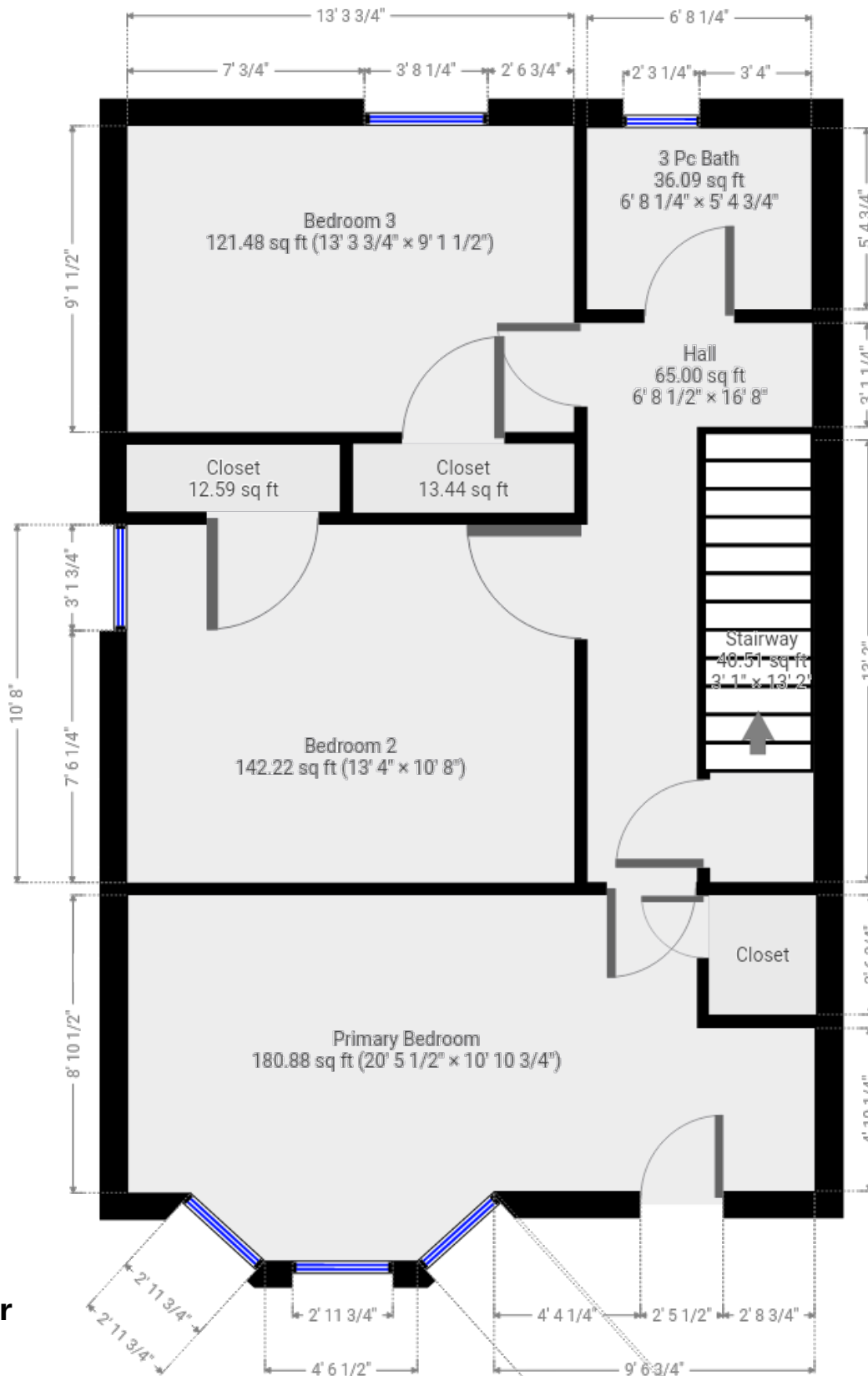


**Ground Floor**  
(above grade)

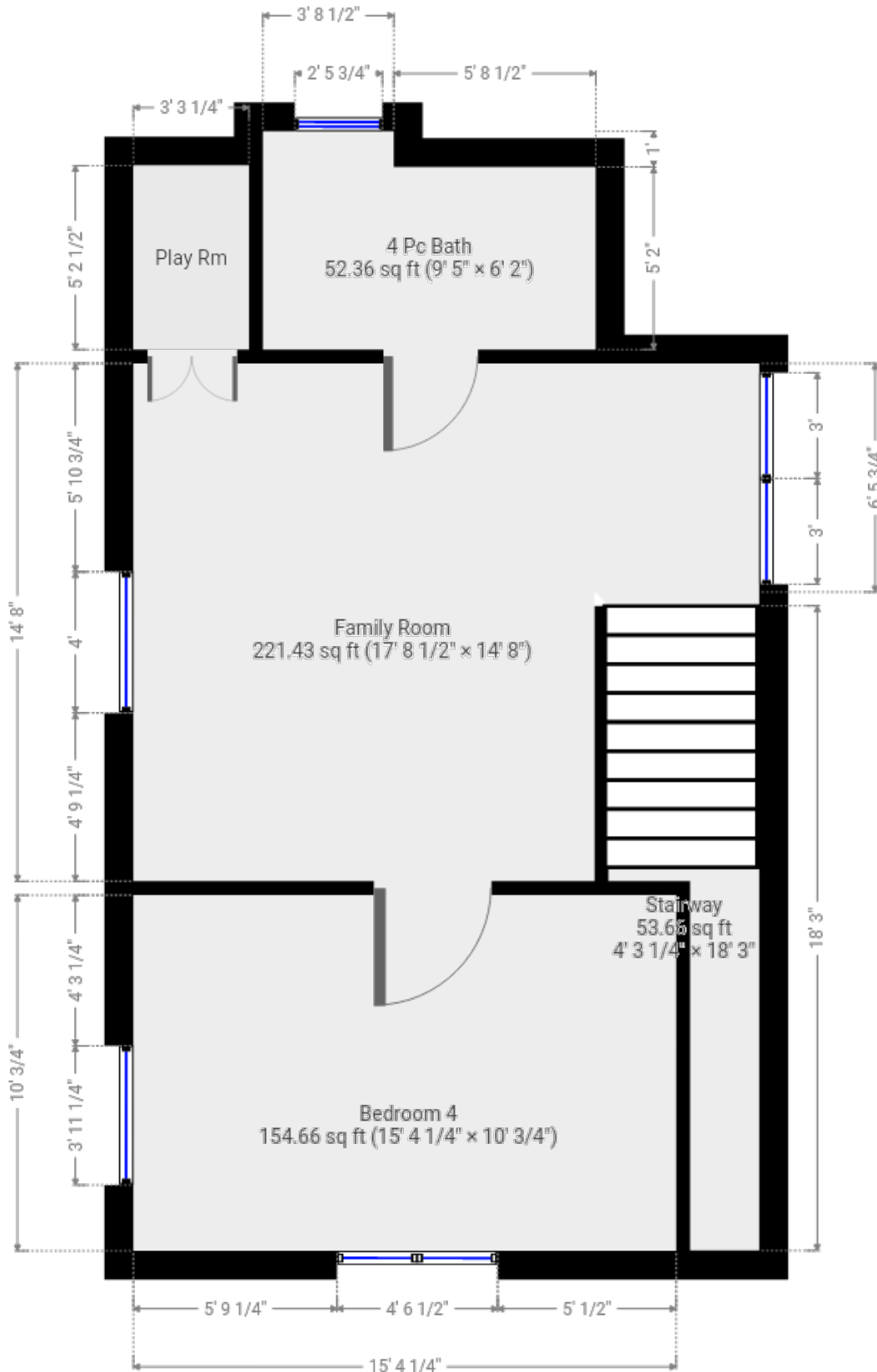
Approx Interior Area = 652.50 ft<sup>2</sup>  
Approx Exterior Area = 743.16 ft<sup>2</sup>



**Second Floor**  
(above grade)

Approx Interior Area = 662.98 ft<sup>2</sup>  
Approx Exterior Area = 752.79 ft<sup>2</sup>





**Third Floor**  
(above grade)

Approx Interior Area = 521.25 ft<sup>2</sup>  
Approx Exterior Area = 604.91 ft<sup>2</sup>

## Summary

### Main Room Interior Measurements

	Imperial	Metric	Interior ft <sup>2</sup>
<b>Ground Floor (above grade)</b>			
<b>Approx Exterior ft<sup>2</sup> = 743.16 ft<sup>2</sup></b>			
Living Room	13'3 x 14'10	4.04m x 4.52m	178.13 ft <sup>2</sup>
Kitchen/Dining	20'3 x 19'1	6.17m x 5.82m	311.39 ft <sup>2</sup>
2 pc Bath	7'0 x 3'9	2.13m x 1.14m	26.22 ft <sup>2</sup>
<b>Second Floor (above grade)</b>			
<b>Approx Exterior ft<sup>2</sup> = 752.79 ft<sup>2</sup></b>			
Primary Bedroom	20'6 x 10'11	6.25m x 3.33m	180.88 ft <sup>2</sup>
Bedroom 2	13'4 x 10'8	4.06m x 3.25m	142.22 ft <sup>2</sup>
Bedroom 3	13'4 x 9'2	4.06m x 2.79m	121.48 ft <sup>2</sup>
3 pc Bath	6'8 x 5'5	2.03m x 1.65m	36.09 ft <sup>2</sup>
<b>Third Floor (above grade)</b>			
<b>Approx Exterior ft<sup>2</sup> = 604.91 ft<sup>2</sup></b>			
Family Room	17'9 x 14'8	5.41m x 4.47m	221.43 ft <sup>2</sup>
Bedroom 4	15'4 x 10'1	4.67m x 3.07m	154.66 ft <sup>2</sup>
4 pc Bath	9'5 x 6'2	2.87m x 1.88m	52.36 ft <sup>2</sup>
Secret Play Room	3'3 x 5'3	0.99m x 1.60m	17.03 ft <sup>2</sup>
<b>Unfinished Basement (below grade)</b>			
<b>Approx Exterior ft<sup>2</sup> = 665.87 ft<sup>2</sup></b>			

Rooms have irregular shapes and, as such, cannot be truly represented by one length and width. The length and width listed above are the longest length and width of the room. Because of this, room area is not always equal to the product of length and width but has been calculated in any floor area accurately using all wall measurements.

All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Lidar iScan by [Cathy Koop Photography](#)

