" x 8'2" | 72 sq ft
Living: 9'5" x 11'6" | 108 sq ft

BASEMENT

3pc Ensuite: 5' x 8'2" | 41 sq ft
4pc Bath: 4'11" x 8'2" | 40 sq ft
Bedroom: 8'9" x 11'3" | 85 sq ft
Hall: 69 sq ft
Primary: 9'1" x 14'4" | 126 sq ft
Utility: 6'9" x 4'8" | 32 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: 434.28 sq ft

BASEMENT (Below Grade)

Interior Area: 503.48 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 434.28 sq ft