

Deck
22'0" x 11'8"

Dn

Kitchen
13'7" x 12'4"

Breakfast Area
13'7" x 9'2"

Family Room
19'10" x 13'8"

Fireplace

2 pc

Office
13'8" x 10'3"

Dn

Up

Foyer
31'3" x 13'3"

CL

2 pc

Music Room / Den
13'3" x 12'1"

Dn

Garage
20'1" x 19'8"

Living / Dining Room
28'2" x 15'5"
CH 18'0"

Main Floor

88 Garnier Court

Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca

5' 10'

Primary Bedroom
21'7" x 17'9"

Walk In Closet

CL

2 pc

CL

Second Bedroom
13'10" x 13'9"

Second Floor Family Room
16'8" x 16'0"

Open To Below

Fourth Bedroom
12'6" x 9'5"

CL

CL

Third Bedroom
17'5" x 10'10"

CL

Terrace
19'6" x 10'1"

Dn

Open To Below

Second Floor

The floor plan for the Lower Level includes the following rooms and features:

- Deck:** 24'2" x 12'4" with an "Up" staircase.
- Games Room:** 22'3" x 17'2"
- Recreation Room:** 24'8" x 12'8" with a fireplace.
- Wet Bar:** 13'4" x 6'4" with a sink and a small refrigerator.
- Walk In Closet:** Located near the Games Room.
- Utility:** 16'1" x 12'11" with a CH 9'4", containing a washer/dryer area and a 4 pc. bathroom.
- Exercise Room:** 14'5" x 13'3" with a CH 8'0".
- Fifth Bedroom:** 11'11" x 10'10" with a CH 8'3".
- Storage:** 15'5" x 9'5" with a CH 9'2".
- Other features:** Multiple closets (CL), a fireplace, and a "Up" staircase.