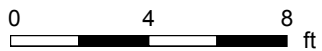
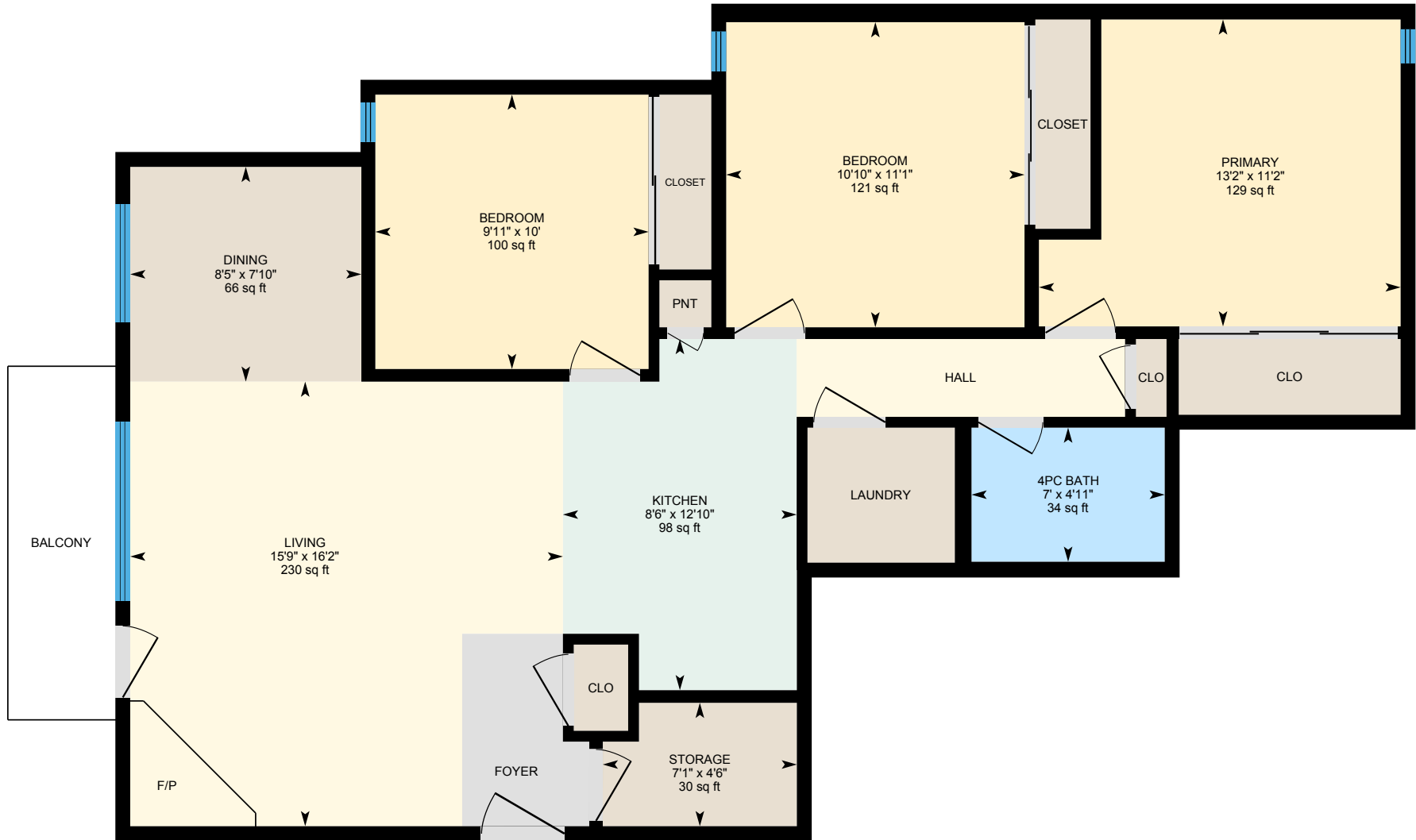


301-319 Muskrat Street, Banff, AB

Main Floor Total Exterior Area 1102.60 sq ft
Total Interior Area 1019.44 sq ft



PREPARED: 2021/09/30



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.

301-319 Muskrat Street, Banff, 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

4pc Bath: 4'11" x 7' | 34 sq ft
Bedroom: 11'1" x 10'10" | 121 sq ft
Bedroom: 10' x 9'11" | 100 sq ft
Dining: 7'10" x 8'5" | 66 sq ft
Kitchen: 12'10" x 8'6" | 98 sq ft
Living: 16'2" x 15'9" | 230 sq ft
Primary: 11'2" x 13'2" | 129 sq ft
Storage: 4'6" x 7'1" | 30 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: 1019.44 sq ft
Perimeter Wall Length: 154 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1102.60 sq ft

Total Above Grade Floor Area

Main Building Interior: 1019.44 sq ft
Main Building Exterior: 1102.60 sq ft

301-319 Muskrat Street, Banff, AB

Property Details

Customer Name: Richard Greaves

Customer Company: RE/Max Alpine Realty

Prepared: Sep 30, 2021

Customer Company: RE/MAX Alpine Realty - Richard Greaves

The Total Above Grade Floor Area is the RMS size of the property. Use Exterior Area for detached properties and Interior Area for properties with common walls, such as half-duplexes, townhouses, and apartments.

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.

This property was measured by Canmore House Doctor.

Property measured: Sep 29 2021

RMS provided by Canmore HD Photography.

www.CanmoreHD.com

301-319 Muskrat Street, Banff, 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, 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.

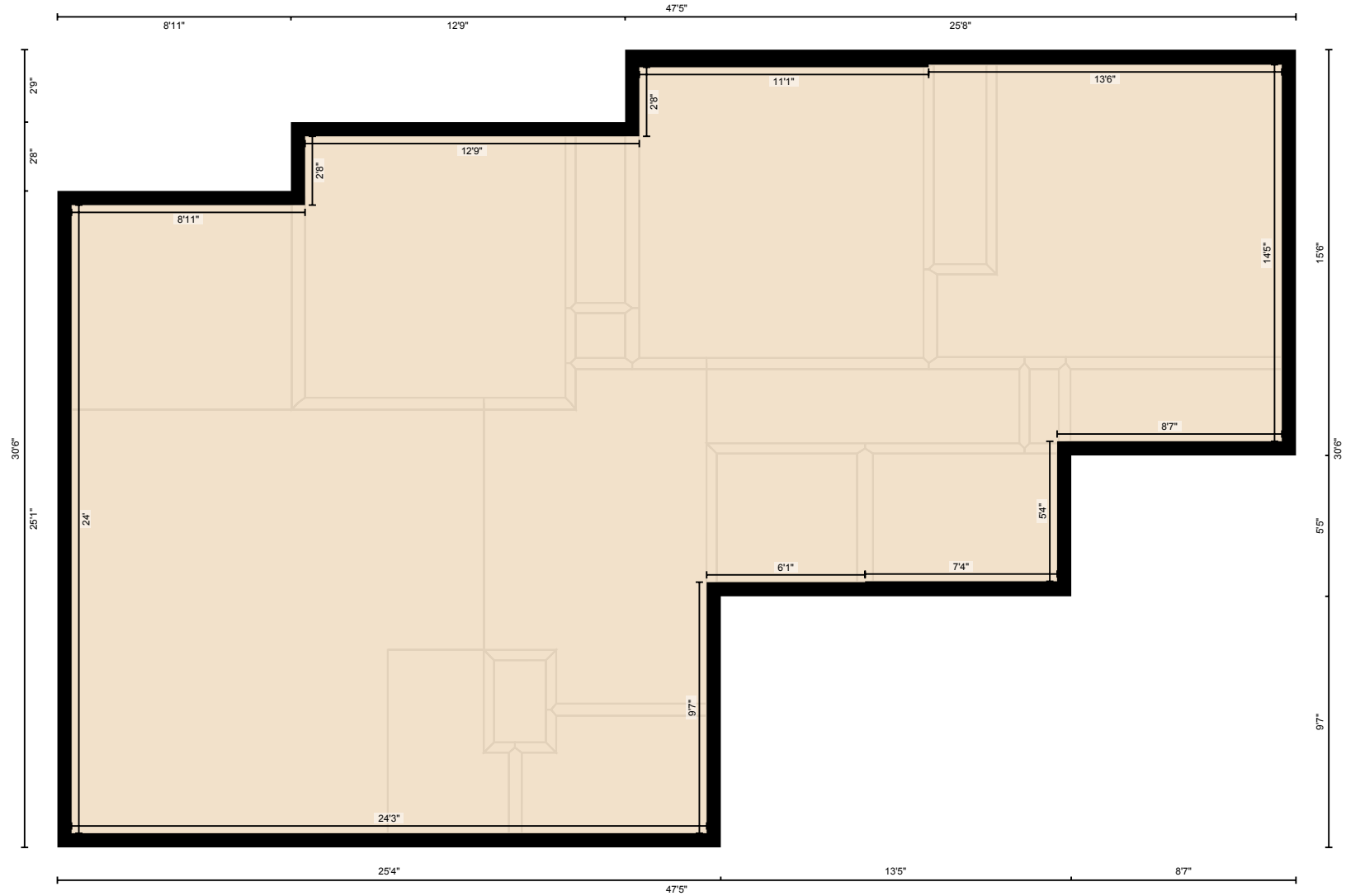
Disclaimer

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301-319 Muskrat Street, Banff, AB

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 6.5 in



PREPARED: 2021/09/30