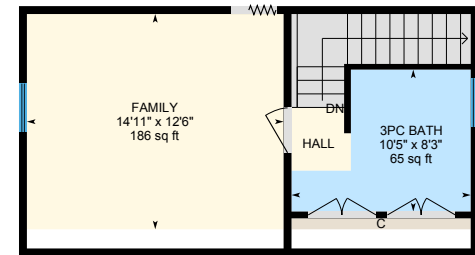


4664 Gail Crescent, Courtenay, BC

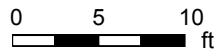
Main Building: Total Exterior Area 1997 sq ft



Main Floor
Exterior Area 1638 sq ft



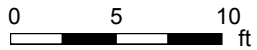
Upper Floor
Exterior Area 359 sq ft



PREPARED: Sep 2020

4664 Gail Crescent, Courtenay, BC

Main Floor Total Exterior Area 1638 sq ft
Total Interior Area 1540 sq ft



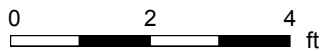
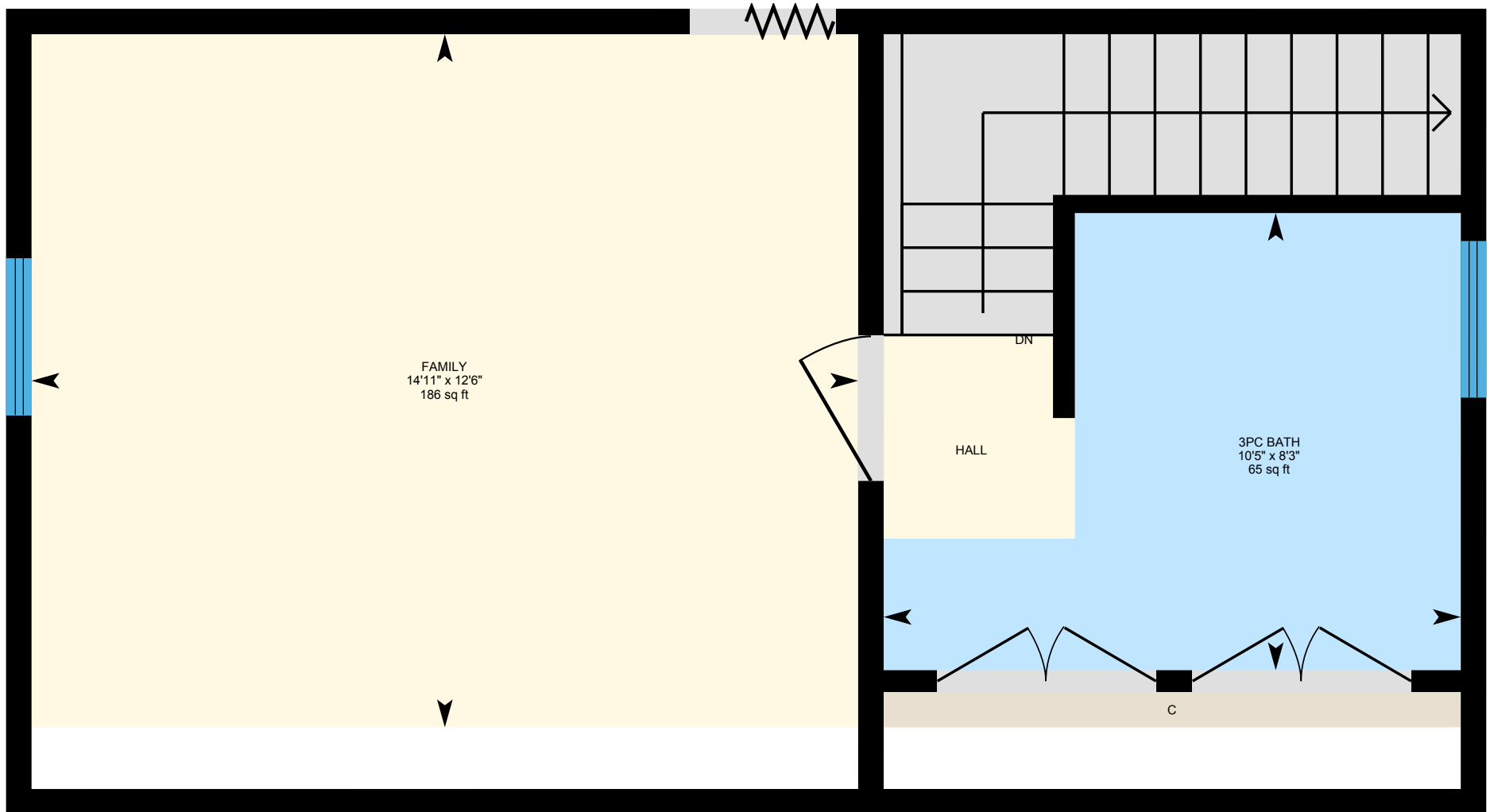
PREPARED: Sep 2020



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.

4664 Gail Crescent, Courtenay, BC

Upper Floor Total Exterior Area 359 sq ft
Total Interior Area 322 sq ft

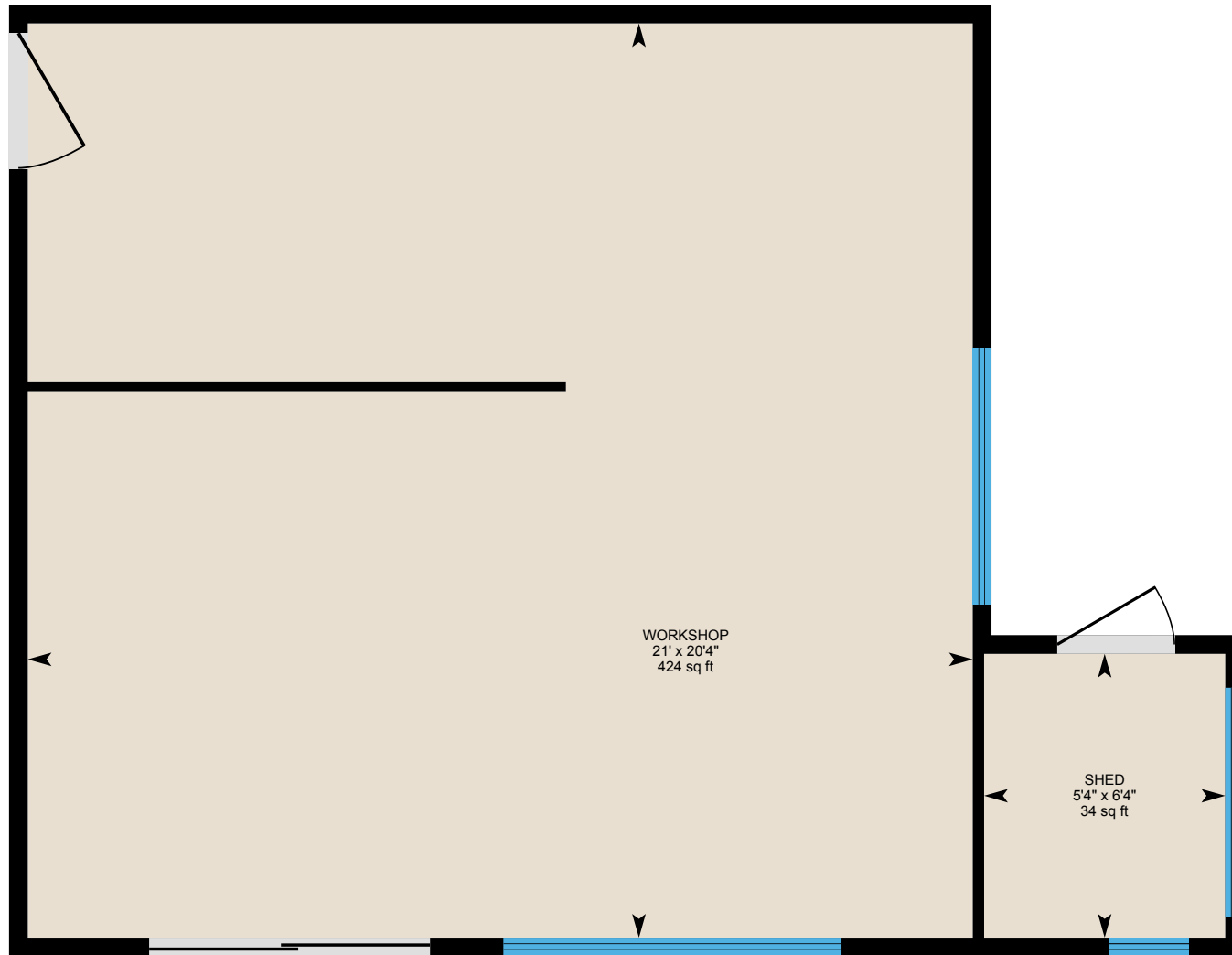


PREPARED: Sep 2020



4664 Gail Crescent, Courtenay, BC

Workshop Total Exterior Area 502 sq ft
Total Interior Area 462 sq ft



0 2 4 ft

PREPARED: Sep 2020

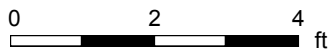
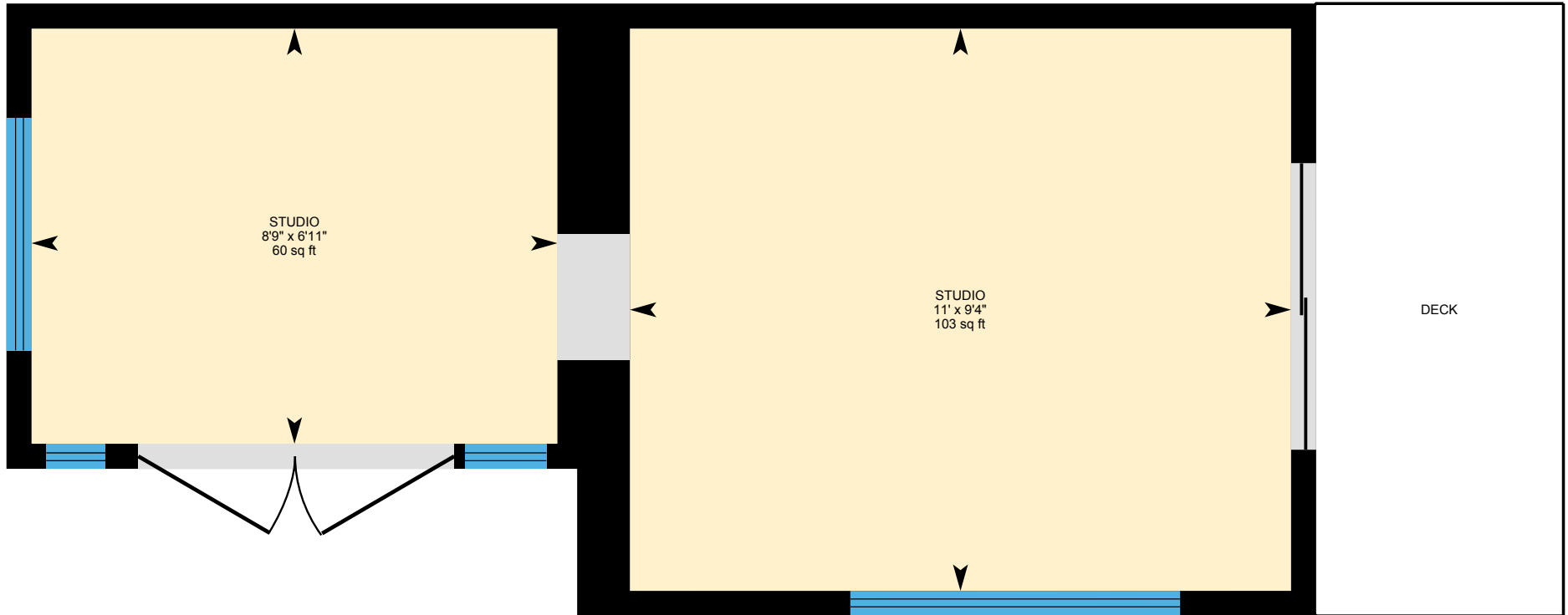


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

4664 Gail Crescent, Courtenay, BC

Studio Total Exterior Area 197 sq ft
Total Interior Area 171 sq ft



PREPARED: Sep 2020



4664 Gail Crescent, Courtenay, 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

3pc Bath: 11'8" x 5'9" | 66 sq ft
3pc Bath: 11'10" x 7'5" | 70 sq ft
Bedroom: 9'7" x 11'9" | 112 sq ft
Bedroom: 9'11" x 10'2" | 100 sq ft
Bedroom: 9'11" x 11'9" | 116 sq ft
Dining: 7'9" x 10'9" | 83 sq ft
Kitchen: 12'11" x 17'11" | 198 sq ft
Living: 17'7" x 19'4" | 340 sq ft
Master: 11'10" x 14'6" | 172 sq ft
Sun Room: 11'9" x 12'9" | 150 sq ft

UPPER FLOOR

3pc Bath: 10'5" x 8'3" | 65 sq ft
Family: 14'11" x 12'6" | 186 sq ft

Shop

WORKSHOP

Shed: 5'4" x 6'4" | 34 sq ft
Workshop: 21' x 20'4" | 424 sq ft

Studio

STUDIO

Studio: 6'11" x 8'9" | 60 sq ft
Studio: 9'4" x 11' | 103 sq ft

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: 1540 sq ft
Excluded Area: 150 sq ft
Perimeter Wall Length: 212 ft
Perimeter Wall Thickness: 5.5 in
Exterior Area: 1638 sq ft

UPPER FLOOR

Interior Area: 322 sq ft
Perimeter Wall Length: 81 ft
Perimeter Wall Thickness: 5.5 in
Exterior Area: 359 sq ft

Shop

WORKSHOP

Interior Area: 462 sq ft
Perimeter Wall Length: 96 ft
Perimeter Wall Thickness: 5.0 in
Exterior Area: 502 sq ft

4664 Gail Crescent, Courtenay, BC

Property Details

Room Measurements

Floor Area Information

Studio

STUDIO

Interior Area: 171 sq ft

Perimeter Wall Length: 62 ft

Perimeter Wall Thickness: 5.0 in

Exterior Area: 197 sq ft

Total Floor Area

Main Building Interior: 1862 sq ft

Main Building Excluded: 150 sq ft

Main Building Exterior: 1997 sq ft

Shop Interior: 462 sq ft

Shop Exterior: 502 sq ft

Studio Interior: 171 sq ft

Studio Exterior: 197 sq ft

4664 Gail Crescent, Courtenay, BC

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.