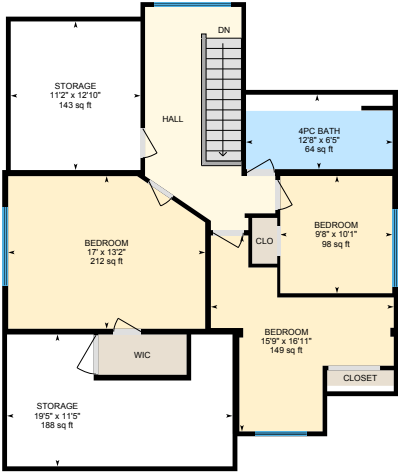
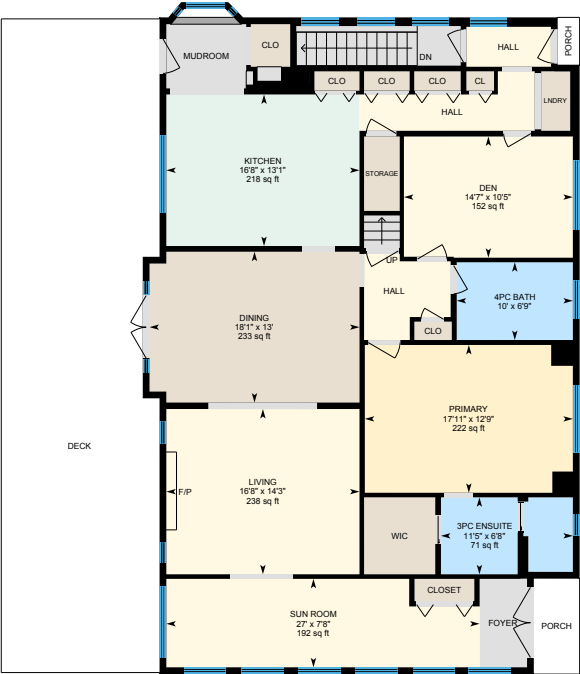


3010 Glacier Rd, Courtenay, BC

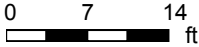
Main Building: Total Exterior Area 4879.74 sq ft



Main Floor
Exterior Area 2018.10 sq ft

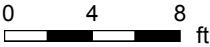
Upper Floor
Exterior Area 848.01 sq ft

Lower Floor (Below Grade)
Exterior Area 2013.63 sq ft



3010 Glacier Rd, Courtenay, BC

Main Floor Total Exterior Area 2018.10 sq ft



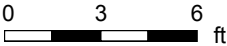
PREPARED: Jun 2021



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.

3010 Glacier Rd, Courtenay, BC

Upper Floor Total Exterior Area 848.01 sq ft



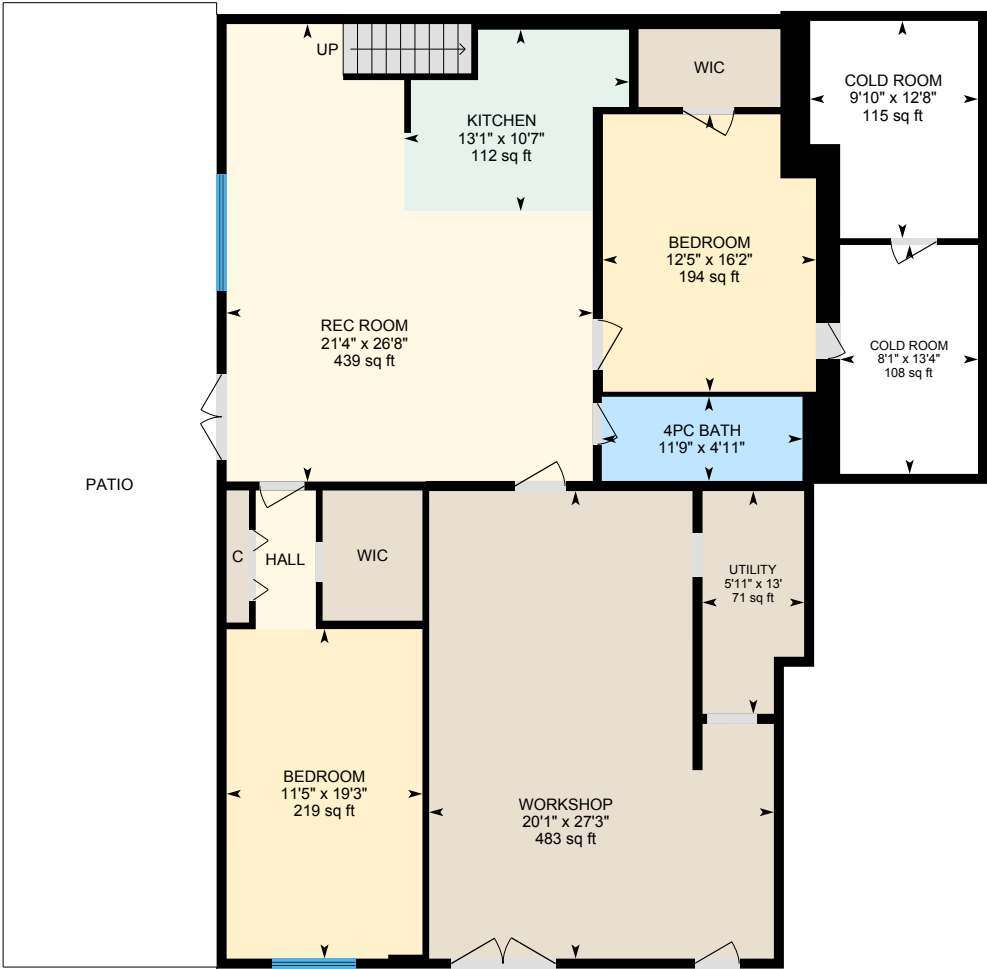
PREPARED: Jun 2021



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.

3010 Glacier Rd, Courtenay, BC

Lower Floor Total Exterior Area 2013.63 sq ft



PREPARED: Jun 2021



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.

3010 Glacier Rd, 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 Ensuite: 11'5" x 6'8" | 71 sq ft
- 4pc Bath: 10' x 6'9" | 67 sq ft
- Den: 14'7" x 10'5" | 152 sq ft
- Dining: 18'1" x 13' | 233 sq ft
- Kitchen: 16'8" x 13'1" | 218 sq ft
- Living: 16'8" x 14'3" | 238 sq ft
- Primary: 17'11" x 12'9" | 222 sq ft
- Sun Room: 27' x 7'8" | 192 sq ft

UPPER FLOOR

- 4pc Bath: 12'8" x 6'5" | 64 sq ft
- Bedroom: 17' x 13'2" | 212 sq ft
- Bedroom: 15'9" x 16'11" | 149 sq ft
- Bedroom: 9'8" x 10'1" | 98 sq ft
- Storage: 11'2" x 12'10" | 143 sq ft
- Storage: 19'5" x 11'5" | 188 sq ft

LOWER FLOOR

- 4pc Bath: 11'9" x 4'11" | 58 sq ft
- Bedroom: 11'5" x 19'3" | 219 sq ft
- Bedroom: 12'5" x 16'2" | 194 sq ft
- Cold Room: 9'10" x 12'8" | 115 sq ft
- Cold Room: 8'1" x 13'4" | 108 sq ft
- Kitchen: 13'1" x 10'7" | 112 sq ft
- Rec Room: 21'4" x 26'8" | 439 sq ft
- Utility: 5'11" x 13' | 71 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: 1909.27 sq ft
- Perimeter Wall Length: 186 ft
- Perimeter Wall Thickness: 7.0 in
- Exterior Area: 2018.10 sq ft

UPPER FLOOR

- Interior Area: 786.49 sq ft
- Excluded Area: 331.41 sq ft
- Perimeter Wall Length: 148 ft
- Perimeter Wall Thickness: 5.0 in
- Exterior Area: 848.01 sq ft

LOWER FLOOR (Below Grade)

- Interior Area: 1847.37 sq ft
- Excluded Area: 222.11 sq ft
- Perimeter Wall Length: 200 ft
- Perimeter Wall Thickness: 10.0 in
- Exterior Area: 2013.63 sq ft

3010 Glacier Rd, Courtenay, BC

Property Details

Room Measurements

Workshop: 20'1" x 27'3" | 483 sq ft

Floor Area Information

Cottage
COTTAGE
All space is excluded

Total Floor Area
Main Building Exterior: 4879.74 sq ft

3010 Glacier Rd, 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.