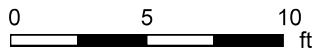
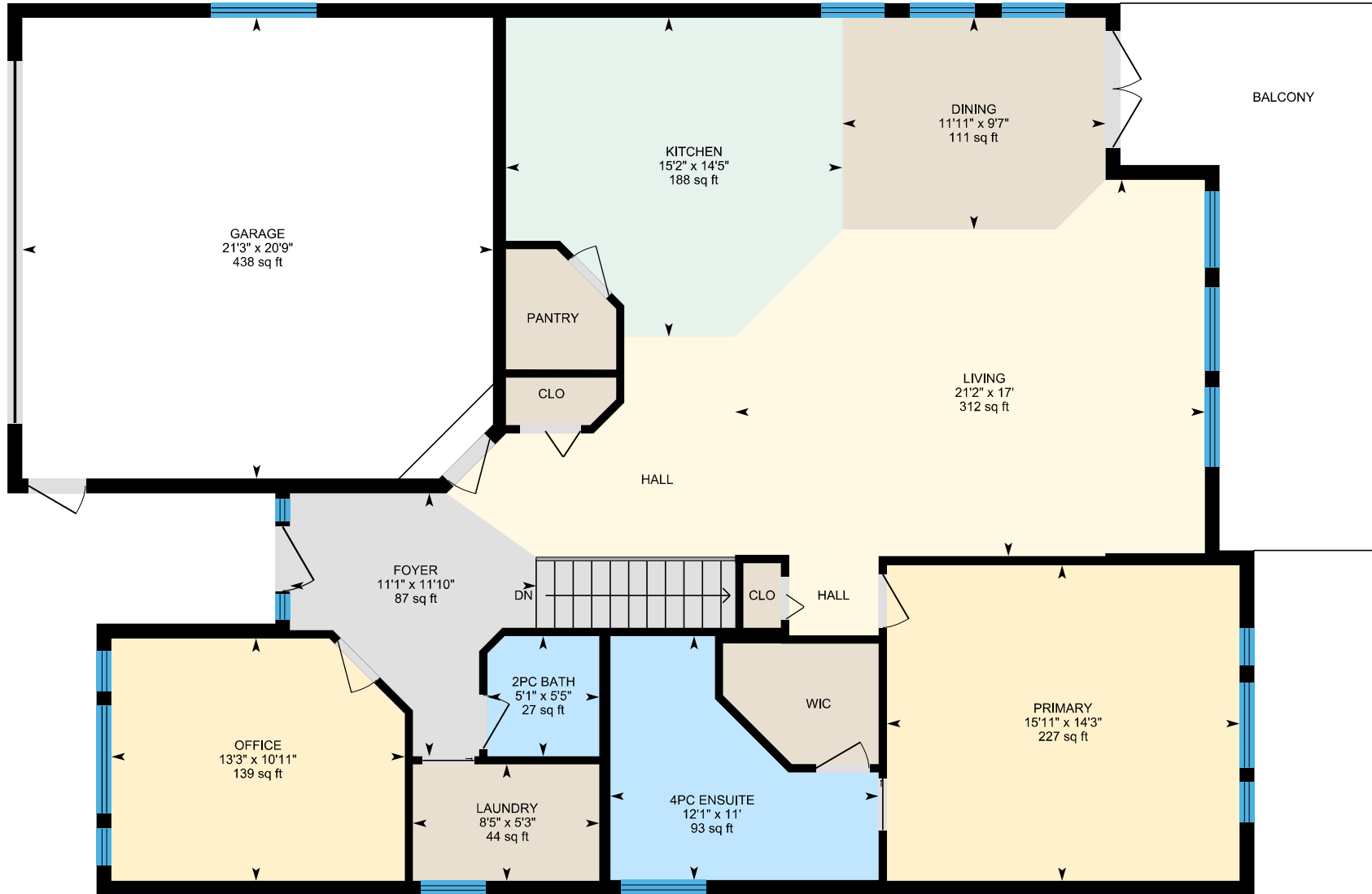


320 Chardonnay Ave, Oliver, BC

Main Floor Exterior Area 1598.68 sq ft
Interior Area 1479.60 sq ft
Excluded Area 475.32 sq ft

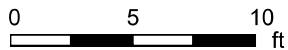


PREPARED: 2023/10/20



320 Chardonnay Ave, Oliver, BC

Basement (Below Grade) Exterior Area 1503.19 sq ft
Interior Area 1323.31 sq ft



PREPARED: 2023/10/20



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.

320 Chardonnay Ave, Oliver, BC

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: 5'5" x 5'1" | 27 sq ft
4pc Ensuite: 11' x 12'1" | 93 sq ft
Dining: 9'7" x 11'11" | 111 sq ft
Foyer: 11'10" x 11'1" | 87 sq ft
Garage: 20'9" x 21'3" | 438 sq ft
Kitchen: 14'5" x 15'2" | 188 sq ft
Laundry: 5'3" x 8'5" | 44 sq ft
Living: 17' x 21'2" | 312 sq ft
Office: 10'11" x 13'3" | 139 sq ft
Primary: 14'3" x 15'11" | 227 sq ft

BASEMENT

4pc Bath: 10'4" x 5'11" | 55 sq ft
Bedroom: 13'9" x 12'9" | 168 sq ft
Bedroom: 10'3" x 16'7" | 170 sq ft
Kitchen: 13'8" x 9'4" | 128 sq ft
Rec Room: 27' x 17'3" | 424 sq ft
Storage: 10'3" x 13' | 117 sq ft
Utility: 6' x 9'2" | 56 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: 1479.60 sq ft
Excluded Area: 475.32 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1598.68 sq ft

BASEMENT (Below Grade)

Interior Area: 1323.31 sq ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 1503.19 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1479.60 sq ft
Excluded Area: 475.32 sq ft
Exterior Area: 1598.68 sq ft

320 Chardonnay Ave, Oliver, BC

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. 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.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

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.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

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

PDF Floor Plans

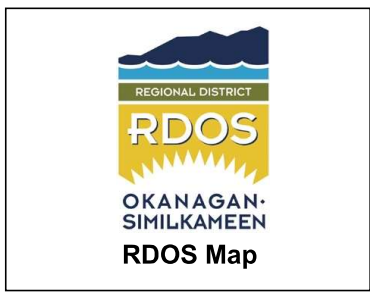
A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>



- Legend**
- Zoning
 - OCP
 - Electoral Area Boundaries
 - Major Highways
 - Indian Reserve
 - Parks
 - Streams
 - Major Lakes
 - Small Lakes

1:2,257



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Regional District Okanagan-Similkameen

This is a consolidated map compiled from representational data to be used for convenience only and has no legal sanction. The Regional District of Okanagan-Similkameen makes no warranty to the correctness or accuracy of the information on this map.

SUBDIVISION PLAN OF LOT 713 EXCEPT
FIRSTLY: PART ON PLAN B5334
SECONDLY: PART ON PLAN KAP 78494
ALL OF DISTRICT LOT 2450S
SIMILKAMEEN DMSION YALE DISTRICT PLAN 2133
TOWN OF OLIVER B.C.G.S. 82E.013



LEGEND:
 ● Standard Iron Post Found
 ○ Standard Iron Post Set
 ⊗ Non Standard Iron Post Found

Bearings are Astronomic and Derived from Plan KAP 78135 (Lot A)
 Note: Lot numbers 1, 2, 3, 4 not used on this plan.



Plan KAP 79057

Deposited in The Land Title Office
At Kelowna, B.C.
This 15th Day of September 2005

S. Lisiecka
 Registrar
 Ref. No. KX129891

MORTGAGE
 PROSPERA CREDIT UNION
 Authorized Signatory
 (sign and print name clearly)
 Authorized Signatory
 (sign and print name clearly)
 Witness (Adult - Both Signatures)
 (sign and print name clearly)
 CHRYSLER FINANCIAL SERVICES
 National Financial Services Unit
 550 W. KILBUCKEN ST. V1Z 1K7
 ADRIAN W. BENSON
 LAWYER & NOTARY PUBLIC
 200-1588A 104th Ave
 Kelowna, BC V1Y 4G6
 491-0206

OWNERS
 WITNESSES AS TO
 KALBIP S. DAMBIKAWA
 AND DAMANJEET S.
 GARGWAL ONLY!
Kalbi S. Dambikawa
Damanjeet Singh Grewal
 200-1588A 104th Ave
 Kelowna, B.C.
 LAWYER.
 JARNAL SINGH GILL
 Witness
 (sign and print name clearly)
 3601 27th St. Kelowna
 Address of Witness
Solicitor
 Occupation of Witness

Approved Under The Land Title Act
 The 7th Day of September, 2005
[Signature]
 Approving Officer of Town of Oliver
 1001 52nd Ave.

Cameron Land Surveying Ltd
 B.C. Land Surveyors
 Unit 280-6323-148th St
 Surrey, BC V3S 3K3
 Phone 684-597-3773
 Fax: 684-597-3763

This plan lies within the Okanagan - Similkameen Regional District

I, Kim W. Schurman, a British Columbia Land Surveyor,
 of Surrey, in British Columbia, verify that I was present
 at and personally supervised the survey represented
 by this plan, and that the survey and plan are correct.
 The field survey was completed on the 14th day of
 May, 2005. The plan was completed and checked,
 and the checklist filed under #12554 on the 2nd day
 of June, 2005.

Kim Schurman B.C.L.S.
 (File #417802)

ORIGINAL