161 Winchester St, Toronto, ON

Main Building: Total Exterior Area Above Grade 2517.88 sq ft







Storefront
Exterior Area 944.43 sq ft

Basement (Below Grade)
Exterior Area 176.92 sq ft

Loft
Exterior Area 690.95 sq ft

0 5 10 ft

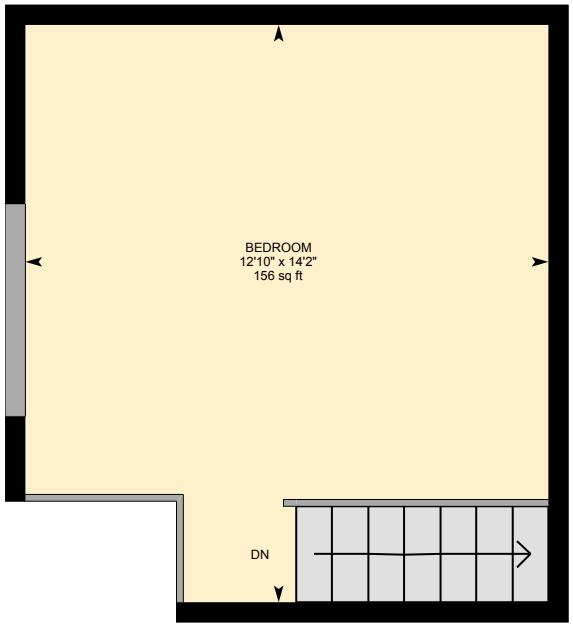
PREPARED: 2026/05/23

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.

iGUIDE

161 Winchester St, Toronto, ON

Main Building: Total Exterior Area Above Grade 2517.88 sq ft





Upper Loft
Exterior Area 199.48 sq ft

Cottage Main
Exterior Area 299.87 sq ft

0 2 4 ft

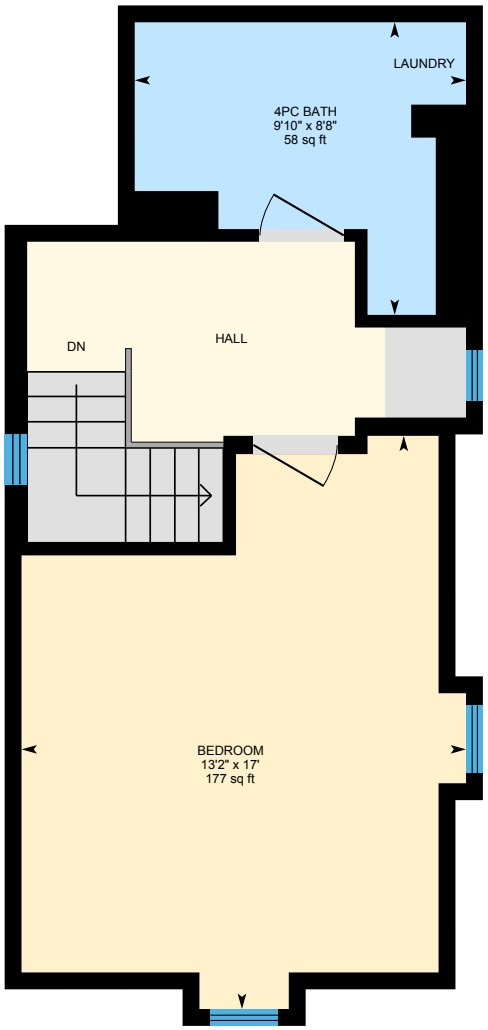
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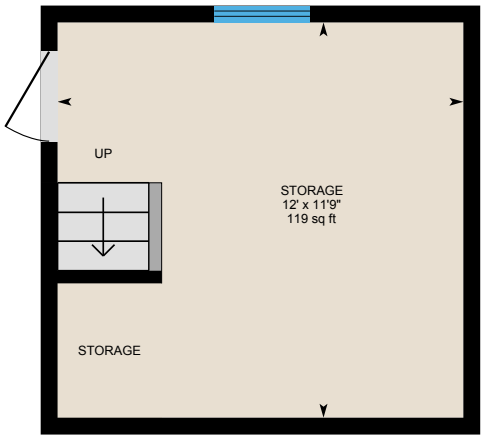
iGUIDE

161 Winchester St, Toronto, ON

Main Building: Total Exterior Area Above Grade 2517.88 sq ft



Cottage 2nd
Exterior Area 383.15 sq ft



Cottage Basement (Below Grade)
Exterior Area 165.41 sq ft

0 3 6 ft

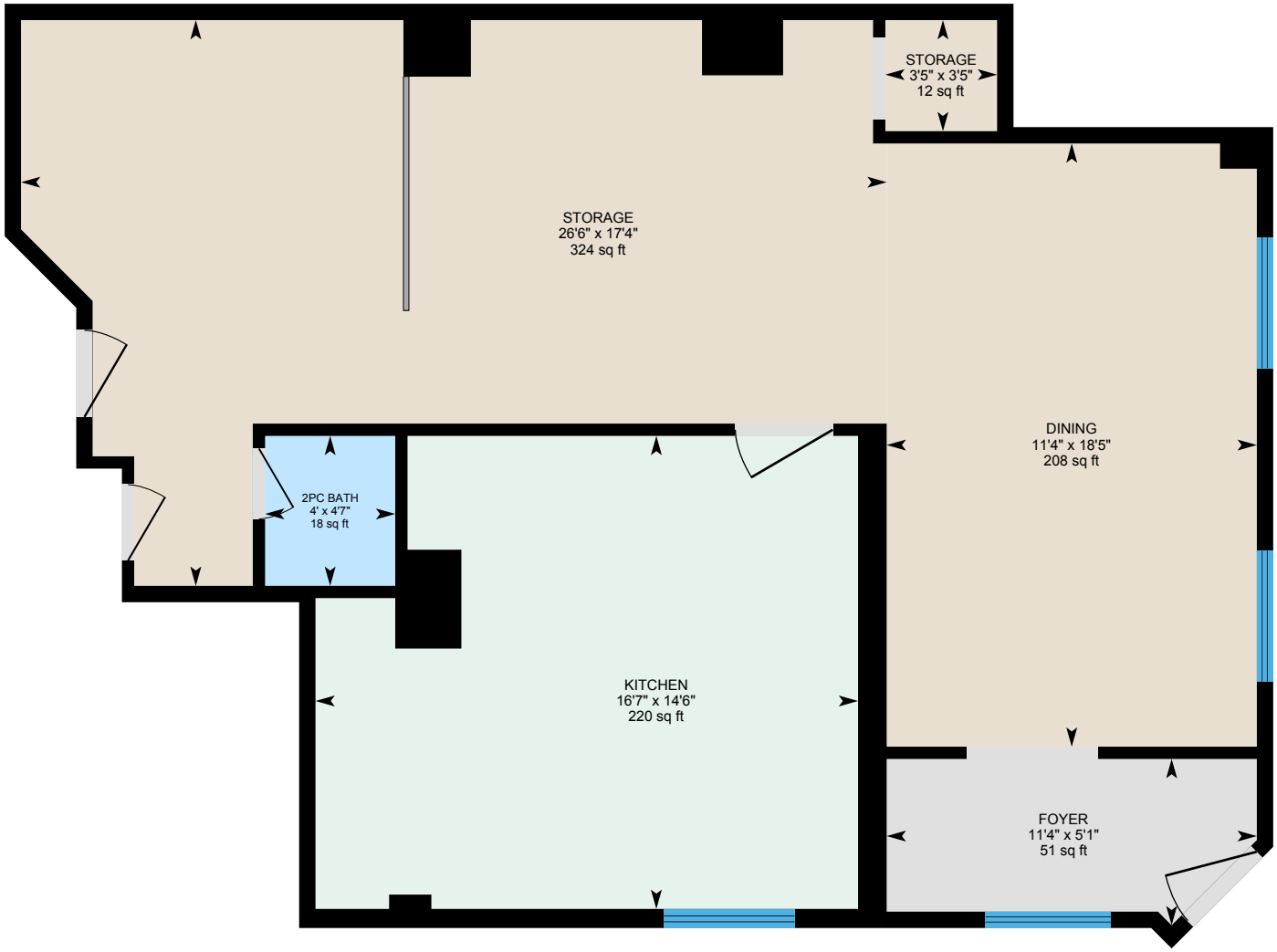
PREPARED: 2026/05/23

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161 Winchester St, Toronto, ON

Storefront Exterior Area 944.43 sq ft
Interior Area 879.69 sq ft



0 3 6 ft

PREPARED: 2026/05/23

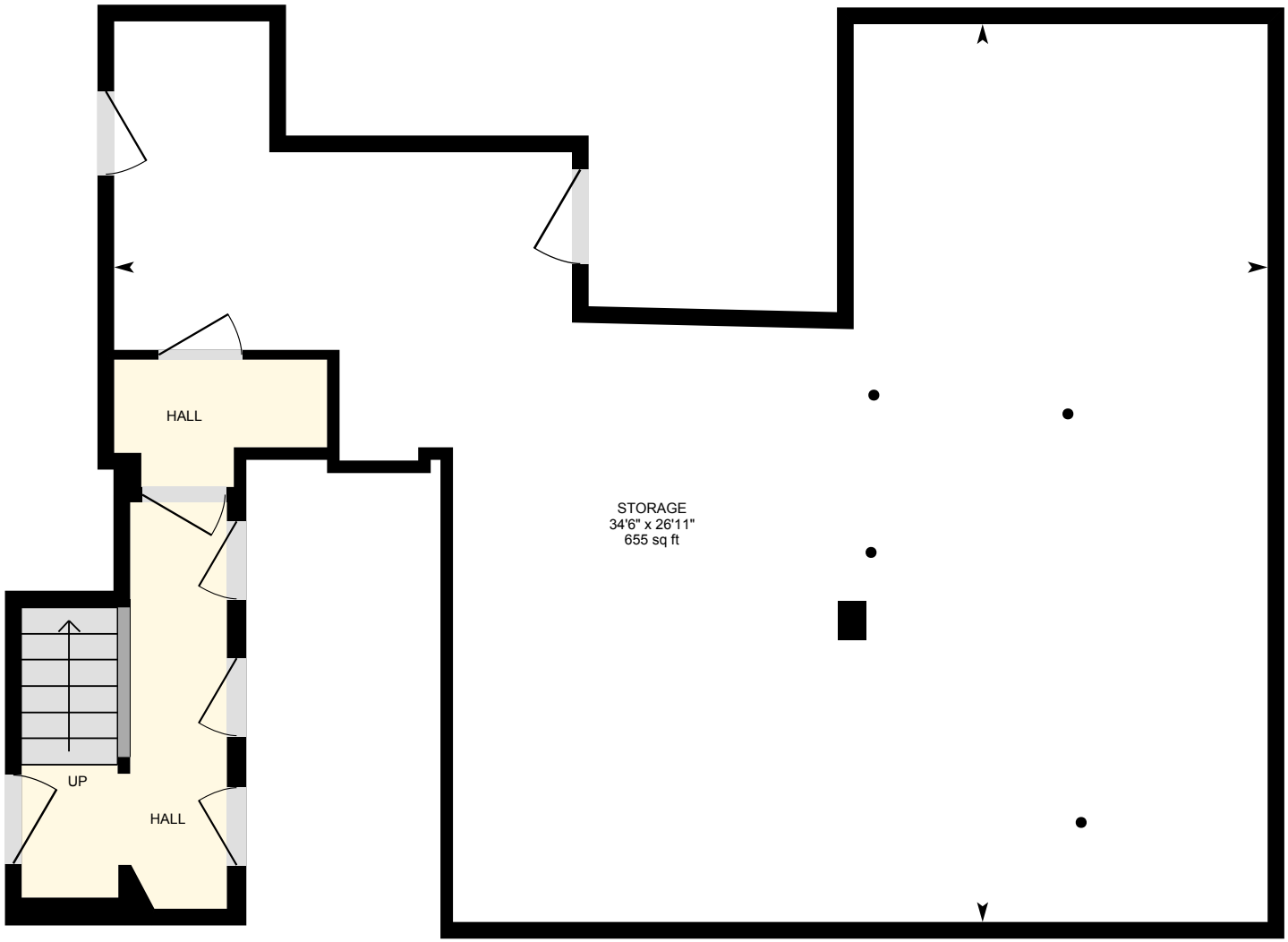
N

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iGUIDE

161 Winchester St, Toronto, ON

Basement (Below Grade) Exterior Area 176.92 sq ft
Interior Area 88.04 sq ft
Excluded Area 654.84 sq ft



0 2 4 ft

PREPARED: 2026/05/23

N

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.

iGUIDE

161 Winchester St, Toronto, ON

Loft Exterior Area 690.95 sq ft
Interior Area 637.63 sq ft



0 3 6 ft

PREPARED: 2026/05/23

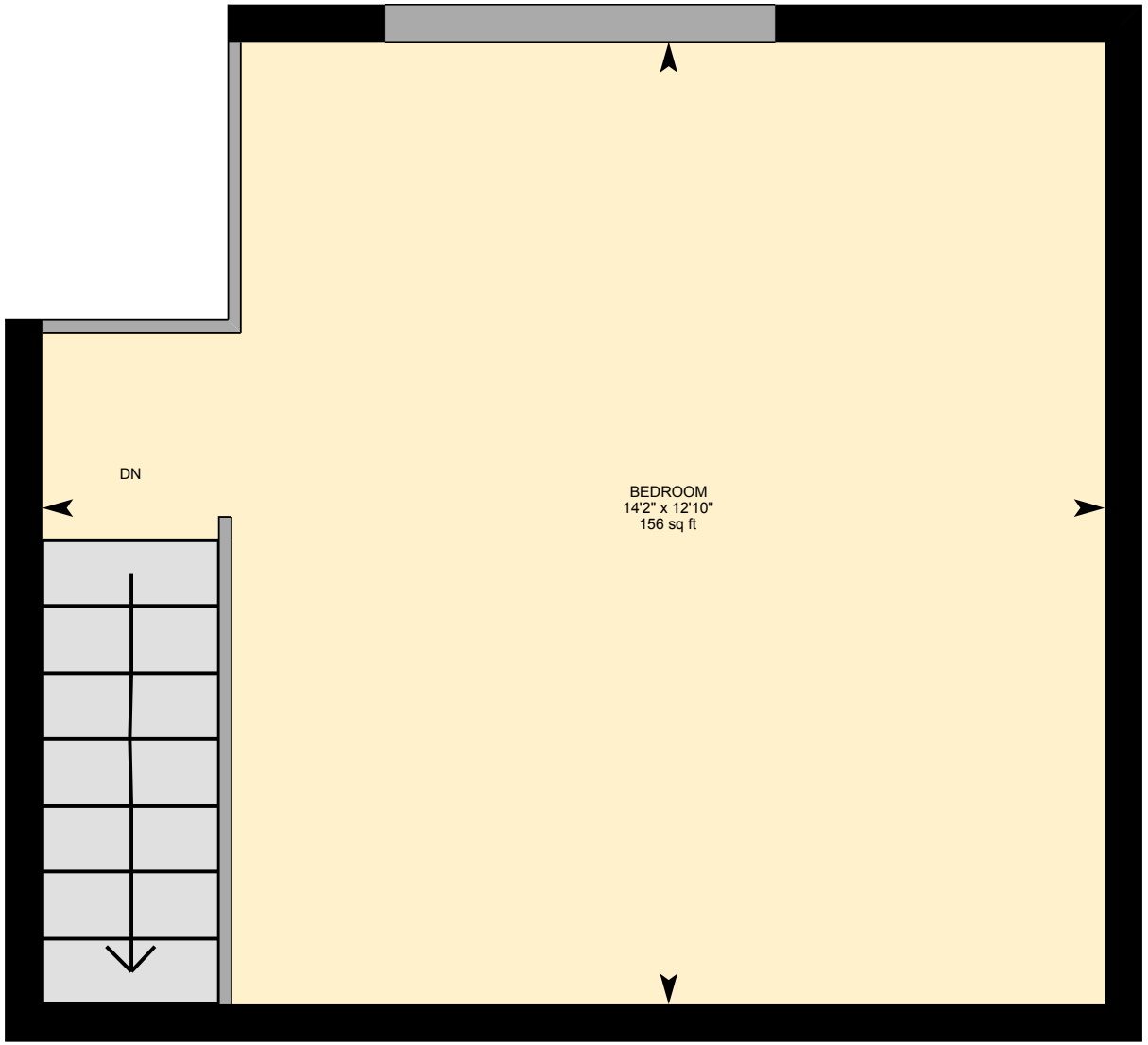
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161 Winchester St, Toronto, ON

Upper Loft Exterior Area 199.48 sq ft
Interior Area 171.55 sq ft



0 2 4 ft

PREPARED: 2026/05/23

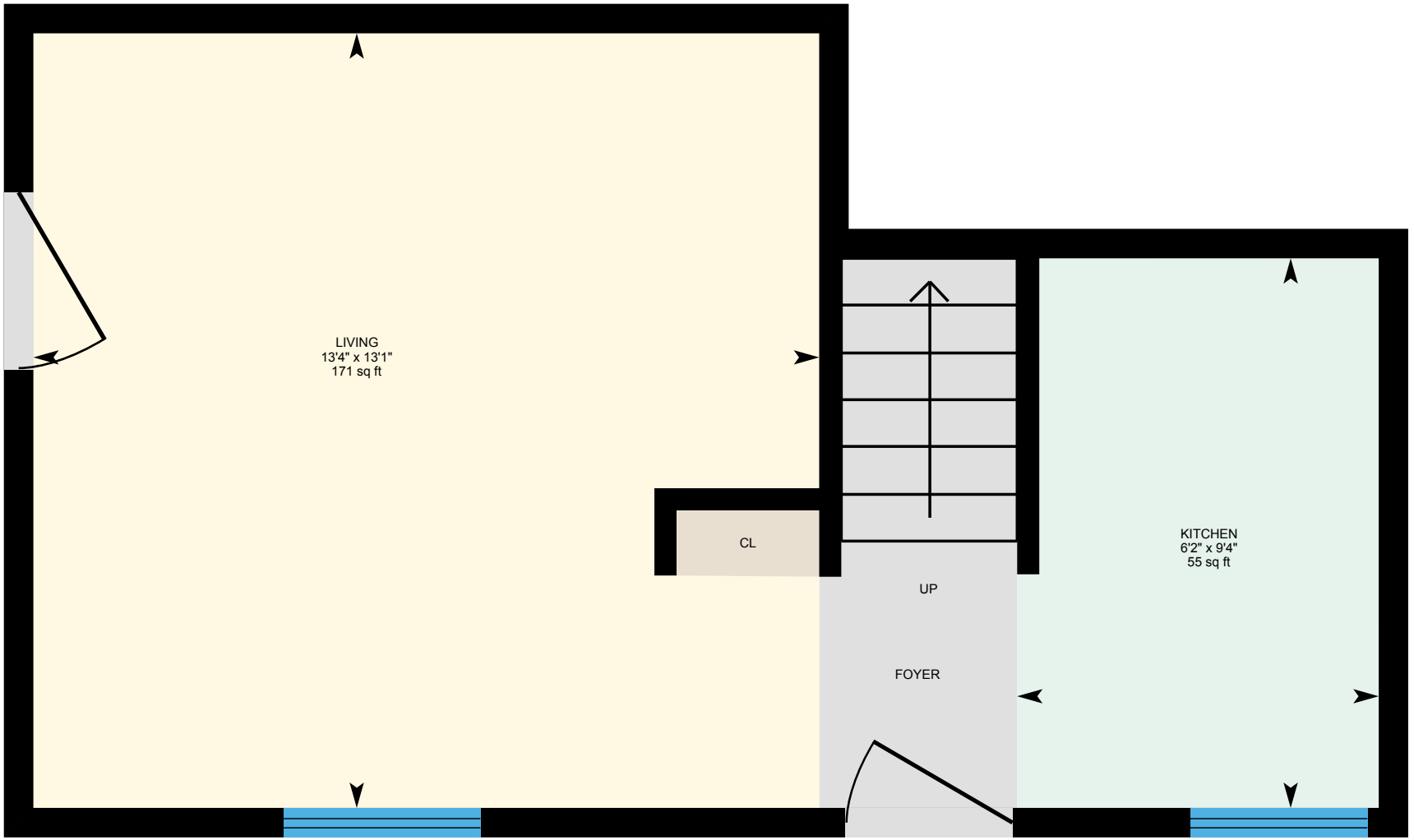
N

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.

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161 Winchester St, Toronto, ON

Cottage Main Exterior Area 299.87 sq ft
Interior Area 263.05 sq ft



0 2 4 ft

PREPARED: 2026/05/23

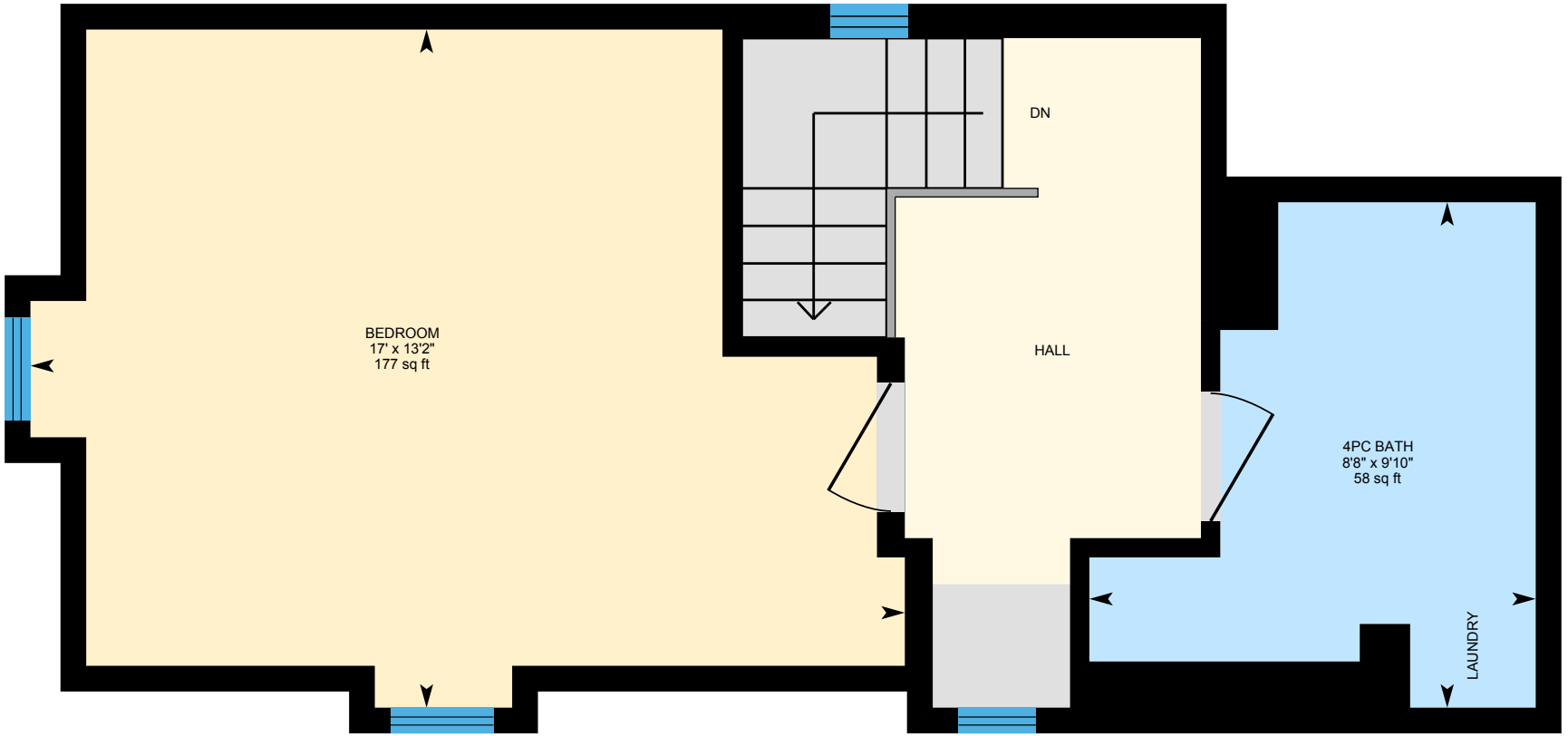
N

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161 Winchester St, Toronto, ON

Cottage 2nd Exterior Area 383.15 sq ft
Interior Area 339.06 sq ft



0 3 6 ft

PREPARED: 2026/05/23

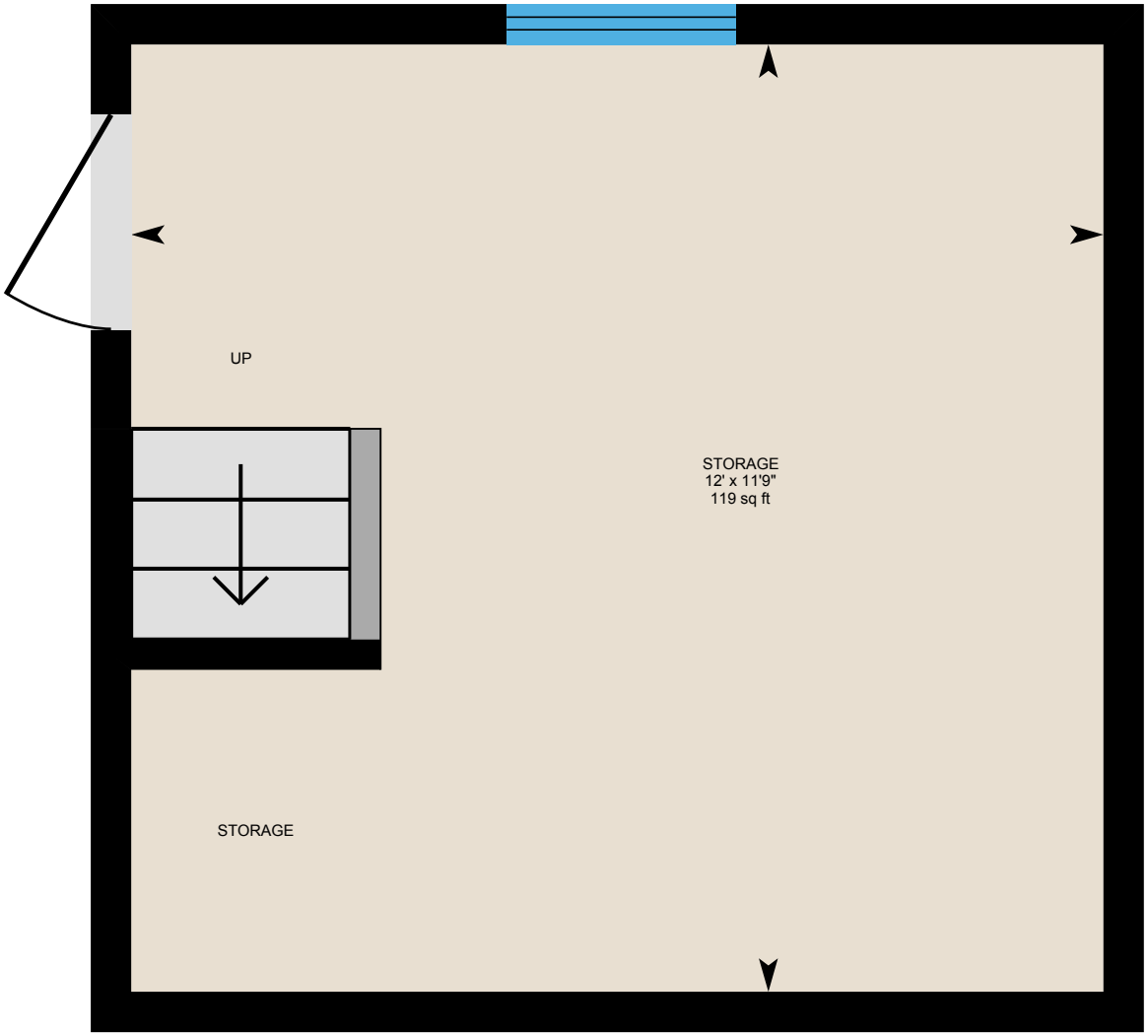
N

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.

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161 Winchester St, Toronto, ON

Cottage Basement (Below Grade) Exterior Area 165.41 sq ft
Interior Area 140.74 sq ft



0 2 4 ft

PREPARED: 2026/05/23

N

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.

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161 Winchester St, 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

STOREFRONT
- 2pc Bath: 4' x 4'7" | 18 sq ft
- Dining: 11'4" x 18'5" | 208 sq ft
- Foyer: 11'4" x 5'1" | 51 sq ft
- Kitchen: 16'7" x 14'6" | 220 sq ft
- Storage: 3'5" x 3'5" | 12 sq ft
- Storage: 26'6" x 17'4" | 324 sq ft

BASEMENT
- Storage: 34'6" x 26'11" | 655 sq ft

LOFT
- 4pc Bath: 12'2" x 6'3" | 69 sq ft
- Dining: 9'8" x 13'7" | 124 sq ft
- Kitchen: 13'3" x 14'8" | 151 sq ft
- Living: 12'5" x 17'8" | 187 sq ft

UPPER LOFT
- Bedroom: 12'10" x 14'2" | 156 sq ft

COTTAGE MAIN
- Kitchen: 9'4" x 6'2" | 55 sq ft
- Living: 13'1" x 13'4" | 171 sq ft

COTTAGE 2ND
- 4pc Bath: 9'10" x 8'8" | 58 sq ft
- Bedroom: 13'2" x 17' | 177 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

STOREFRONT
- Interior Area: 879.69 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 944.43 sq ft

BASEMENT (Below Grade)
- Interior Area: 88.04 sq ft
- Excluded Area: 654.84 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 176.92 sq ft

LOFT
- Interior Area: 637.63 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 690.95 sq ft

UPPER LOFT
- Interior Area: 171.55 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 199.48 sq ft

COTTAGE MAIN
- Interior Area: 263.05 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 299.87 sq ft

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.

iGUIDE

161 Winchester St, Toronto, ON

Property Details

Room Measurements

COTTAGE BASEMENT

Storage: 12' x 11'9" | 119 sq ft

Floor Area Information

COTTAGE 2ND

Interior Area: 339.06 sq ft

Perimeter Wall Thickness: 6.0 in

Exterior Area: 383.15 sq ft

COTTAGE BASEMENT (Below Grade)

Interior Area: 140.74 sq ft

Perimeter Wall Thickness: 6.0 in

Exterior Area: 165.41 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2290.98 sq ft

Exterior Area: 2517.88 sq ft

Prepared: May 23, 2026

This property was measured by OTBx Air.

Total Above Grade Floor Area is RMS size. For detached properties, use Main Building Exterior Area.
For properties with shared walls (e.g. Apartments, Townhouses) use Main Building Interior Area.

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.

iGUIDE

161 Winchester St, Toronto, 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

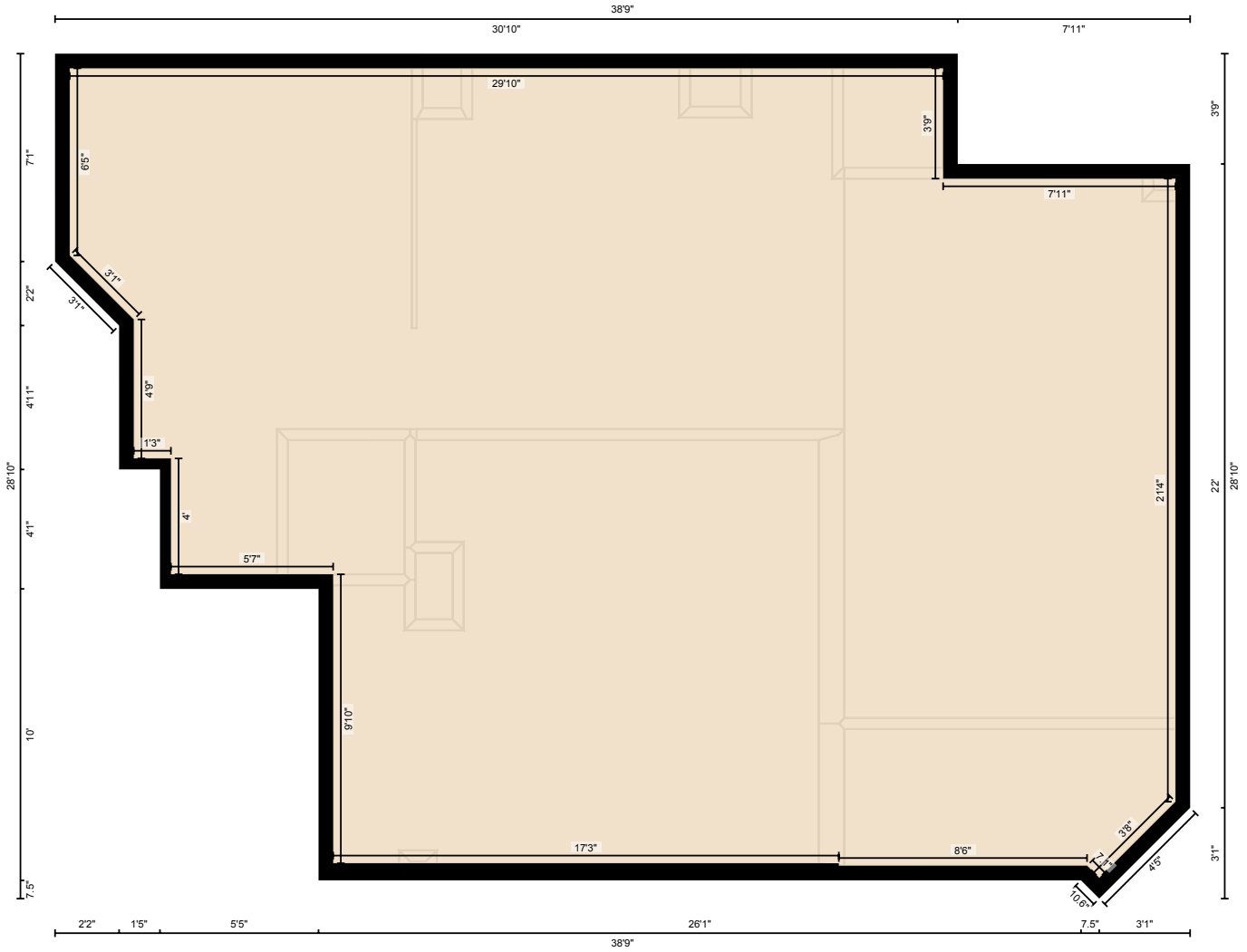
A. RECA RMS 2024: https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard

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

161 Winchester St, Toronto, ON

Measurement Diagram for: Storefront

Exterior Wall Thickness: 6.0 in



PREPARED: 2026/05/23

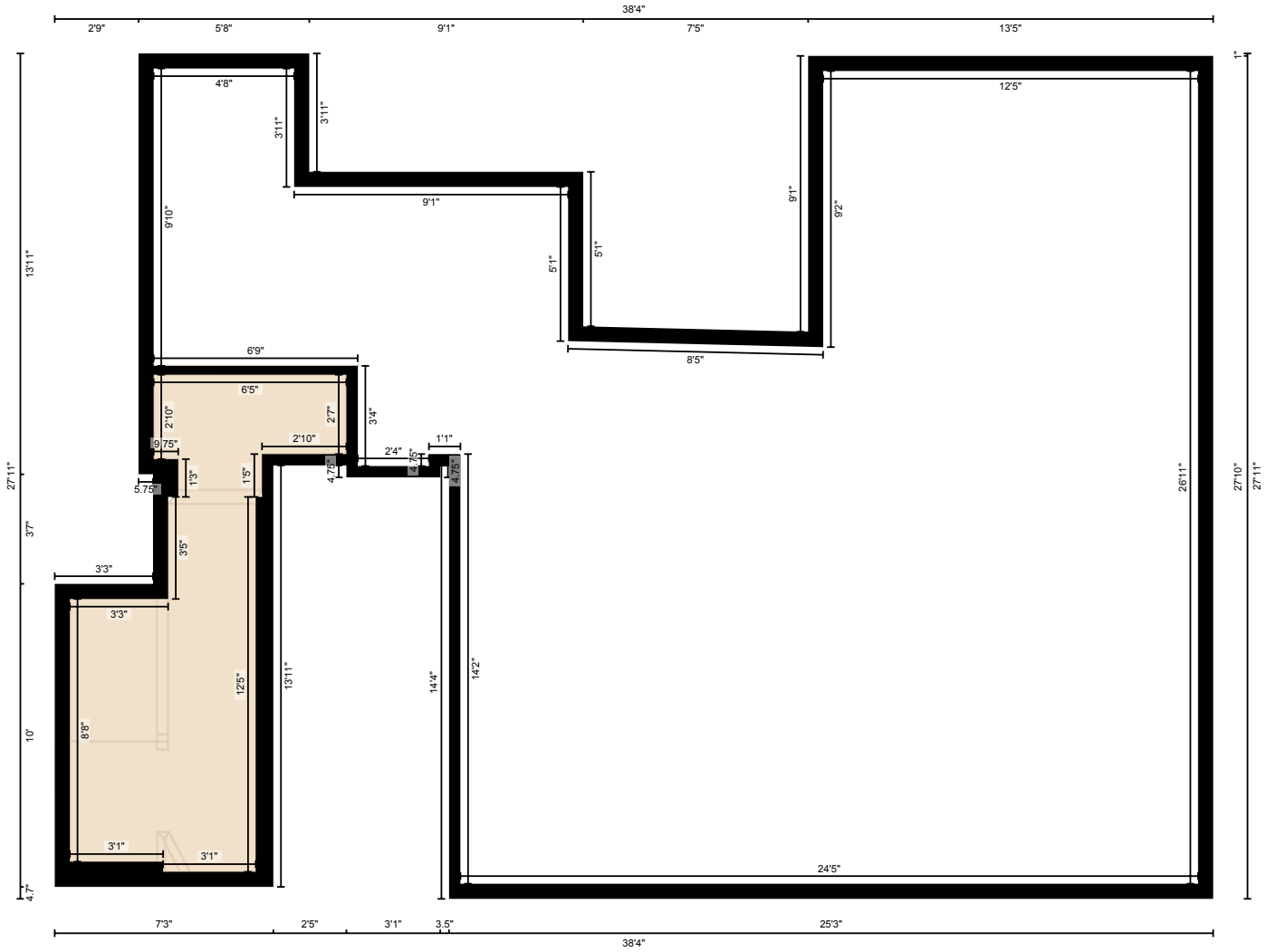
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161 Winchester St, Toronto, ON

Measurement Diagram for: Basement

Exterior Wall Thickness: 6.0 in



PREPARED: 2026/05/23

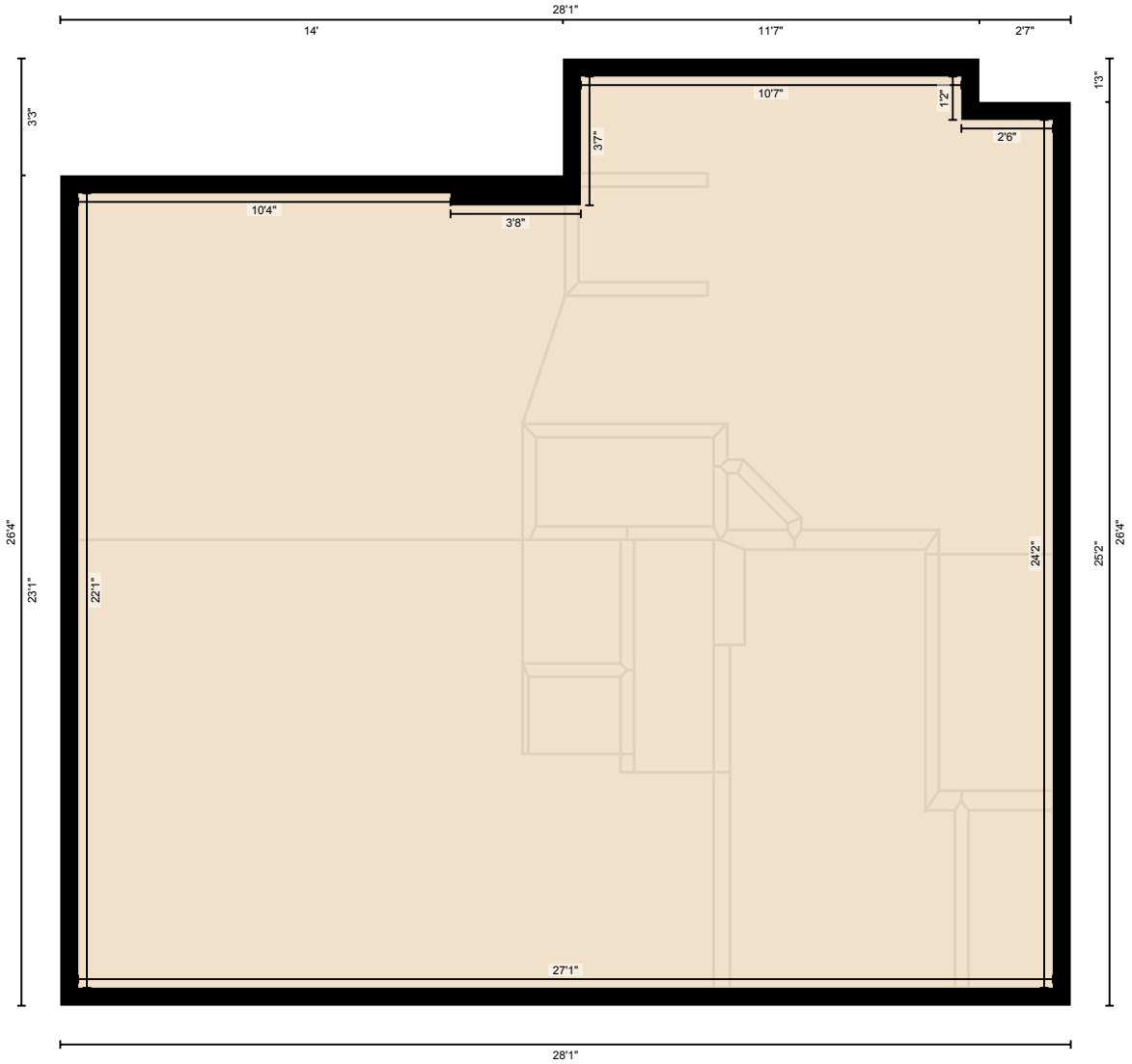
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161 Winchester St, Toronto, ON

Measurement Diagram for: Loft

Exterior Wall Thickness: 6.0 in



PREPARED: 2026/05/23

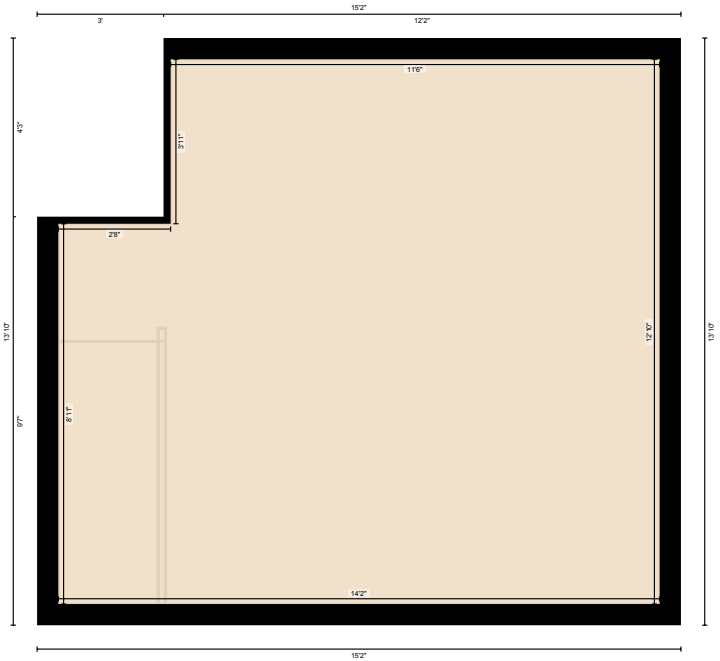
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161 Winchester St, Toronto, ON

Measurement Diagram for: Upper Loft

Exterior Wall Thickness: 6.0 in



PREPARED: 2026/05/23

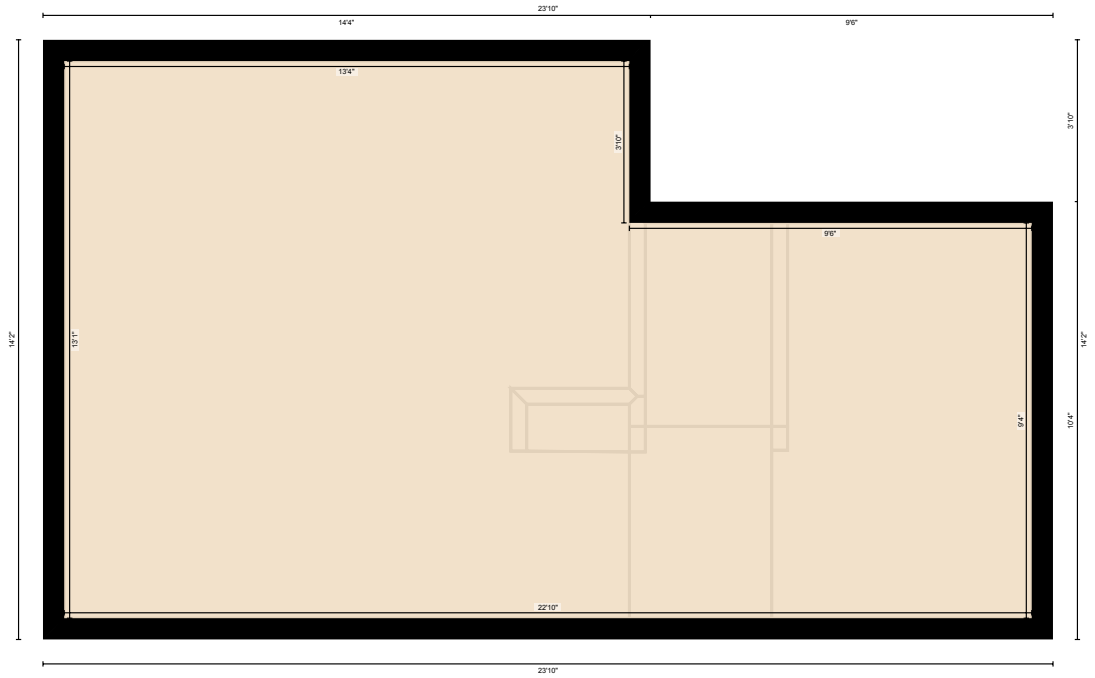
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161 Winchester St, Toronto, ON

Measurement Diagram for: Cottage Main

Exterior Wall Thickness: 6.0 in



PREPARED: 2026/05/23

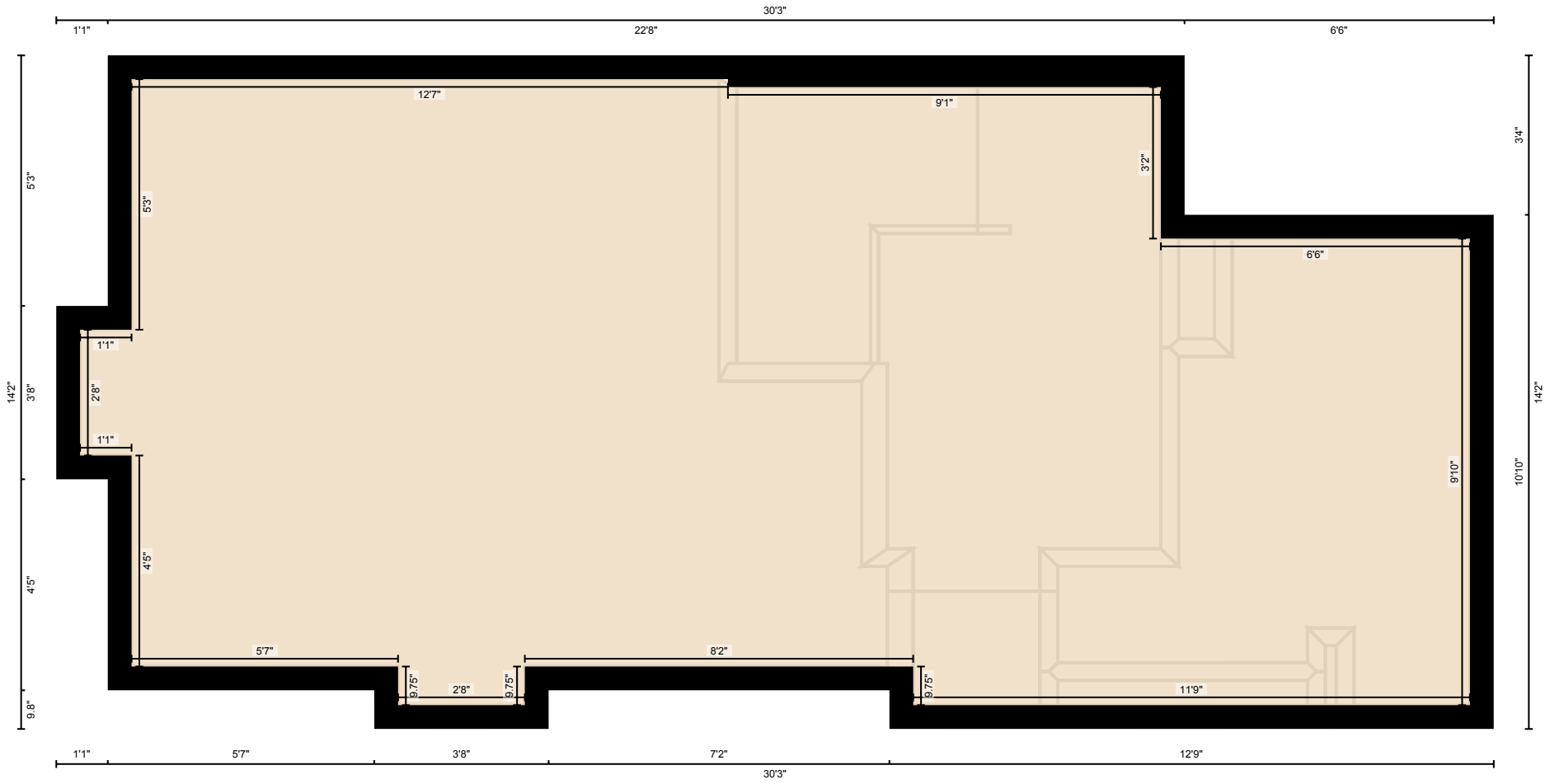
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161 Winchester St, Toronto, ON

Measurement Diagram for: Cottage 2nd

Exterior Wall Thickness: 6.0 in



PREPARED: 2026/05/23

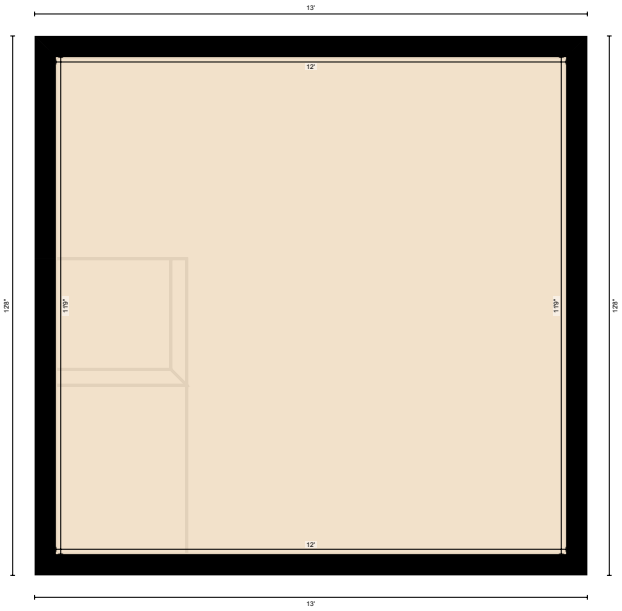
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161 Winchester St, Toronto, ON

Measurement Diagram for: Cottage Basement

Exterior Wall Thickness: 6.0 in



PREPARED: 2026/05/23

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.

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