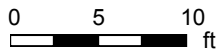
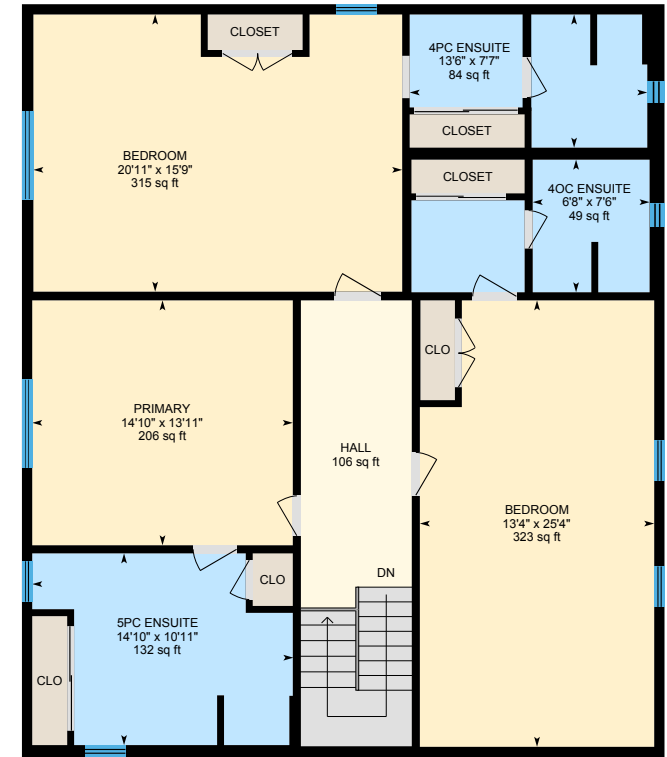
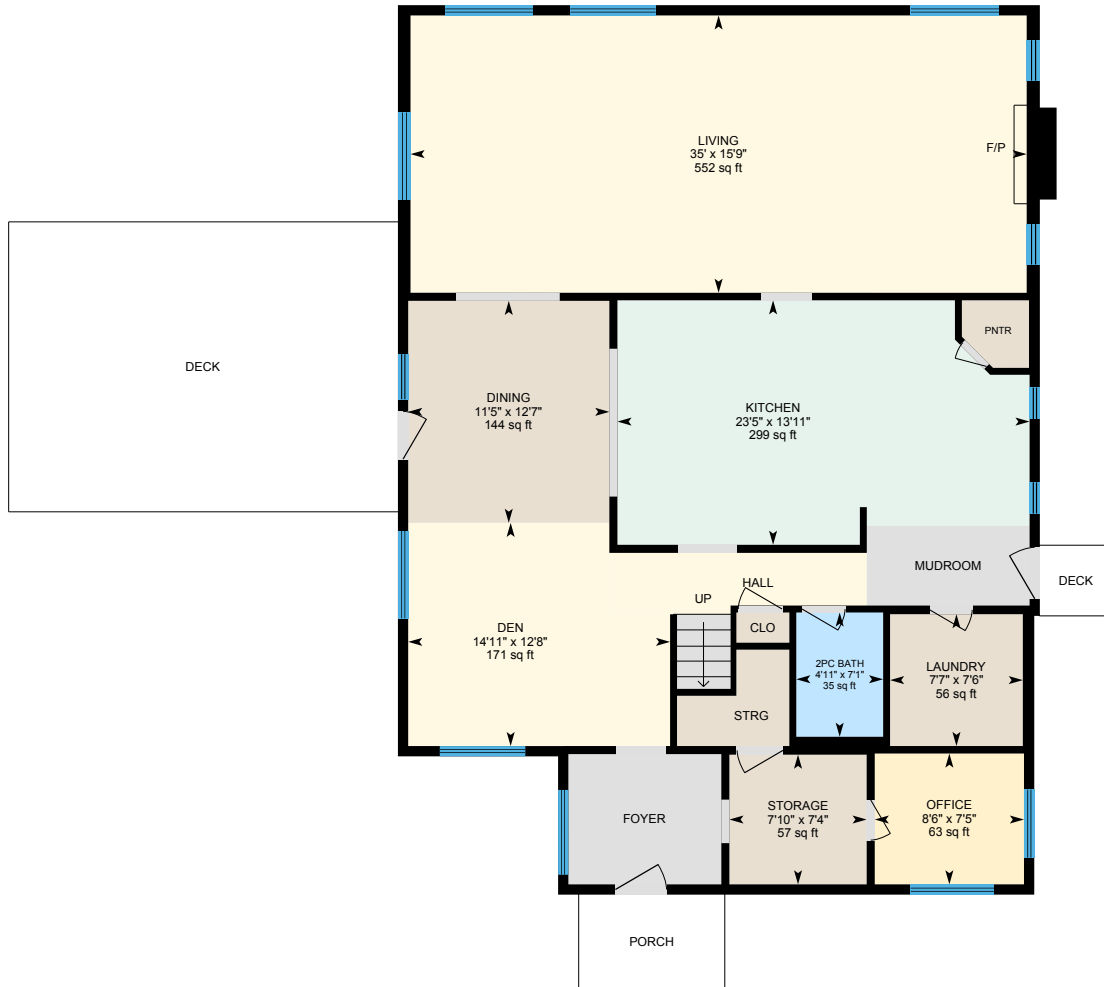


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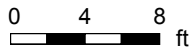
Main Building: Total Exterior Area 3314.35 sq ft



PREPARED: Mar 2021

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Main Floor Total Exterior Area 1761.46 sq ft

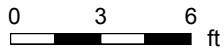


PREPARED: Mar 2021

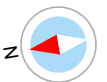


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Upper Floor Total Exterior Area 1552.90 sq ft

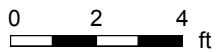
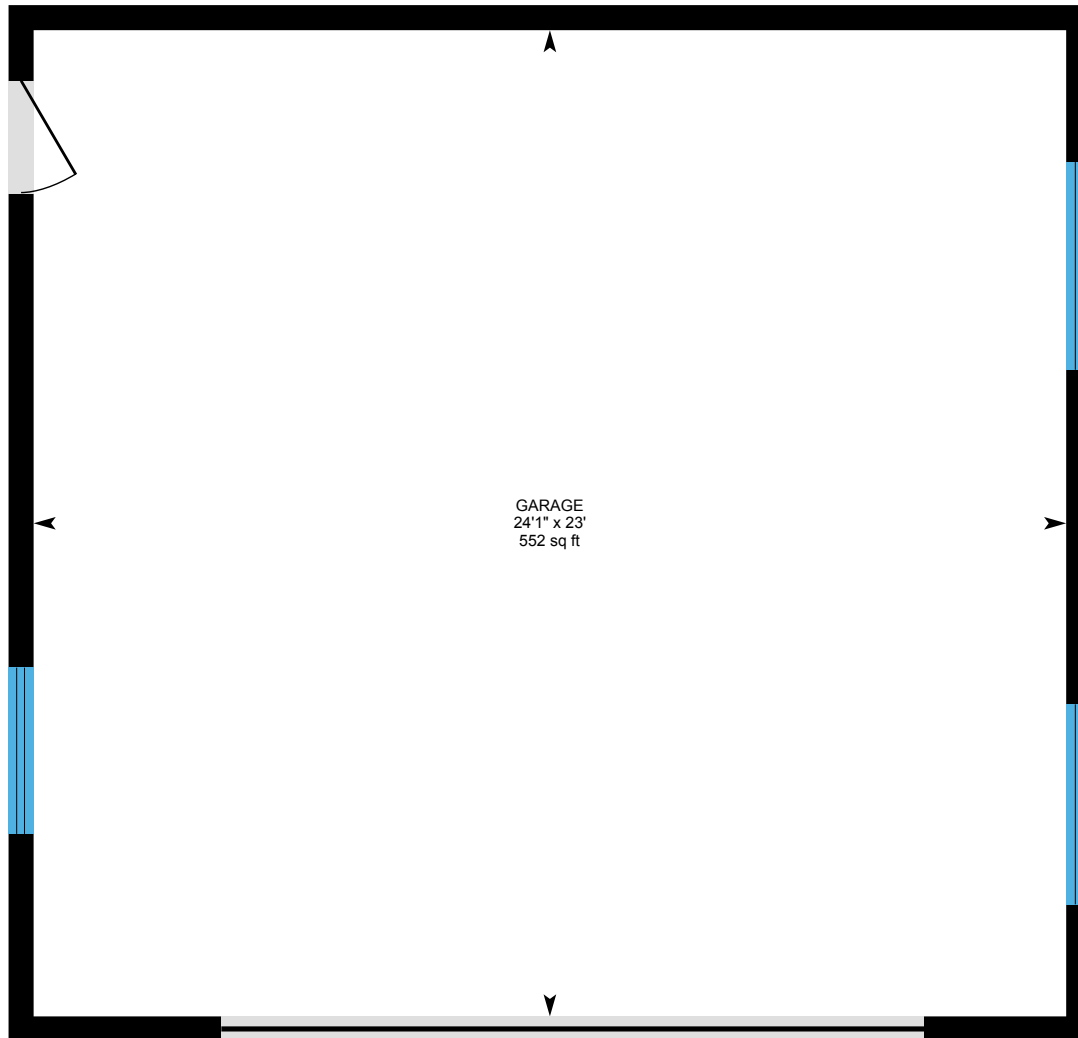


PREPARED: Mar 2021



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Shop



PREPARED: Mar 2021



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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: 4'11" x 7'1" | 35 sq ft
Den: 14'11" x 12'8" | 171 sq ft
Dining: 11'5" x 12'7" | 144 sq ft
Kitchen: 23'5" x 13'11" | 299 sq ft
Laundry: 7'7" x 7'6" | 56 sq ft
Living: 35' x 15'9" | 552 sq ft
Office: 8'6" x 7'5" | 63 sq ft
Storage: 7'10" x 7'4" | 57 sq ft

UPPER FLOOR

4oc Ensuite: 6'8" x 7'6" | 49 sq ft
4pc Ensuite: 13'6" x 7'7" | 84 sq ft
5pc Ensuite: 14'10" x 10'11" | 132 sq ft
Bedroom: 20'11" x 15'9" | 315 sq ft
Bedroom: 13'4" x 25'4" | 323 sq ft
Hall: 106 sq ft
Primary: 14'10" x 13'11" | 206 sq ft

Garage

SHOP

Garage: 24'1" x 23' | 552 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: 1661.20 sq ft
Perimeter Wall Length: 172 ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1761.46 sq ft

UPPER FLOOR

Interior Area: 1461.66 sq ft
Perimeter Wall Length: 156 ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1552.90 sq ft

EXTERIORS

All space is excluded

Garage

SHOP

Excluded Area: 552.24 sq ft
Perimeter Wall Length: 96 ft

Total Floor Area

Main Building Exterior: 3314.35 sq ft

Garage Excluded: 552.24 sq ft

5771 Bates 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.