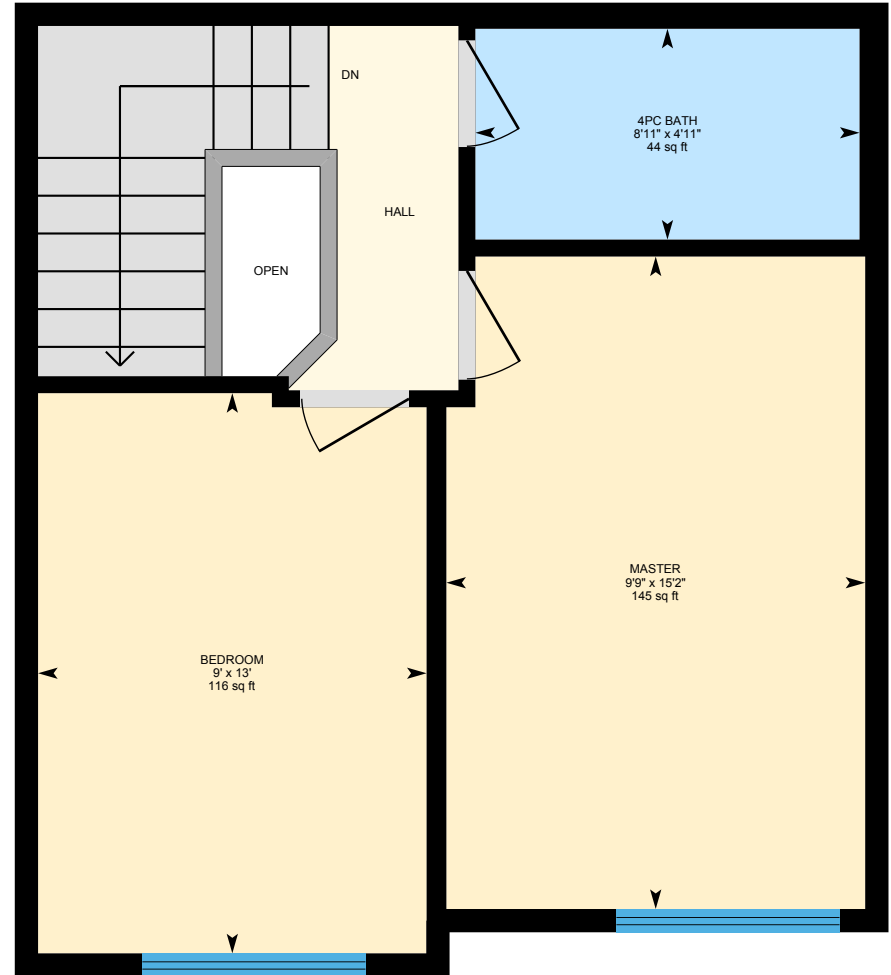


104-1000 Harvie Heights Rd, Harvie Heights, AB

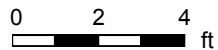
Main Building: Total Exterior Area Above Grade 837.44 sq ft



Main Floor
Exterior Area 400.20 sq ft



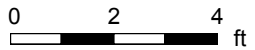
2nd Floor
Exterior Area 437.24 sq ft



PREPARED: 2020/04/01

104-1000 Harvie Heights Rd, Harvie Heights, AB

Main Floor Exterior Area 400.20 sq ft
Interior Area 357.50 sq ft

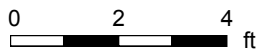
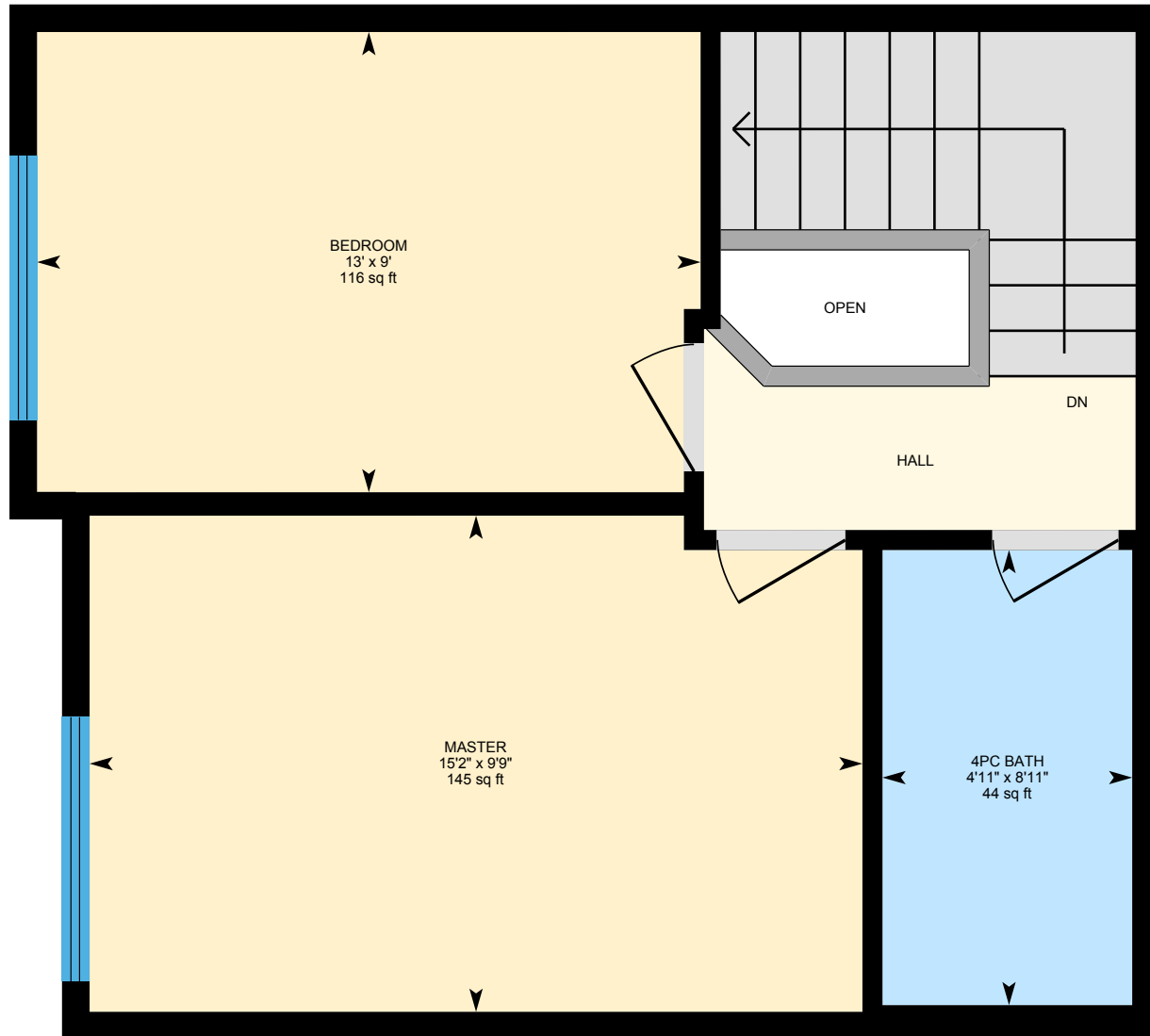


PREPARED: 2020/04/01



104-1000 Harvie Heights Rd, Harvie Heights, AB

2nd Floor Exterior Area 437.24 sq ft
Interior Area 391.93 sq ft



PREPARED: 2020/04/01



104-1000 Harvie Heights Rd, Harvie Heights, AB

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: 7'4" x 3'1" | 23 sq ft
Dining: 10'8" x 9'4" | 86 sq ft
Kitchen: 8'8" x 6'11" | 57 sq ft
Living: 12'6" x 12'2" | 129 sq ft

2ND FLOOR

4pc Bath: 8'11" x 4'11" | 44 sq ft
Bedroom: 9' x 13' | 116 sq ft
Master: 9'9" x 15'2" | 145 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

MAIN FLOOR

Interior Area: 357.50 sq ft
Perimeter Wall Length: 79 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 400.20 sq ft

2ND FLOOR

Interior Area: 391.93 sq ft
Excluded Area: 10.61 sq ft
Perimeter Wall Length: 84 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 437.24 sq ft

Total Above Grade Floor Area

Main Building Interior: 749.43 sq ft
Main Building Excluded: 10.61 sq ft
Main Building Exterior: 837.44 sq ft

104-1000 Harvie Heights Rd, Harvie Heights, AB

Property Details

Customer Name: Geoff Hillhorst

Customer Company: Grassroots Realty Banff

Prepared: Apr 1, 2020

Customer Company: Grassroots Realty Banff - Geoff Hillhorst

The Total Above Grade Floor Area is the RMS size of the property. Use Exterior Area for detached properties, duplex properties and townhomes and Interior Area for properties with common walls aka apartment properties.

The newly required schematics from CREB, as well as supplement measurement sheet are part of your PDF Floorplan download. RMS reports, plans or data provided may not be altered in any way or used for any property other than that listed in the title of the report and doing so may be punishable by law. RMS reports provided by iGuide, Planitar and Canmore HD Photography are considered legal documents.

All rights to all photography and iGuide reports in this package are held by Canmore HD Photography and may not be transferred or reproduced without written permission from Canmore HD Photography. Photography provided may not be used in Air B&B, VRBO or any other form of commercial marketing outside of the real estate listing without legal permission from the rights holder aka Canmore HD Photography.

This property was measured by Canmore HD Photography.

Property measured: Aug 27 2024

RMS / Photography provided by Canmore HD Photography.

www.CanmoreHD.com

104-1000 Harvie Heights Rd, Harvie Heights, AB

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.

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.

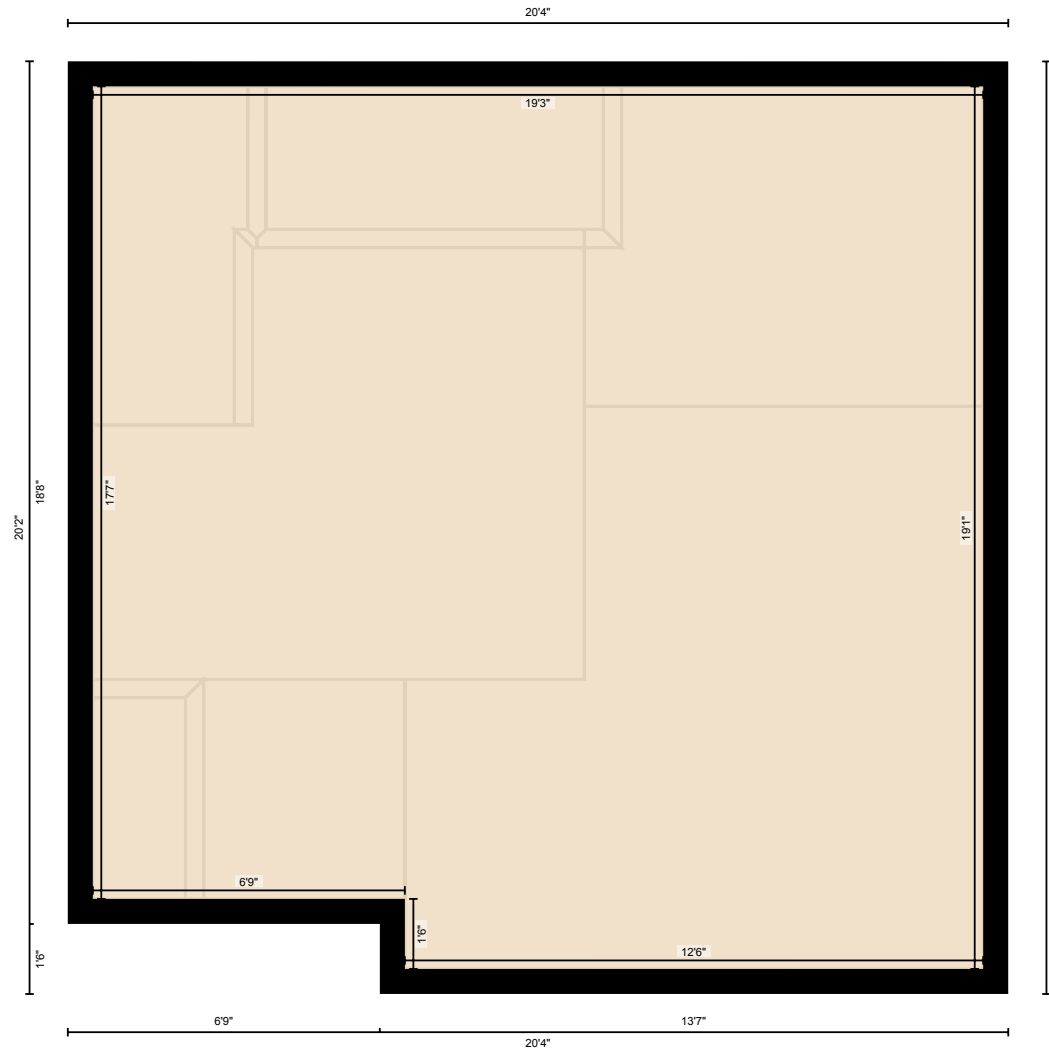
Disclaimer

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

104-1000 Harvie Heights Rd, Harvie Heights, AB

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 6.5 in

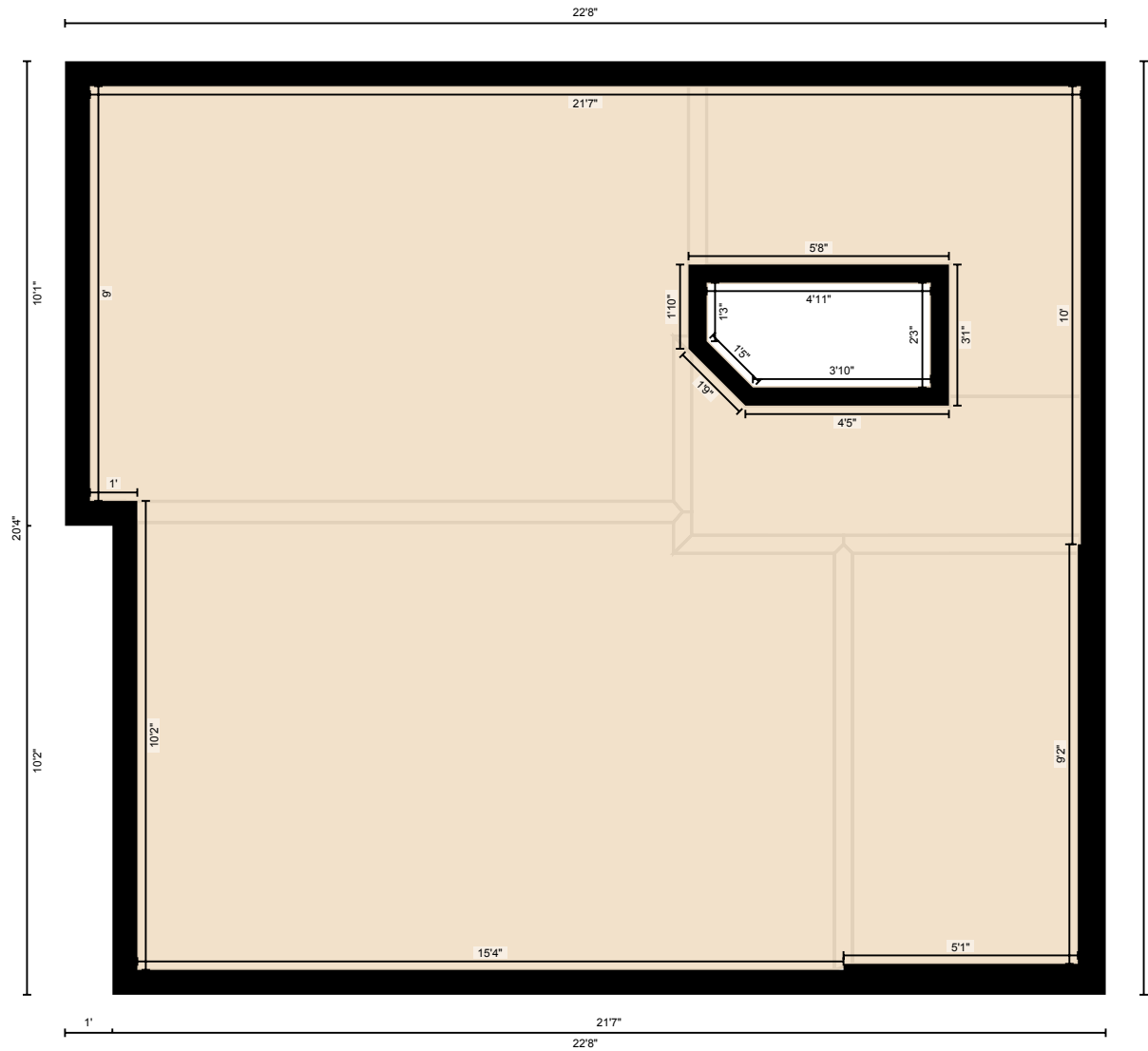


PREPARED: 2020/04/01

104-1000 Harvie Heights Rd, Harvie Heights, AB

Measurement Diagram for: 2nd Floor

Exterior Wall Thickness: 6.5 in



PREPARED: 2020/04/01