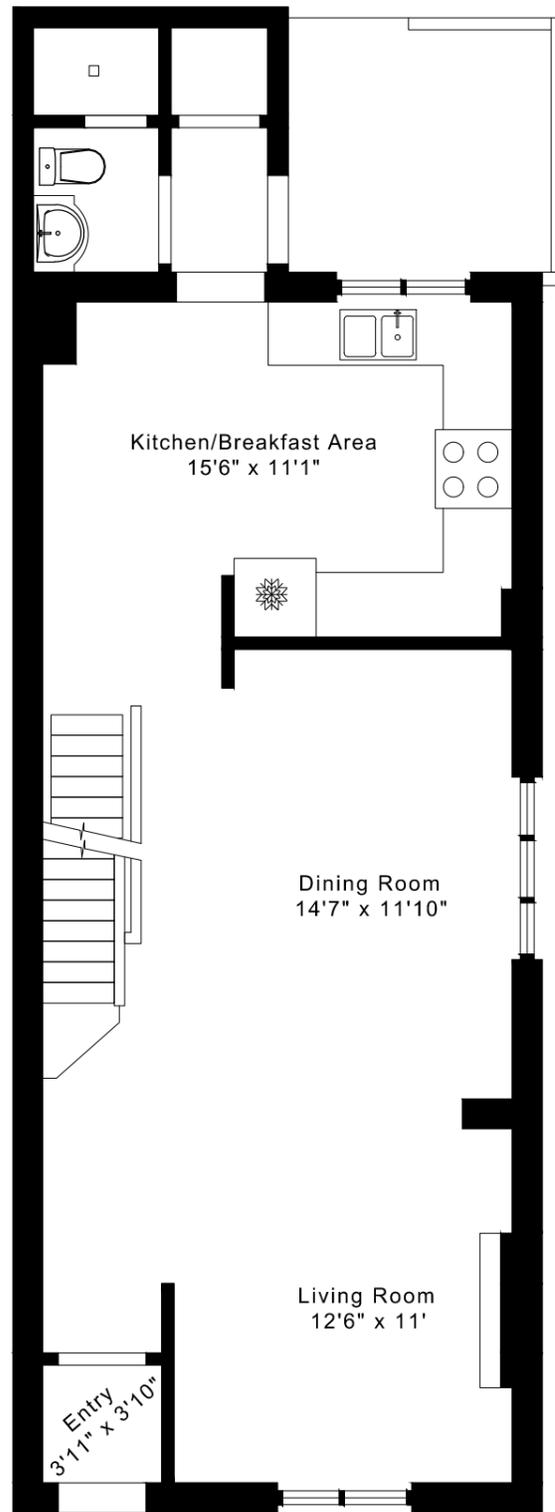
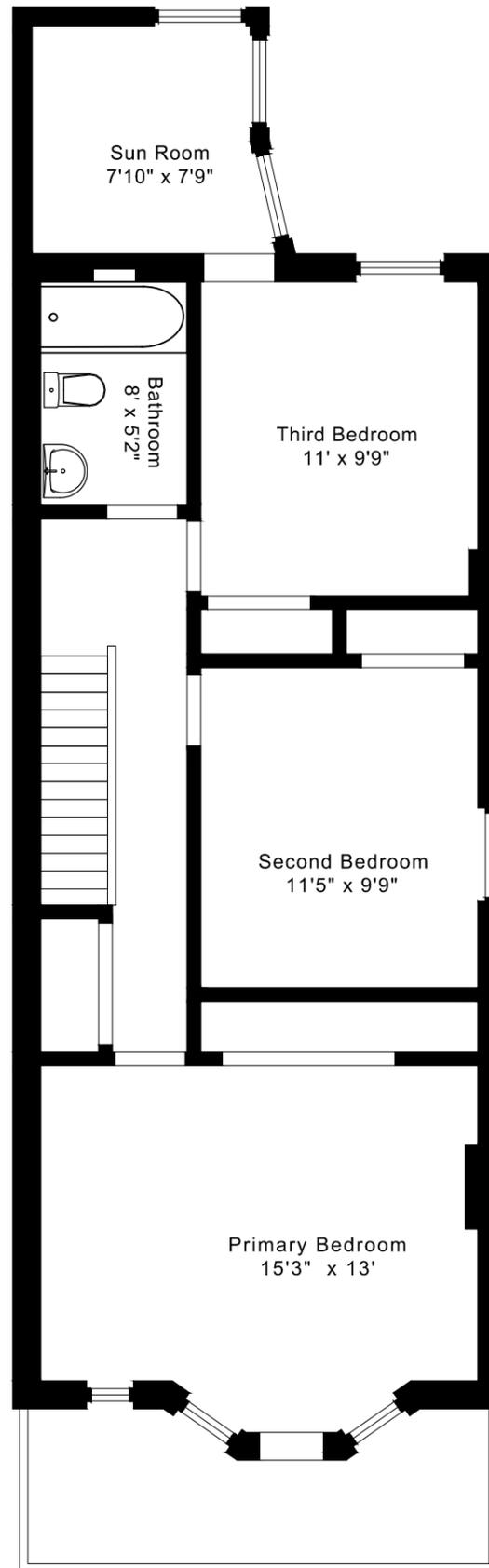


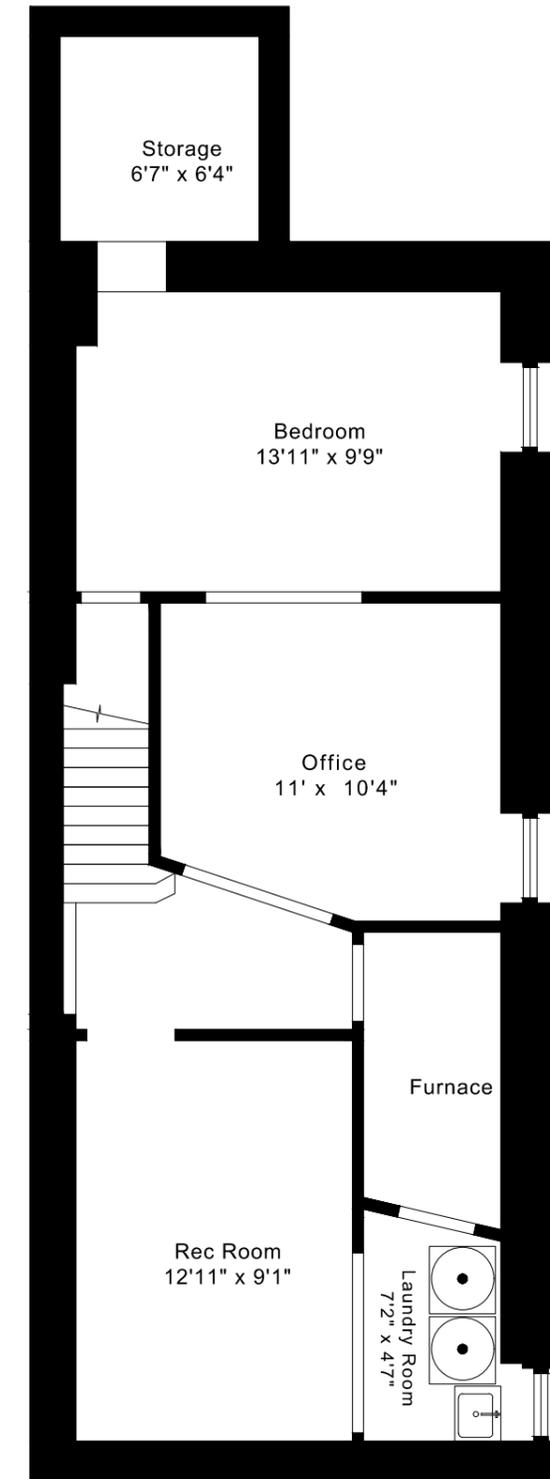
108 MOBERLY AVENUE FLOOR PLANS



MAIN FLOOR
785 SQUARE FEET



SECOND FLOOR
800 SQUARE FEET

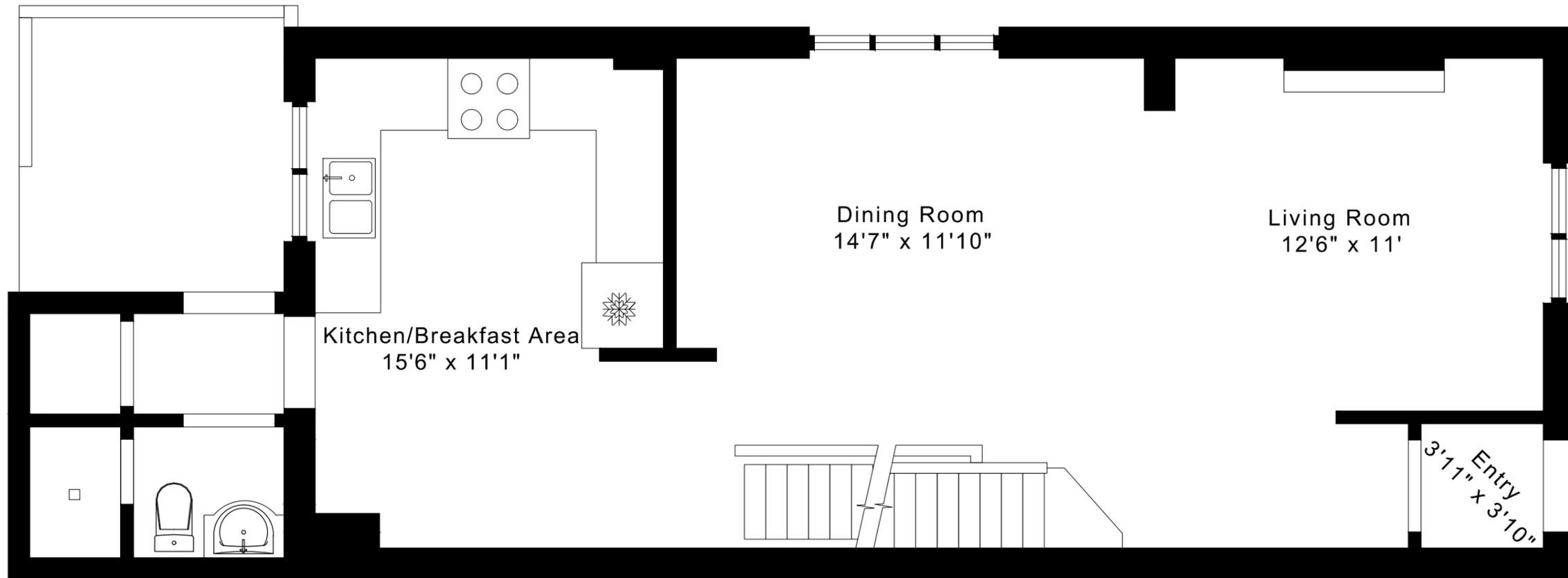


LOWER FLOOR
775 SQUARE FEET

1585 sq ft + 775 sq ft
BELOW GRADE

108 MOBERLY AVENUE FLOOR PLANS

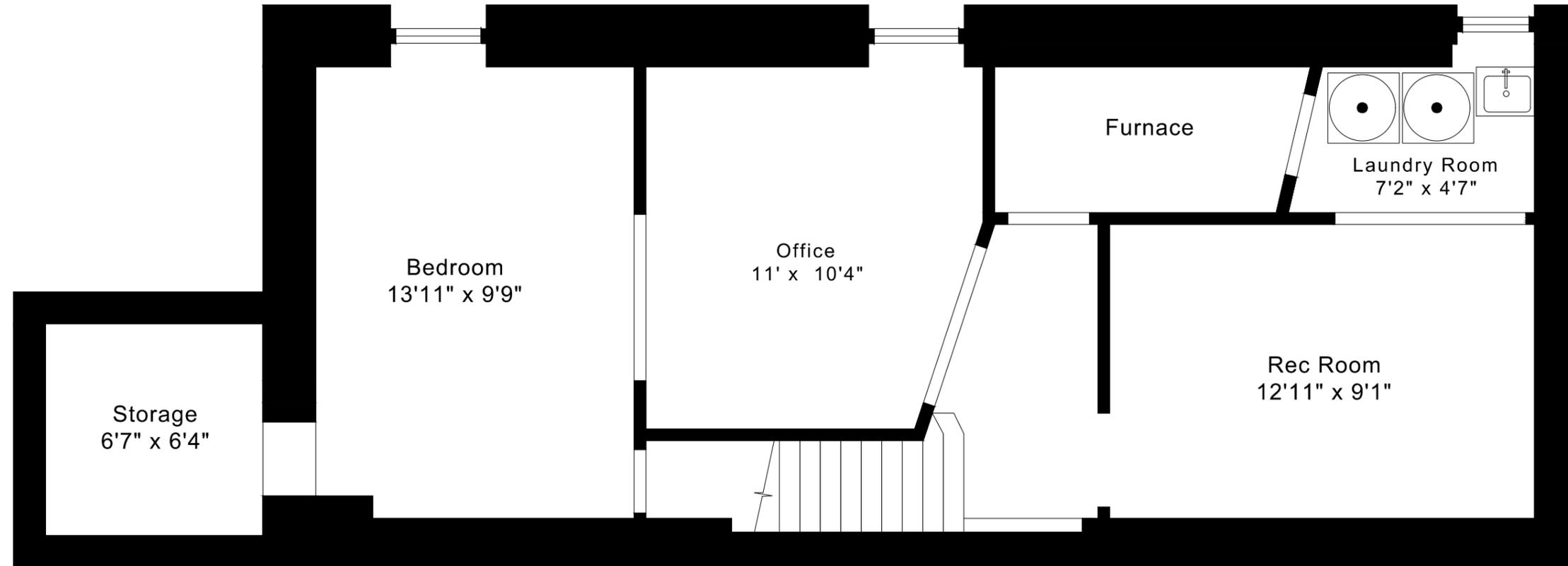
MAIN FLOOR 785 SQUARE FEET



108 MOBERLY AVENUE
FLOOR PLANS
SECOND FLOOR 800 SQUARE FEET



108 MOBERLY AVENUE
FLOOR PLANS
LOWER FLOOR 775 SQUARE FEET



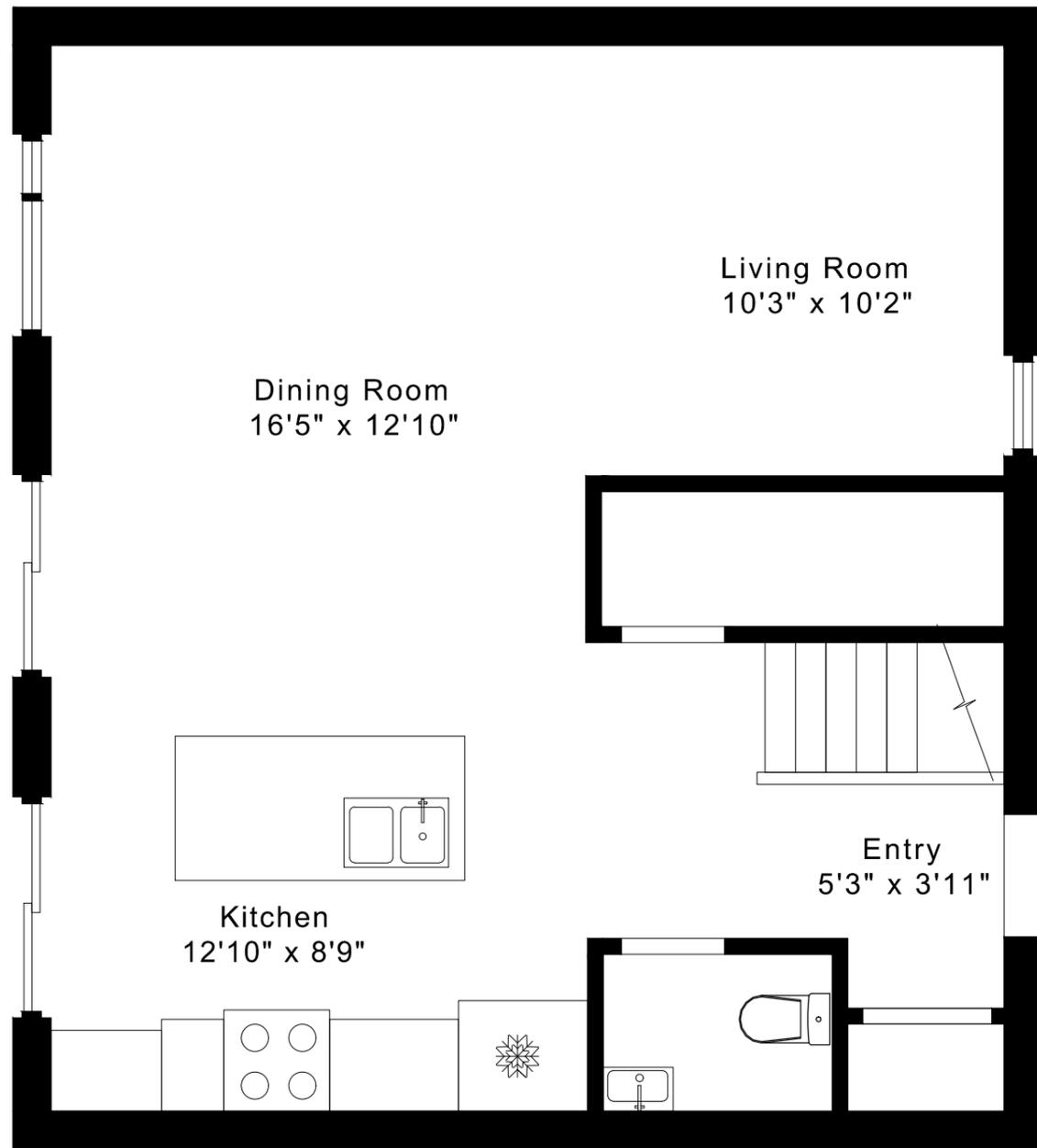
108 MOBERLY AVENUE ROOM MEASUREMENTS

Floor	Room	Imperial						Metric [m]		
		Length		Width		Height		Length	Width	Height
		Feet	Inches	Feet	Inches	Feet	Inches			
Second	Primary Bedroom	15	3	13	0	8	6	4,65	3,96	2,59
	Second Bedroom	11	5	9	9	8	6	3,48	2,97	2,59
	Third Bedroom	11	0	9	9	8	6	3,35	2,97	2,59
	Sun Room	7	10	7	9	8	6	2,39	2,36	2,59
	Bathroom	8	0	5	2	8	6	2,44	1,57	2,59
Main	Entry	3	11	3	10	8	10	1,19	1,17	2,69
	Living Room	12	6	11	0	8	10	3,81	3,35	2,69
	Dining Room	14	7	11	10	8	10	4,45	3,61	2,69
	Kitchen/Breakfast Area	15	6	11	1	8	8	4,72	3,38	2,64
Lower	Rec Room	12	11	9	1	6	8	3,94	2,77	2,03
	Office	11	0	10	4	6	8	3,35	3,15	2,03
	Bedroom	13	11	9	9	6	8	4,24	2,97	2,03
	Laundry Room	7	2	4	7	6	8	2,18	1,40	2,03
	Storage	6	7	6	4	6	8	2,01	1,93	2,03

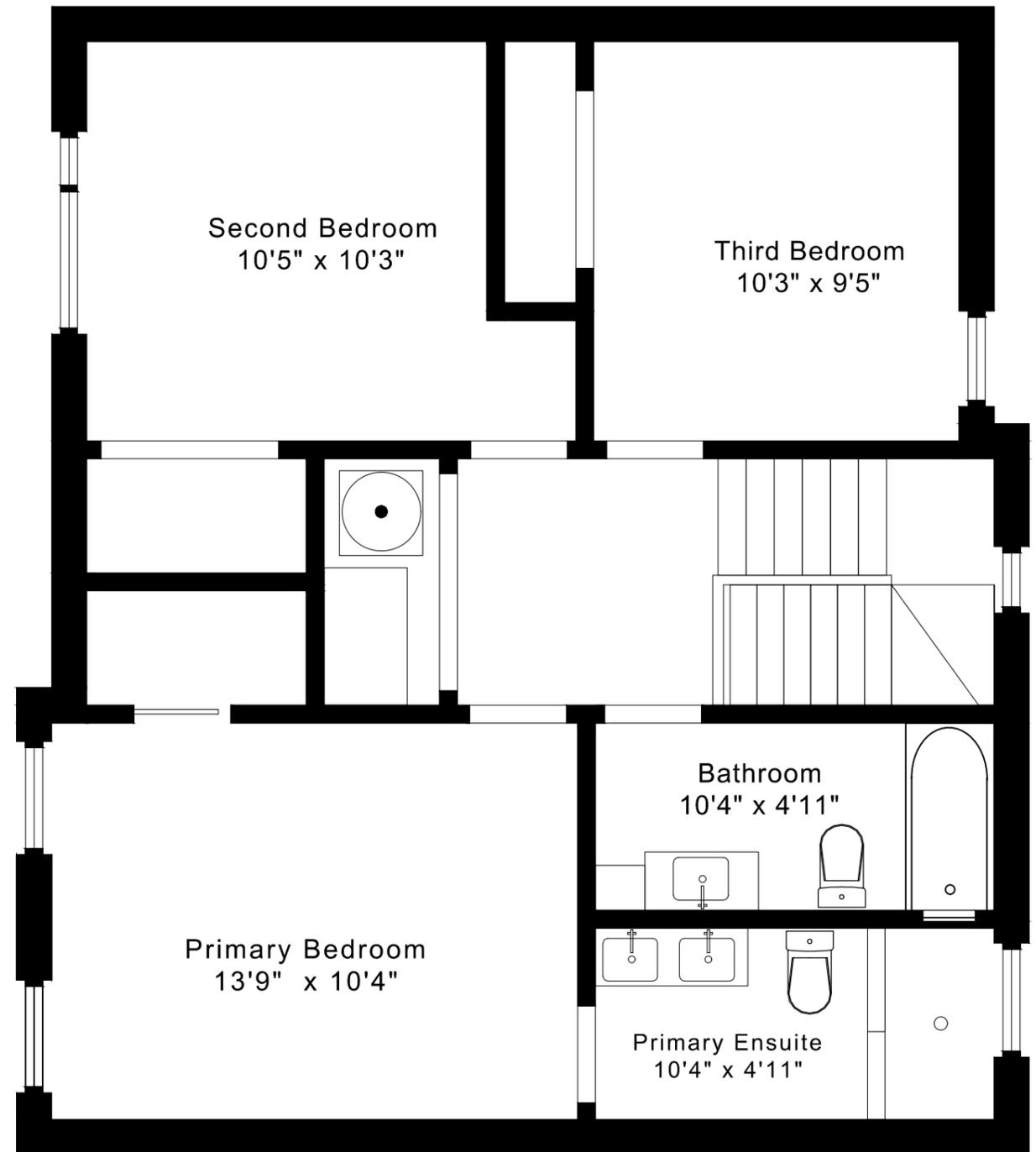
CAPTURED ON: 14 NOV 2025
 DIMENSIONS ARE APPROXIMATE AND SHOULD BE CONSIDERED
 ILLUSTRATIVE ONLY.

1585 sq ft + 775 sq ft
 BELOW GRADE

108 MOBERLY AVENUE UNIT 2 FLOOR PLANS



MAIN FLOOR
670 SQUARE FEET

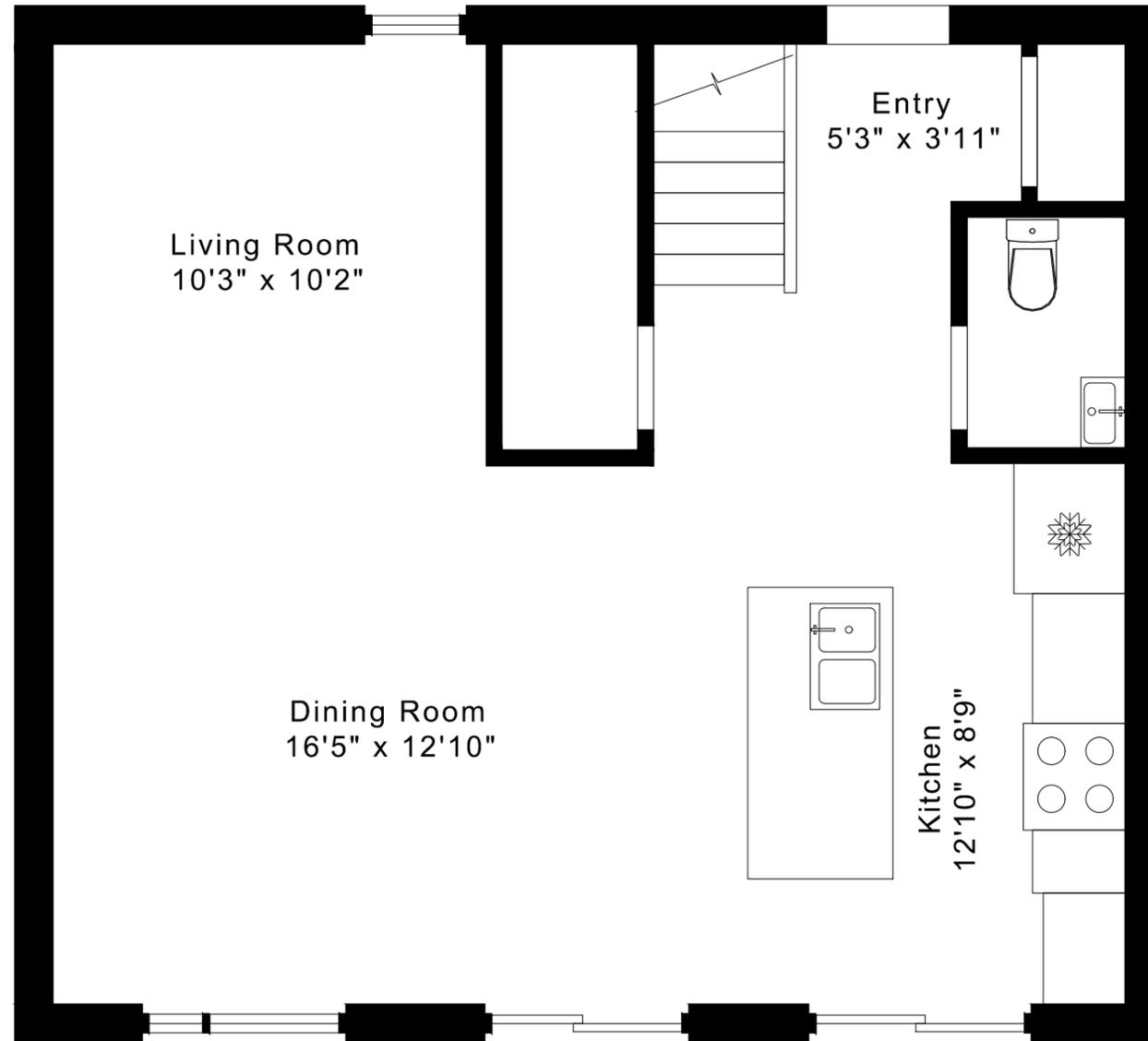


SECOND FLOOR
765 SQUARE FEET

1435 sq ft

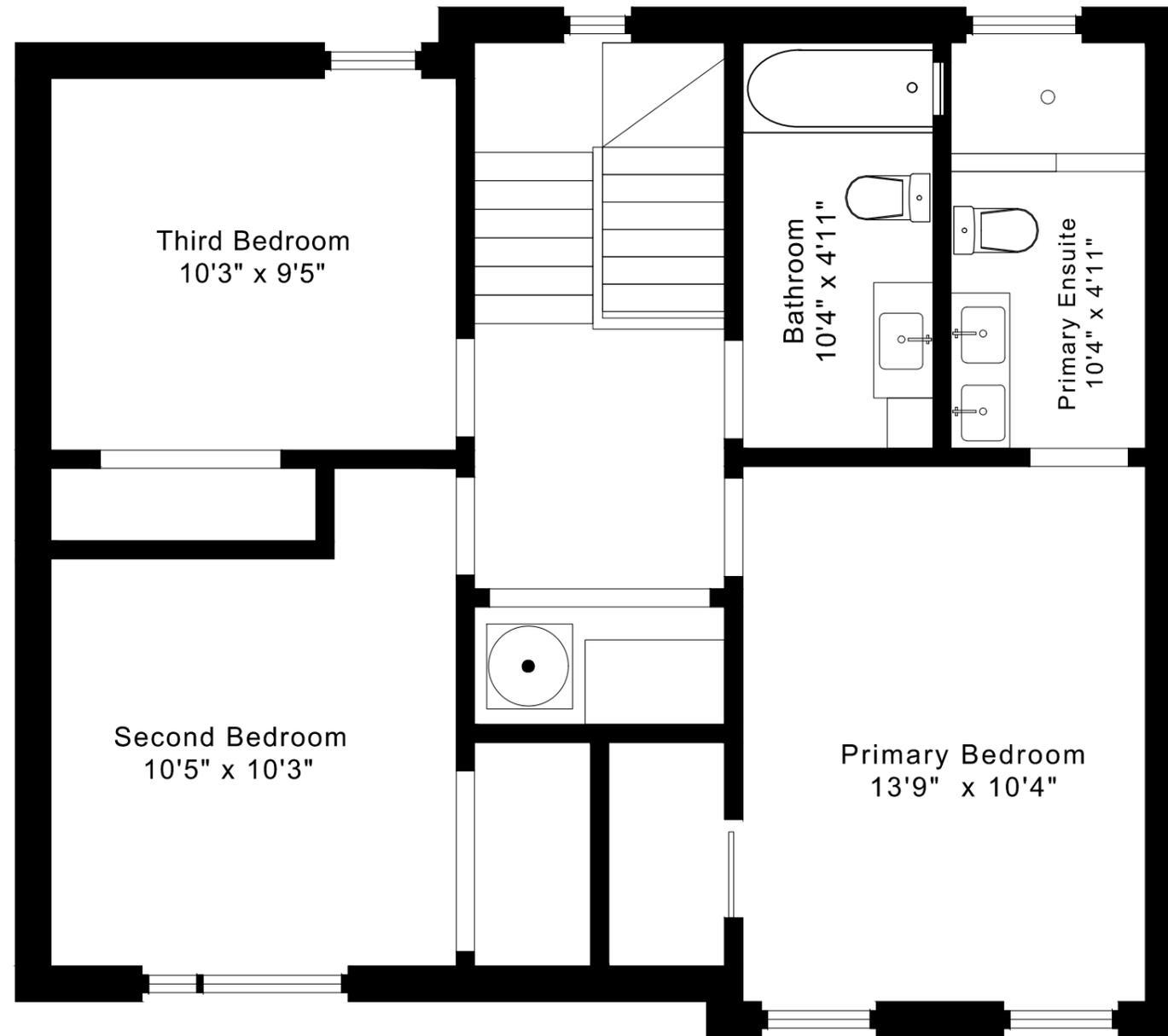
108 MOBERLY AVENUE UNIT 2 FLOOR PLANS

MAIN FLOOR 670 SQUARE FEET



108 MOBERLY AVENUE UNIT 2 FLOOR PLANS

SECOND FLOOR 765 SQUARE FEET



108 MOBERLY AVENUE UNIT 2 ROOM MEASUREMENTS

Floor	Room	Imperial						Metric [m]		
		Length		Width		Height		Length	Width	Height
		Feet	Inches	Feet	Inches	Feet	Inches			
Second	Primary Bedroom	13	9	10	4	8	1	4,19	3,15	2,46
	Primary Ensuite	10	4	4	11	8	1	3,15	1,50	2,46
	Second Bedroom	10	5	10	3	8	1	3,18	3,12	2,46
	Third Bedroom	10	3	9	5	8	1	3,12	2,87	2,46
	Bathroom	10	4	4	11	8	1	3,15	1,50	2,46
Main	Entry	5	3	3	11	8	7	1,60	1,19	2,62
	Living Room	10	3	10	2	8	7	3,12	3,10	2,62
	Dining Room	16	5	12	10	8	7	5,00	3,91	2,62
	Kitchen	12	10	8	9	8	7	3,91	2,67	2,62

The following is a disclaimer regarding the approximate nature of dimensions and floor areas listed in this document:

Disclaimer:

The dimensions and floor areas listed in this document are provided as an estimate only and are intended to be used for illustration purposes only. These measurements are not necessarily meant to be a perfect representation of the actual space.

Notes regarding measurement methods and accuracy:

The utilization of laser measurement technology during the 3D model capturing process at the location provides an accurate representation of floor plans, with a typical margin of error of 3-5%. For the most accurate and official measurement data, it is advised to consult official documents such as MPAC records, builder's pre-construction plans, or data from certified measurement companies.

Exterior wall thickness is included in the calculation of the overall square footage and is considered as a component of the footprint. The wall thickness measurement is obtained onsite whenever possible, or estimated in the event where obtaining onsite measurements is not possible, such as in the case of condominium buildings where wall thickness may vary throughout the building.