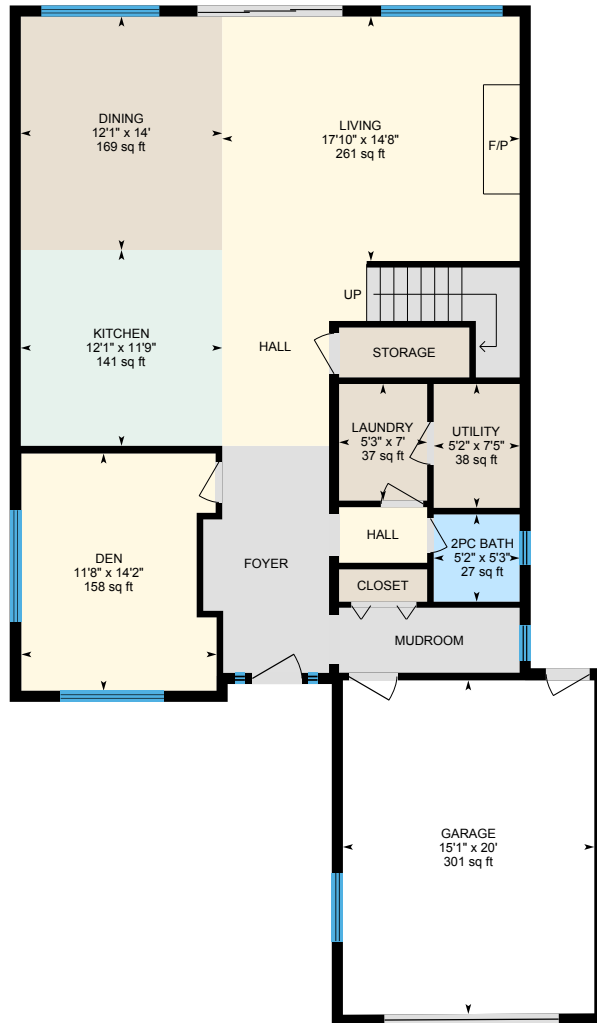
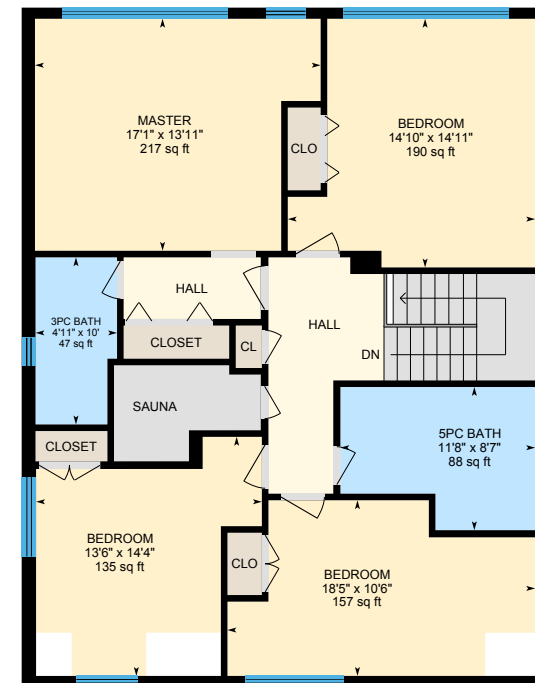


# 223 Brophys Ln, The Blue Mountains, ON

Main Building: Total Exterior Area Above Grade 2527 sq ft



**1st Floor**  
Exterior Area 1282 sq ft



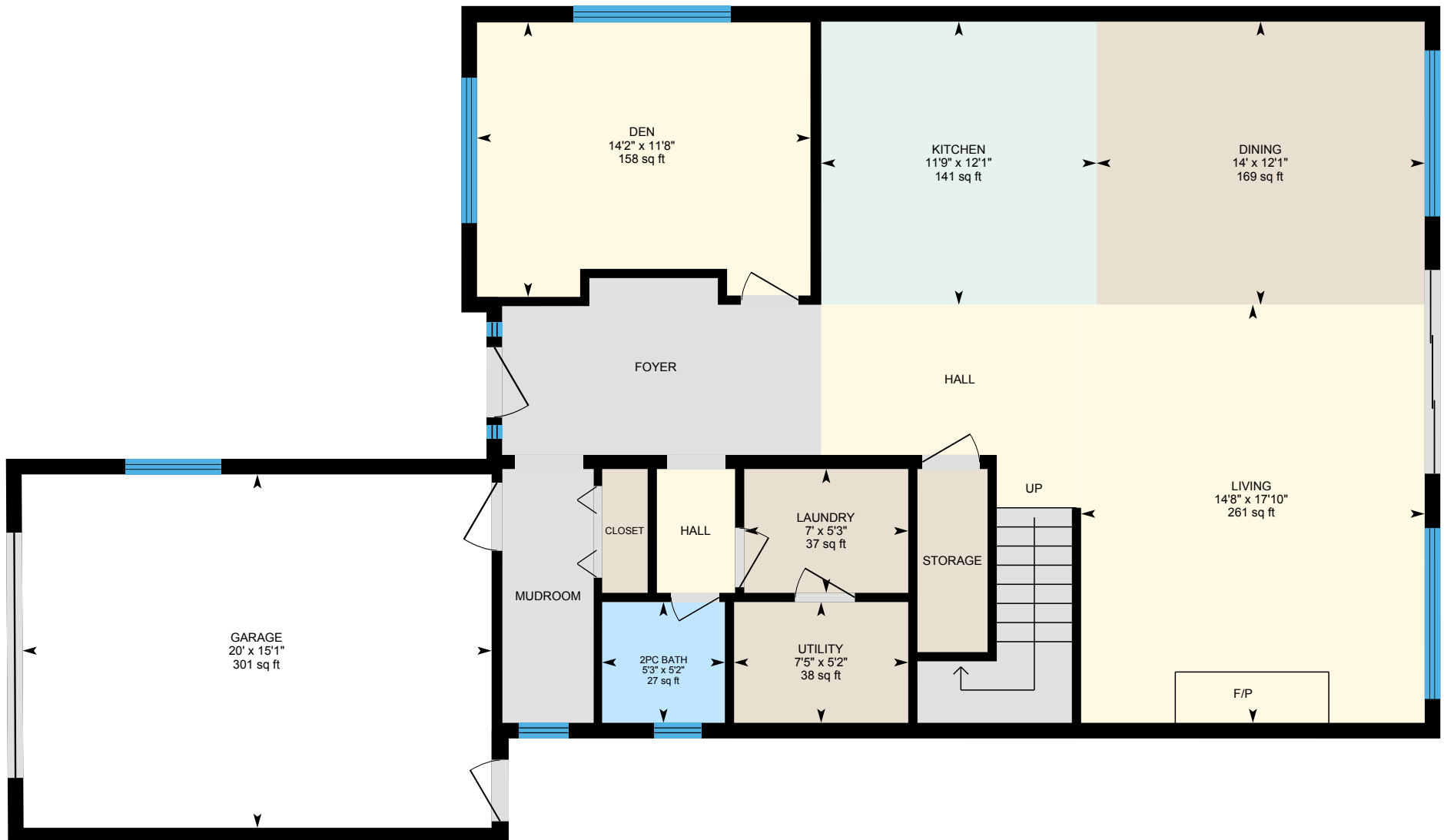
**2nd floor**  
Exterior Area 1246 sq ft

0 5 10  
ft

PREPARED: May, 2020

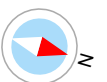
# 223 Brophys Ln, The Blue Mountains, ON

**1st Floor** Total Exterior Area 1282 sq ft  
Total Interior Area 1186 sq ft



0 5 10  
ft

PREPARED: May, 2020



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 223 Brophys Ln, The Blue Mountains, ON

2nd floor Total Exterior Area 1246 sq ft  
Total Interior Area 1152 sq ft



0 3 6 ft

PREPARED: May, 2020



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

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# 223 Brophys Ln, The Blue Mountains, ON

## 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

##### 1ST FLOOR

2pc Bath: 5'2" x 5'3" | 27 sq ft  
Den: 11'8" x 14'2" | 158 sq ft  
Dining: 12'1" x 14' | 169 sq ft  
Garage: 15'1" x 20' | 301 sq ft  
Kitchen: 12'1" x 11'9" | 141 sq ft  
Laundry: 5'3" x 7' | 37 sq ft  
Living: 17'10" x 14'8" | 261 sq ft  
Utility: 5'2" x 7'5" | 38 sq ft

##### 2ND FLOOR

3pc Bath: 4'11" x 10' | 47 sq ft  
5pc Bath: 11'8" x 8'7" | 88 sq ft  
Bedroom: 14'10" x 14'11" | 190 sq ft  
Bedroom: 18'5" x 10'6" | 157 sq ft  
Bedroom: 13'6" x 14'4" | 135 sq ft  
Master: 17'1" x 13'11" | 217 sq ft

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. 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

##### 1ST FLOOR

Interior Area: 1186 sq ft  
Excluded Area: 301 sq ft  
Perimeter Wall Length: 143 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1282 sq ft

##### 2ND FLOOR

Interior Area: 1152 sq ft  
Perimeter Wall Length: 142 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1246 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 2338 sq ft  
Main Building Excluded: 301 sq ft  
**Main Building Exterior: 2527 sq ft**