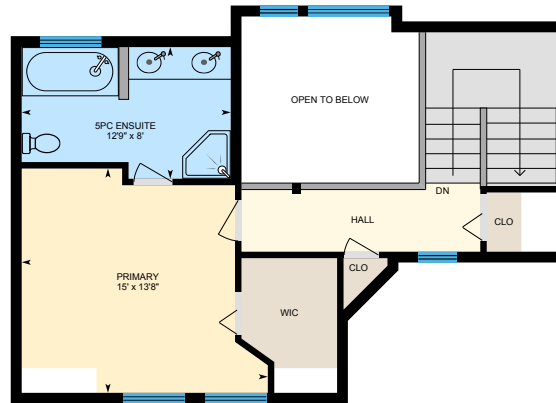


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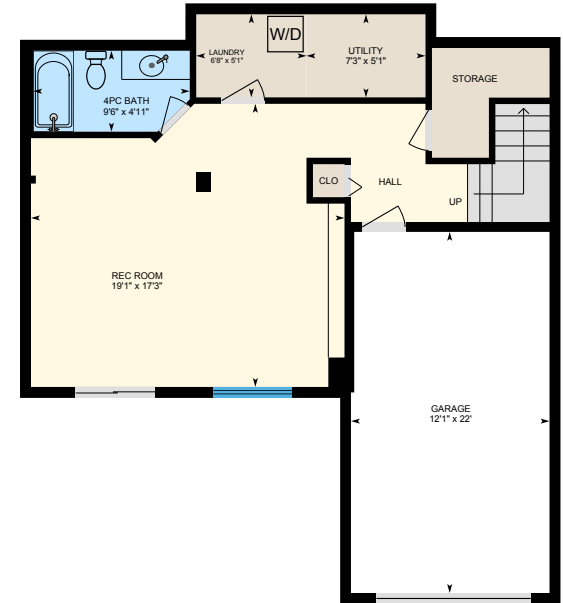
Main Building: Total Exterior Area Above Grade 1213 sq ft



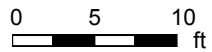
Main Floor
Exterior Area 664 sq ft



Upper
Exterior Area 549 sq ft



Lower (Below Grade)
Exterior Area 624 sq ft



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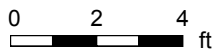
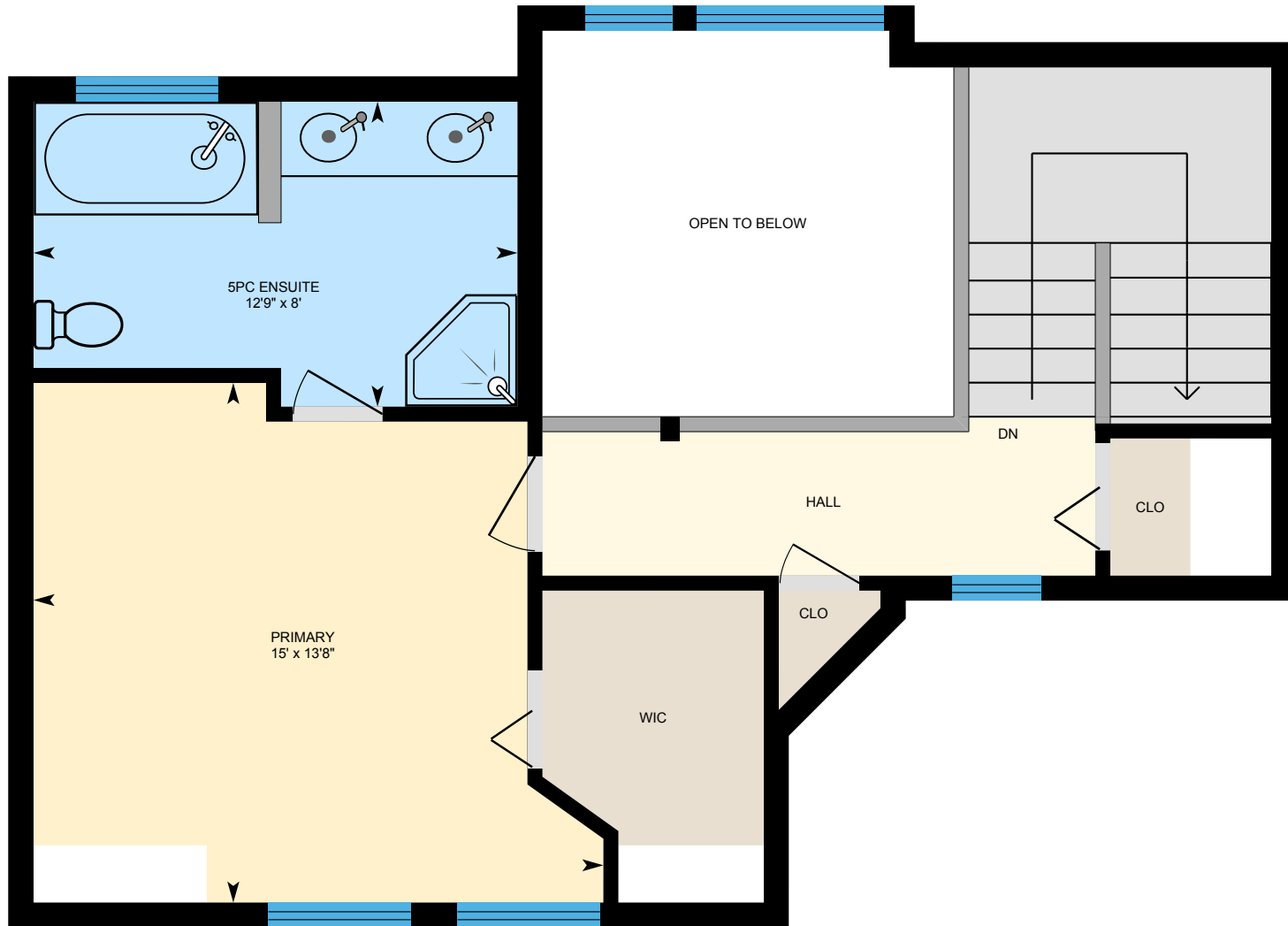
Main Floor Total Exterior Area 664 sq ft
Total Interior Area 591 sq ft



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Upper Total Exterior Area 549 sq ft
Total Interior Area 475 sq ft

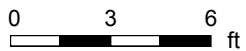


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Lower Total Exterior Area 624 sq ft
Total Interior Area 550 sq ft



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Lower Total Exterior Area 624 sq ft
Total Interior Area 550 sq ft

2 bedroom amended floor
plan to show possibilities -
wall doors and closets added



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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: 6'3" x 4'11"
Dining: 9'7" x 8'8"
Kitchen: 14'7" x 12'4"
Living: 14'8" x 10'7"

UPPER

5pc Ensuite: 12'9" x 8'
Primary: 15' x 13'8"

LOWER

4pc Bath: 9'6" x 4'11"
Garage: 12'1" x 22'
Laundry: 6'8" x 5'1"
Rec Room: 19'1" x 17'3"
Utility: 7'3" x 5'1"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 591 sq ft
Perimeter Wall Length: 110 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 664 sq ft

UPPER

Interior Area: 475 sq ft
Excluded Area: 108 sq ft
Perimeter Wall Length: 112 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 549 sq ft

LOWER (Below Grade)

Interior Area: 550 sq ft
Excluded Area: 263 sq ft
Perimeter Wall Length: 111 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 624 sq ft

Total Above Grade Floor Area

Main Building Interior: 1066 sq ft
Main Building Excluded: 108 sq ft
Main Building Exterior: 1213 sq ft

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iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. 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, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

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.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

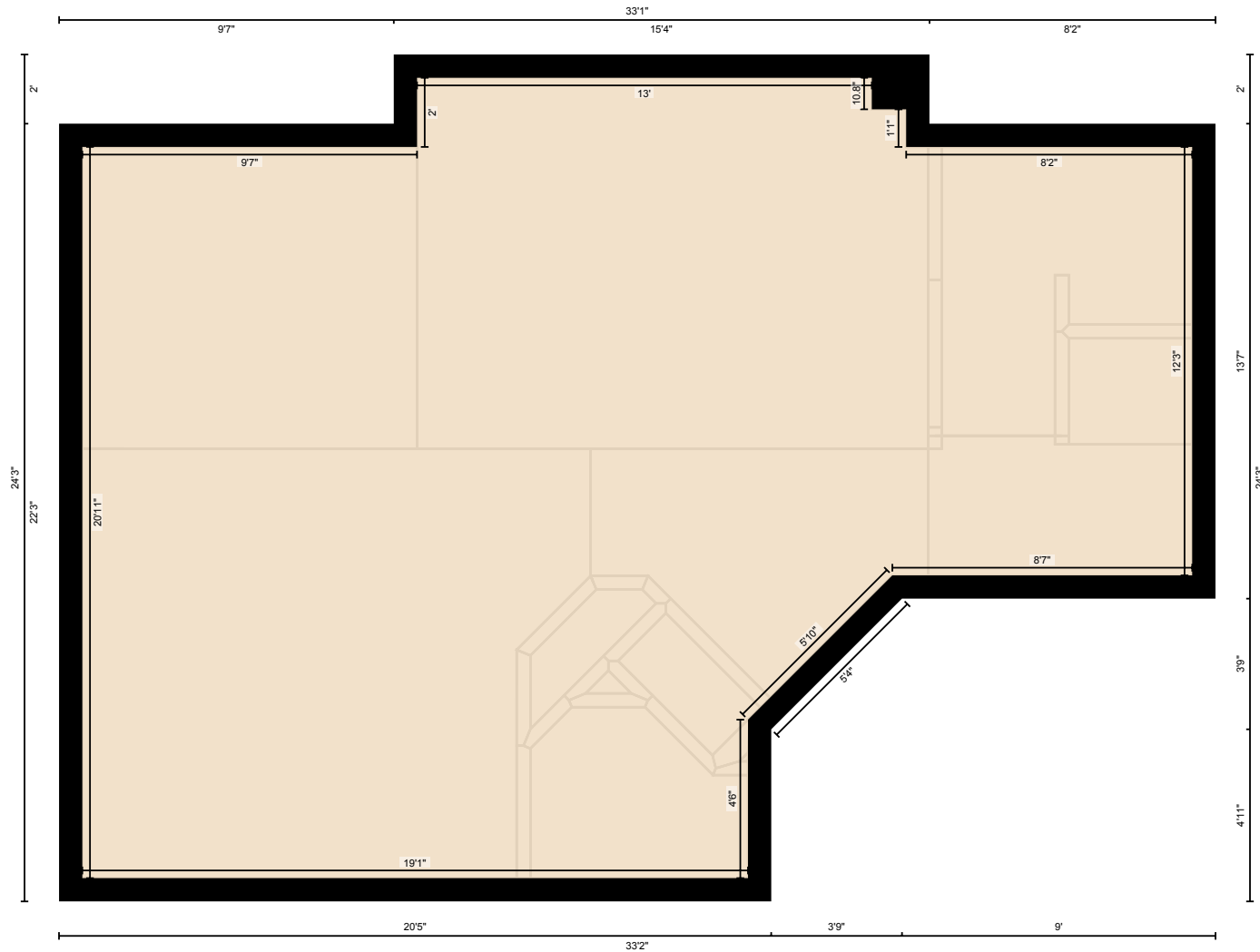
B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

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Measurement Diagram for: Main Floor
Exterior Wall Thickness: 8.0 in

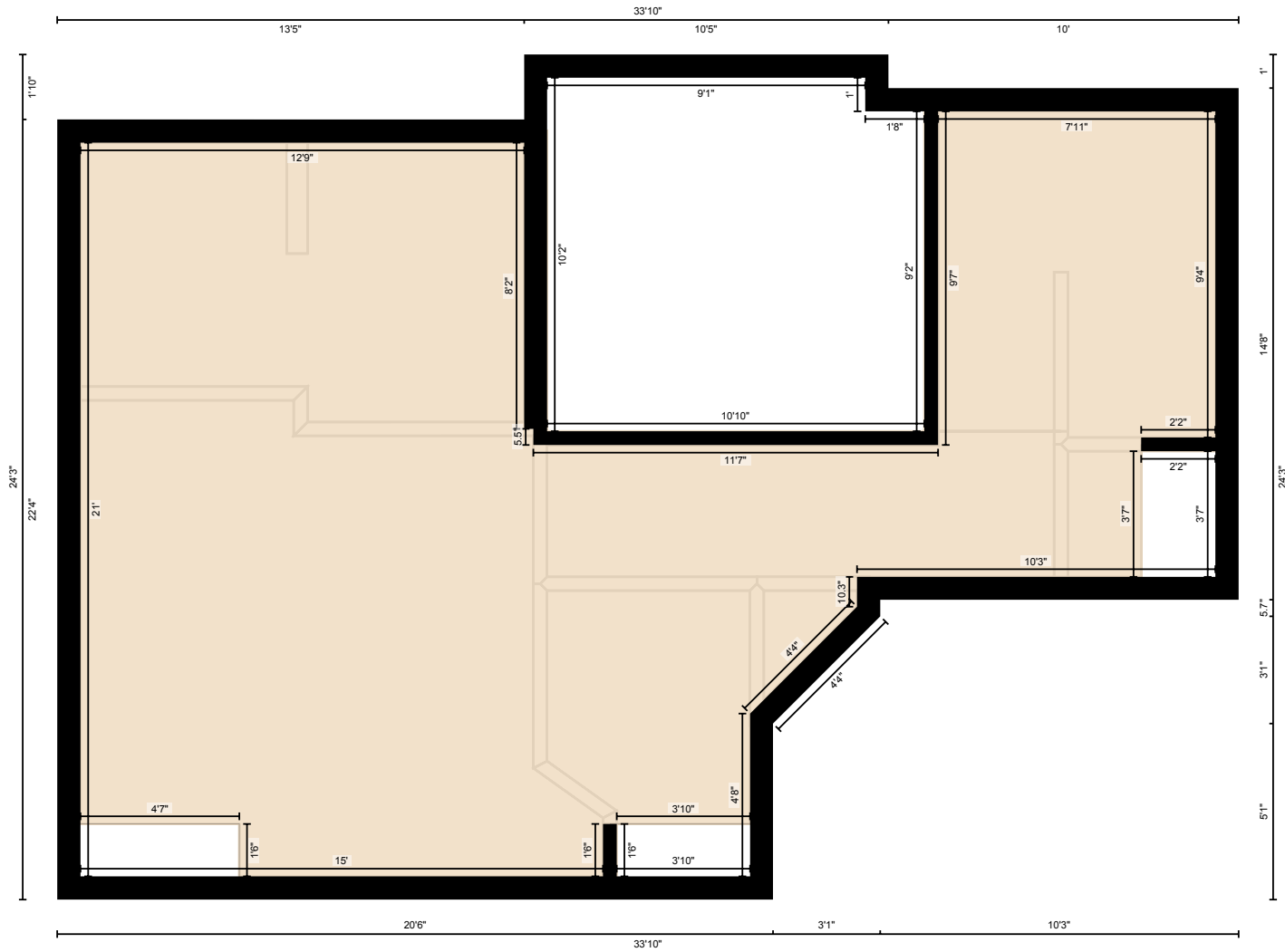


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White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Measurement Diagram for: Upper
Exterior Wall Thickness: 8.0 in

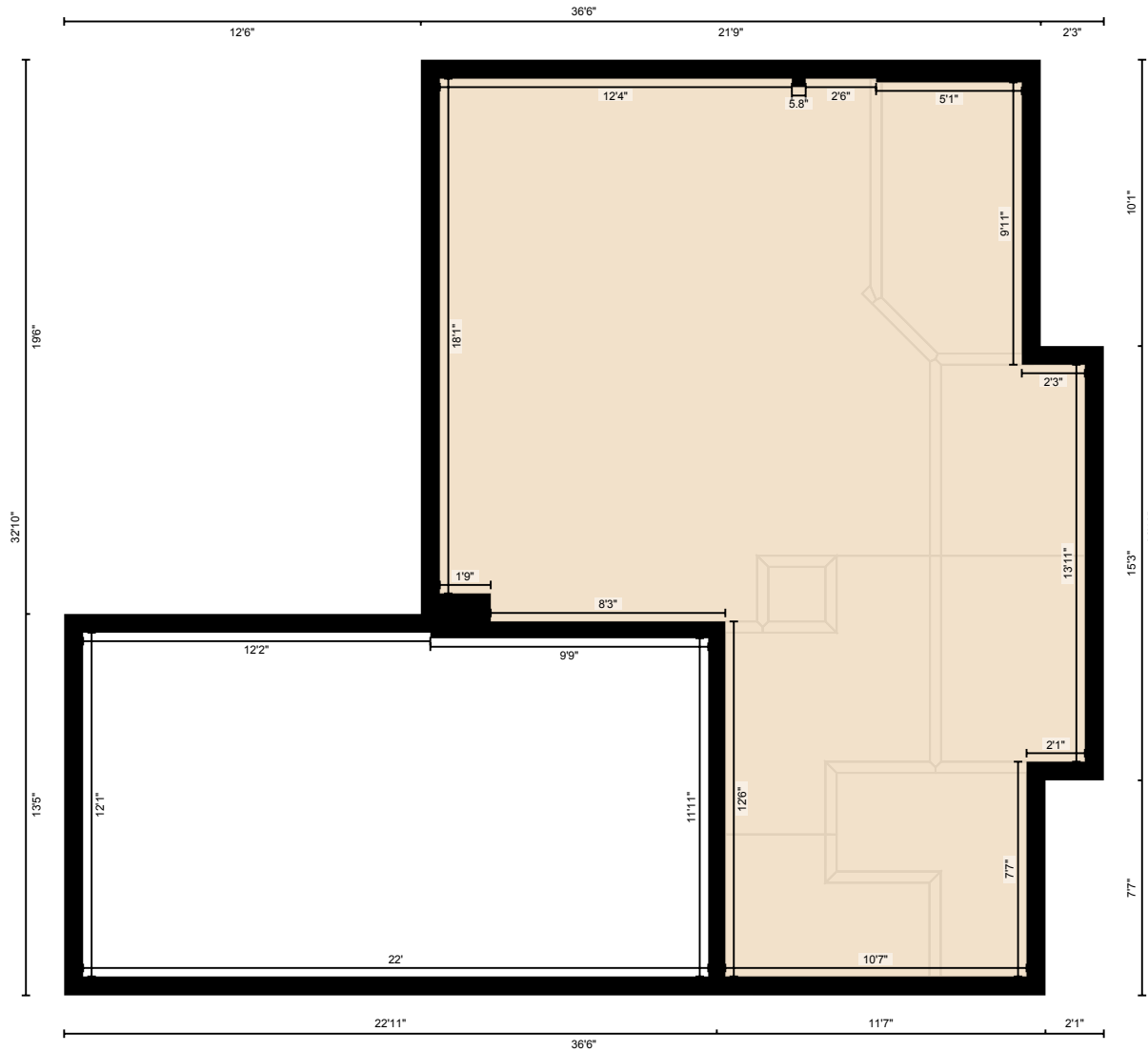


PREPARED: Nov 2020

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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Measurement Diagram for: Lower
Exterior Wall Thickness: 8.0 in



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