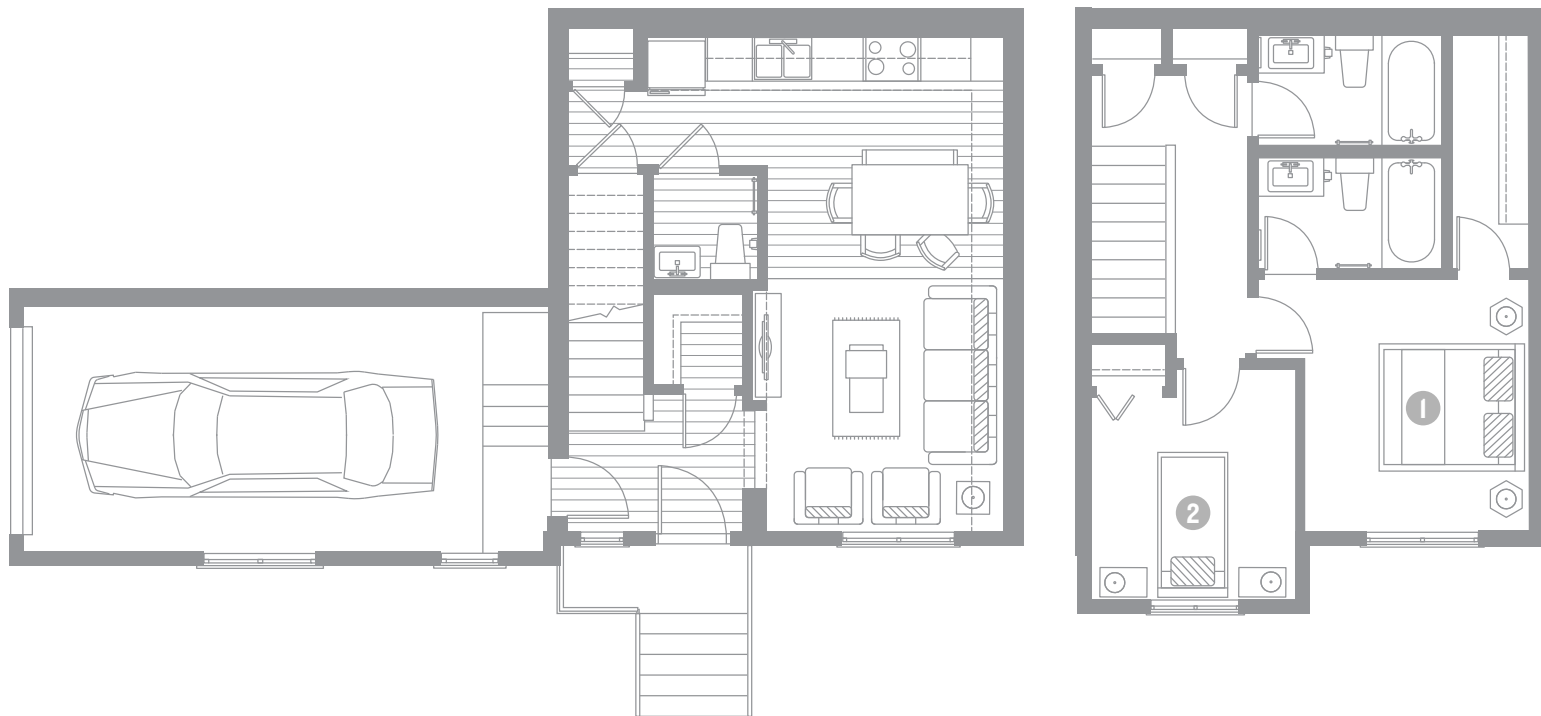


# SPENCER

# 953 SQ. FT.

# 2 BEDROOM 2.5 BATH

# AU<sup>®</sup> WINSTON



**MAIN**  
462 SQ. FT.

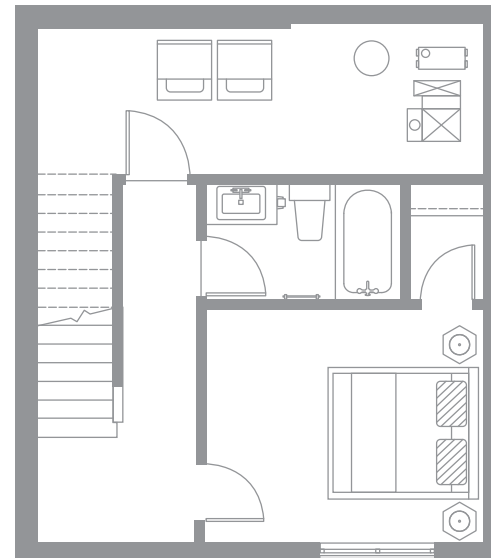
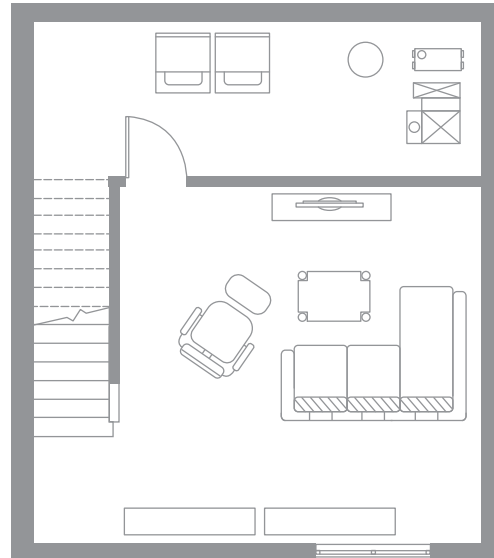
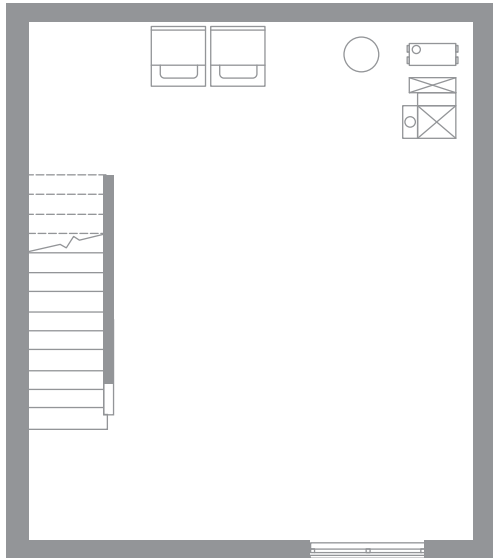
**UPPER**  
491 SQ. FT.

**MAIN, 462 SQ. FT.**  
» 19'2" x 10'8" Kitchen/Dining  
» 10'6" x 11'0" Living Room  
» 16 sq. ft. Walk-in Closet

**UPPER, 491 SQ. FT.**  
» 10'0" x 11'2" Bedroom 1  
» 35 sq. ft. Walk-in Closet  
» 9'0" x 9'0" Bedroom 2

**GARAGE**  
» 20'2" x 10'10"

\*Dimensions and areas as stated in reference to rooms, spaces or features are measured from the applicable inside face of framing. The overall unit floor plan area is calculated from the outside of exterior framing wall to the centre of party wall at floor level. Avi Urban reserves the right to make modifications or substitutions without notice. Actual floor plan and square footage may not be exactly as shown. Please note a different measurement methodology may apply for the purpose of the Condominium Property Act than has been utilized for the purpose of this drawing. See Disclosure documents.



**OPTION 1**

**OPTION 2**  
255 SQ. FT.

**OPTION 3**  
255 SQ. FT.

**OPTION 1**

» 19'0" x 21'9"

**OPTION 2, 255 SQ. FT.**

» 15'3" x 14'11" Rec Room

**OPTION 3, 265 SQ. FT.**

» 11'7" x 9'7" Bedroom

» 15 sq. ft. Walk-in Closet

\*Dimensions and areas as stated in reference to rooms, spaces or features are measured from the applicable inside face of framing. The overall unit floor plan area is calculated from the outside of exterior framing wall to the centre of party wall at floor level. Avi Urban reserves the right to make modifications or substitutions without notice. Actual floor plan and square footage may not be exactly as shown. Please note a different measurement methodology may apply for the purpose of the Condominium Property Act than has been utilized for the purpose of this drawing. See Disclosure documents.