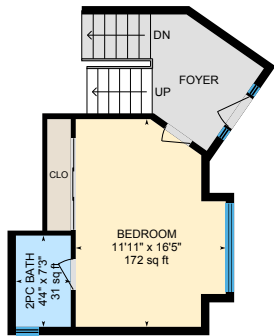
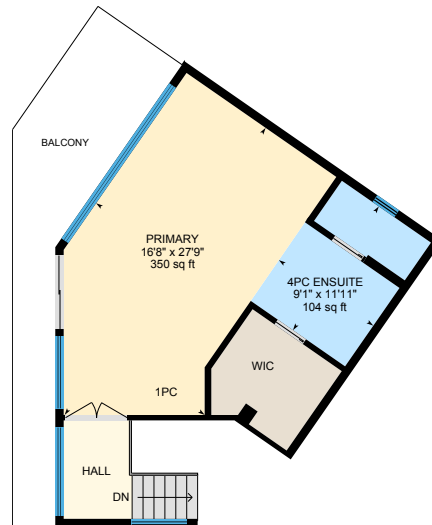
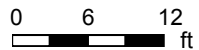


156 Ponderosa Pl, Penticton, BC

Main Building: Total Exterior Area Above Grade 2892 sq ft



Foyer
Exterior Area 377 sq ft



Top
Exterior Area 676 sq ft



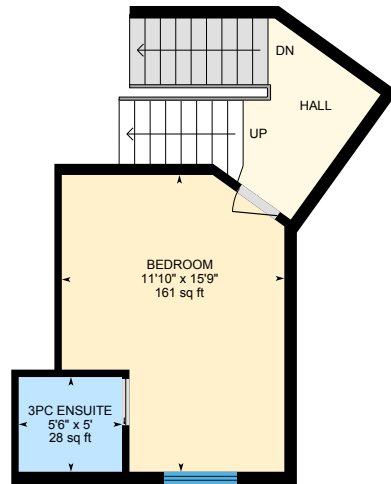
Main Floor
Exterior Area 1511 sq ft



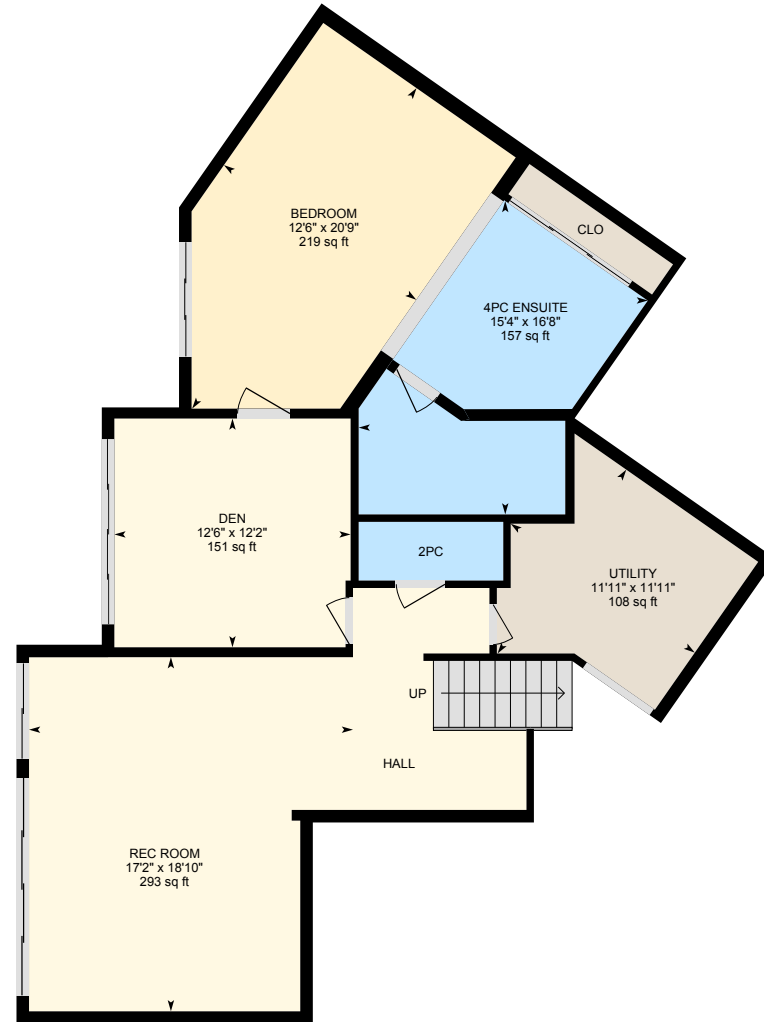
PREPARED: Nov 2020

156 Ponderosa Pl, Penticton, BC

Main Building: Total Exterior Area Above Grade 2892 sq ft



Split 1
Exterior Area 328 sq ft



Basement (Below Grade)
Exterior Area 1243 sq ft

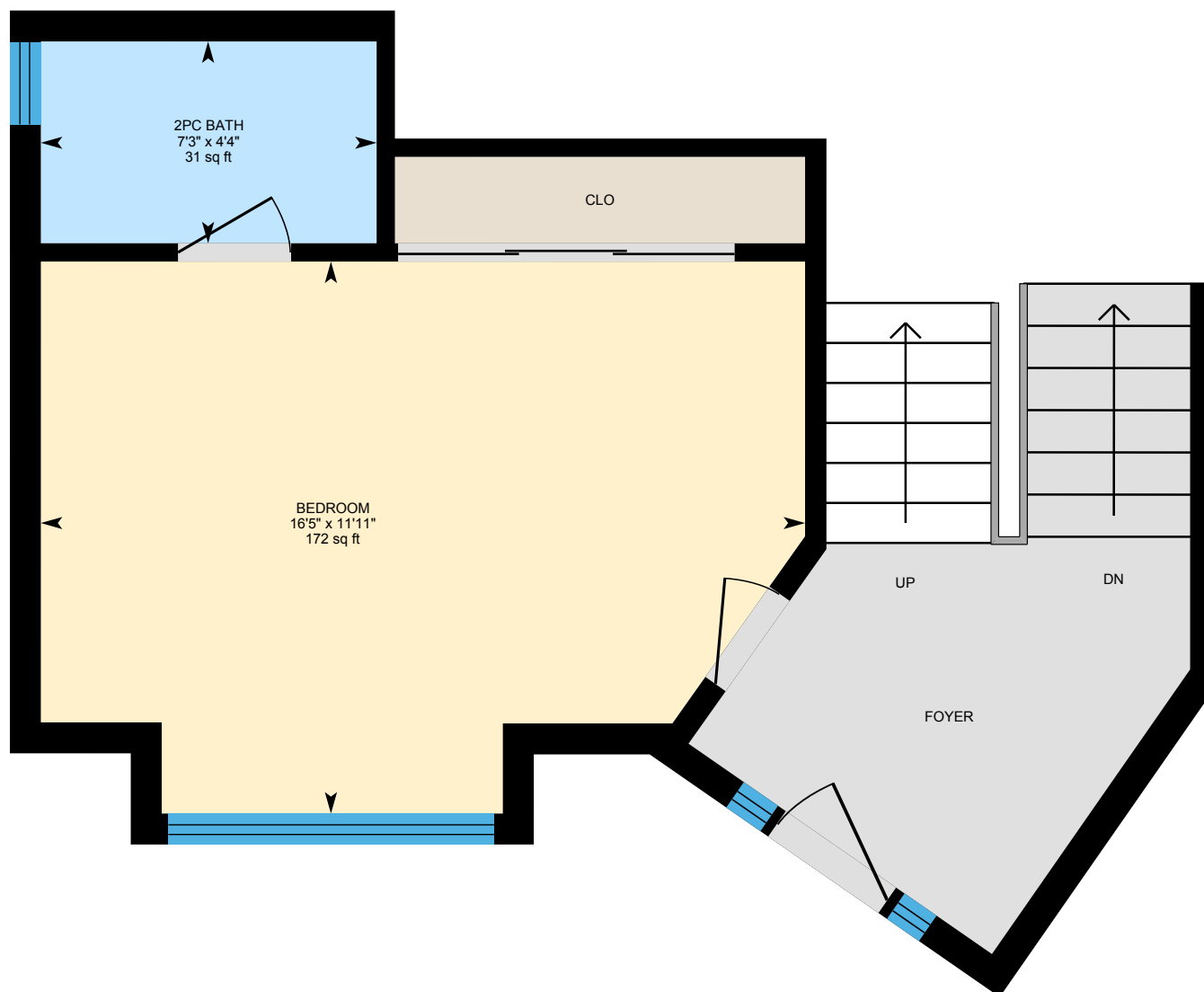
0 5 10
ft



PREPARED: Nov 2020

156 Ponderosa Pl, Penticton, BC

Foyer Total Exterior Area 377 sq ft
Total Interior Area 310 sq ft



0 2 4
ft

PREPARED: Nov 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.

156 Ponderosa Pl, Penticton, BC

Top Total Exterior Area 676 sq ft
Total Interior Area 595 sq ft



0 3 6
ft

PREPARED: Nov 2020



156 Ponderosa Pl, Penticton, BC

Main Floor Total Exterior Area 1511 sq ft
Total Interior Area 1373 sq ft



0 6 12
ft

PREPARED: Nov 2020

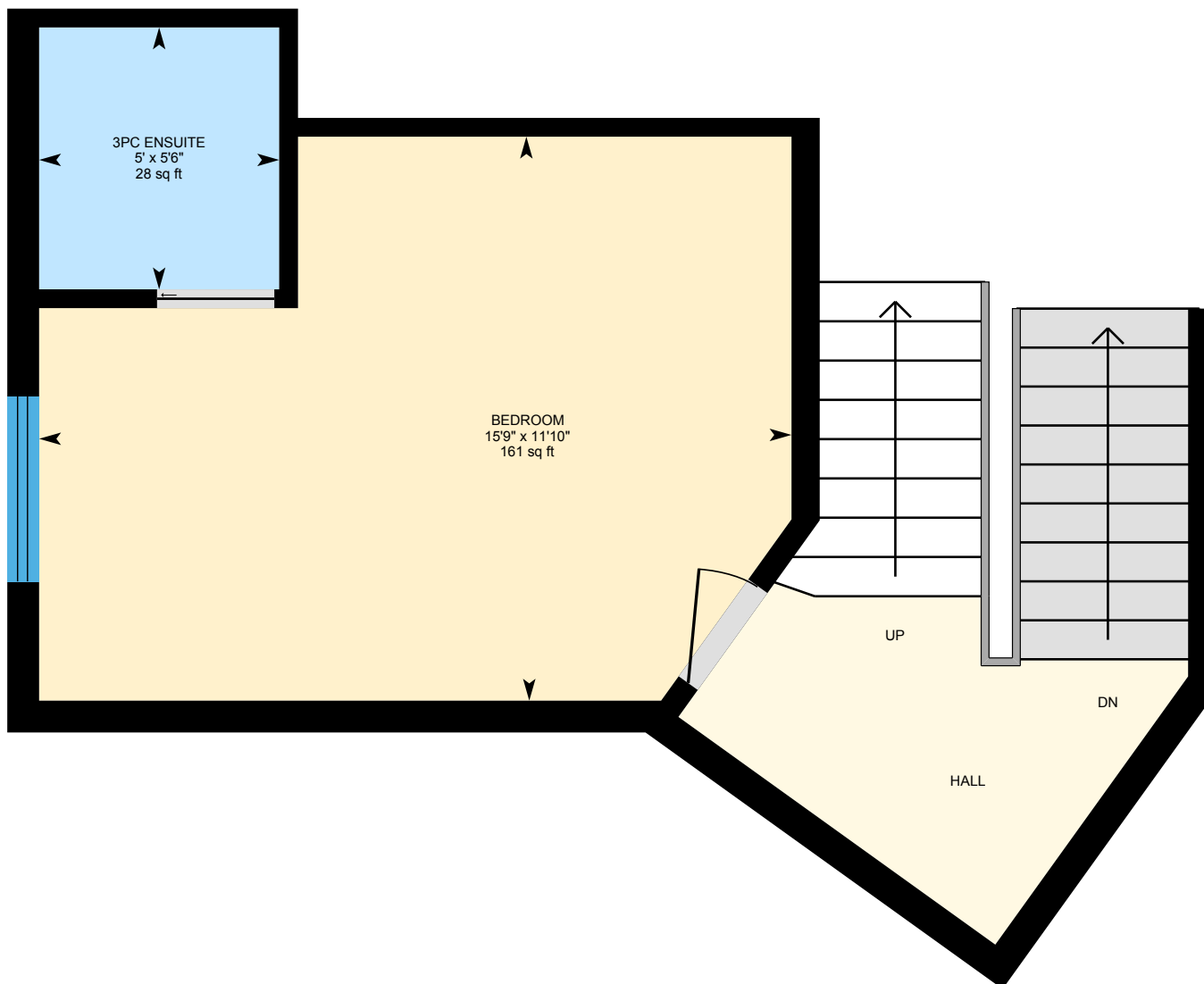


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

156 Ponderosa Pl, Penticton, BC

Split 1 Total Exterior Area 328 sq ft
Total Interior Area 262 sq ft



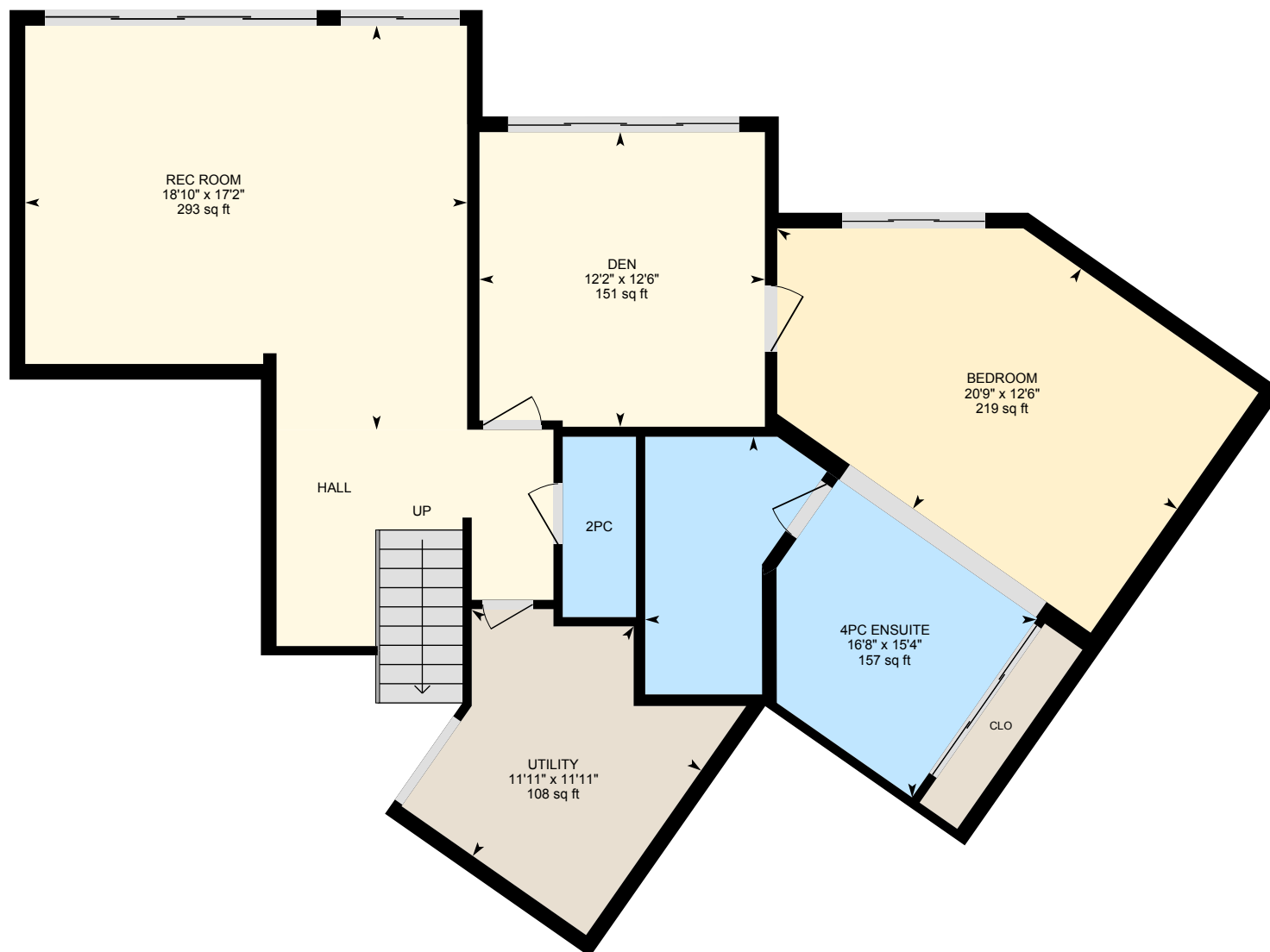
0 2 4 ft

PREPARED: Nov 2020



156 Ponderosa Pl, Penticton, BC

Basement Total Exterior Area 1243 sq ft
Total Interior Area 1127 sq ft



0 4 8
ft

PREPARED: Nov 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.

156 Ponderosa Pl, Penticton, 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

FOYER

2pc Bath: 4'4" x 7'3" | 31 sq ft
Bedroom: 11'11" x 16'5" | 172 sq ft

TOP

4pc Ensuite: 9'1" x 11'11" | 104 sq ft
Primary: 16'8" x 27'9" | 350 sq ft

MAIN FLOOR

2pc: 8'11" x 4'7" | 39 sq ft
Breakfast: 12'4" x 8'11" | 109 sq ft
Dining: 11'10" x 10'4" | 122 sq ft
Garage: 23'6" x 23'4" | 549 sq ft
Kitchen: 14'6" x 18'8" | 170 sq ft
Laundry: 8'10" x 11'5" | 88 sq ft
Living: 16'7" x 24'9" | 382 sq ft
Sun Room: 10'11" x 19'9" | 194 sq ft

SPLIT 1

3pc Ensuite: 5'6" x 5' | 28 sq ft
Bedroom: 11'10" x 15'9" | 161 sq ft

BASEMENT

2pc: 7'8" x 3'1" | 24 sq ft
4pc Ensuite: 15'4" x 16'8" | 157 sq ft
Bedroom: 12'6" x 20'9" | 219 sq ft
Den: 12'6" x 12'2" | 151 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

FOYER

Interior Area: 310 sq ft
Perimeter Wall Length: 100 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 377 sq ft

TOP

Interior Area: 595 sq ft
Perimeter Wall Length: 122 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 676 sq ft

MAIN FLOOR

Interior Area: 1373 sq ft
Excluded Area: 549 sq ft
Perimeter Wall Length: 207 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1511 sq ft

SPLIT 1

Interior Area: 262 sq ft
Perimeter Wall Length: 98 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 328 sq ft

156 Ponderosa Pl, Penticton, BC

Property Details

Room Measurements

Rec Room: 17'2" x 18'10" | 293 sq ft
Utility: 11'11" x 11'11" | 108 sq ft

Floor Area Information

BASEMENT (Below Grade)
Interior Area: 1127 sq ft
Perimeter Wall Length: 174 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1243 sq ft

Total Above Grade Floor Area
Main Building Interior: 2540 sq ft
Main Building Excluded: 549 sq ft
Main Building Exterior: 2892 sq ft

156 Ponderosa Pl, Penticton, 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.