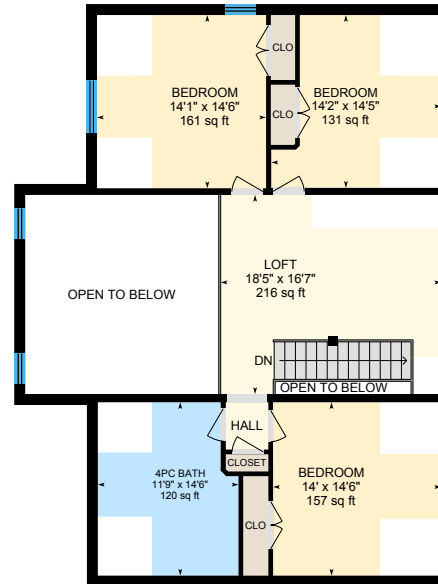


# 153 Indian Cir, The Blue Mountains, ON

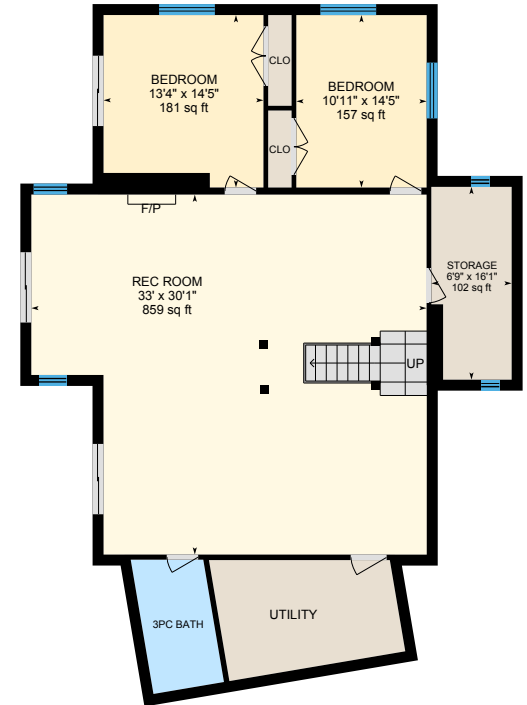
Main Building: Total Exterior Area Above Grade 2950 sq ft



**1st Floor**  
Exterior Area 1848 sq ft



**2nd Floor**  
Exterior Area 1102 sq ft



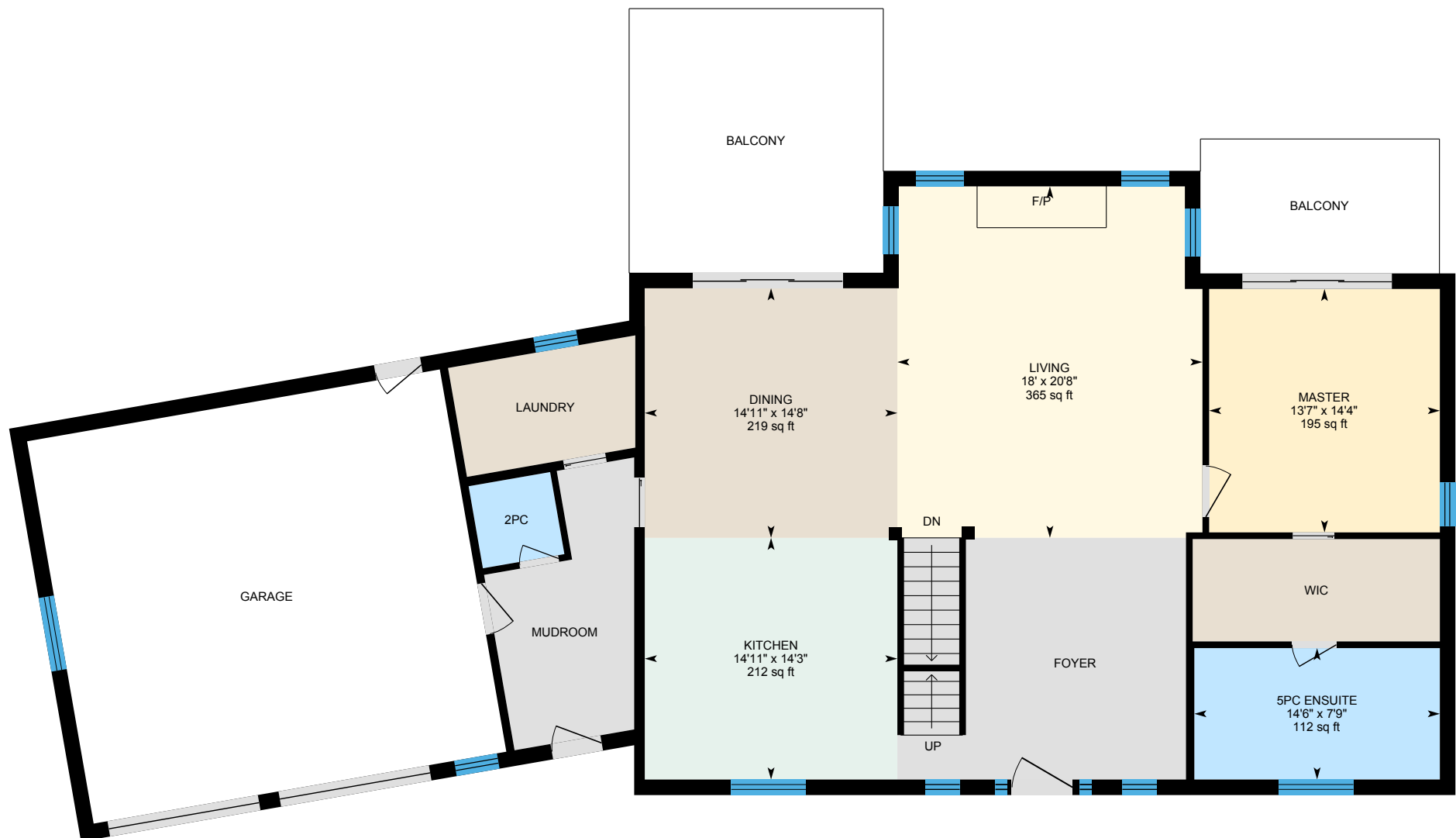
**Lower level (Below Grade)**  
Exterior Area 1811 sq ft



0 7 14  
ft

# 153 Indian Cir, The Blue Mountains, ON

**1st Floor** Total Exterior Area 1848 sq ft  
Total Interior Area 1678 sq ft



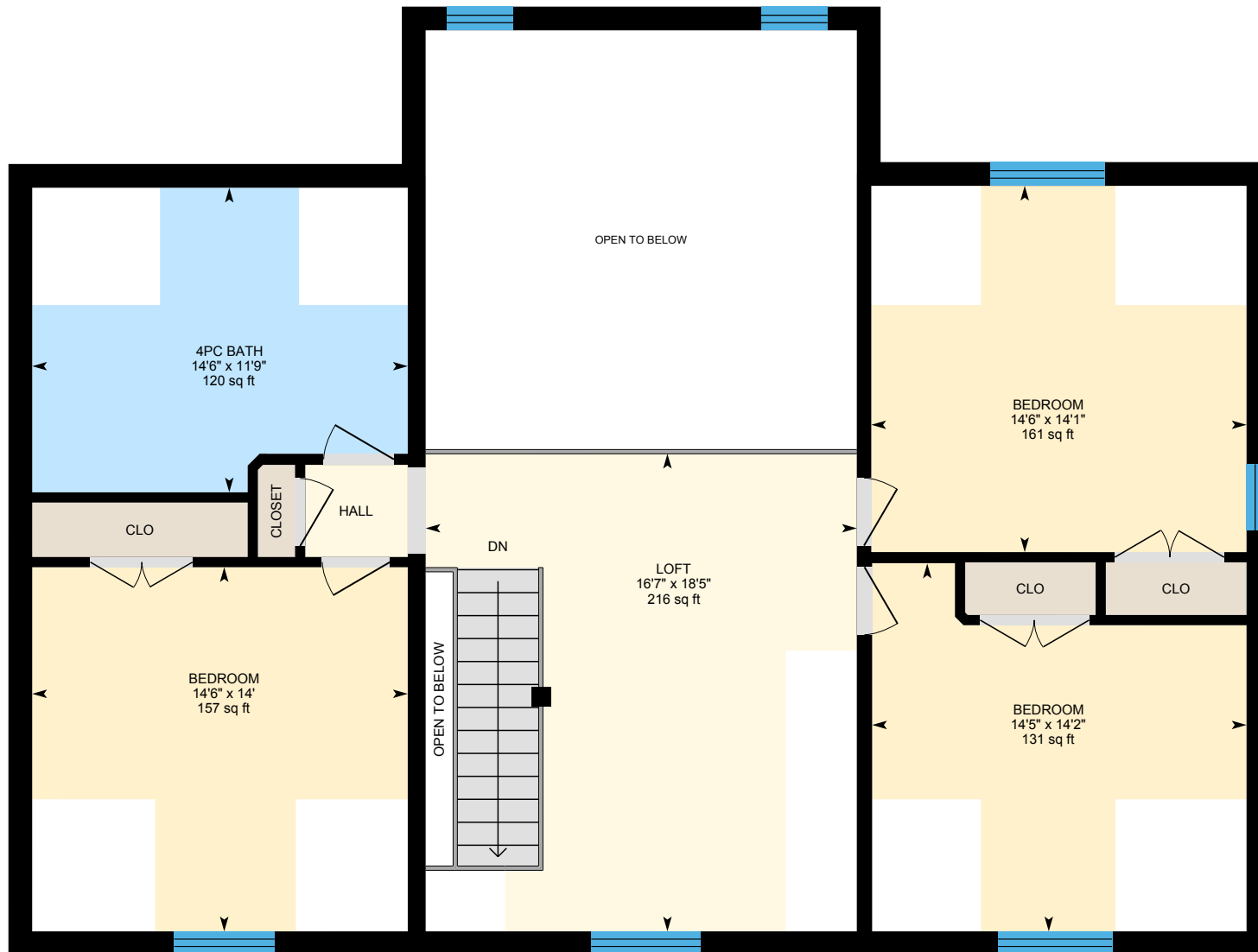
0 6 12  
ft

PREPARED: Sep 2020



# 153 Indian Cir, The Blue Mountains, ON

**2nd Floor** Total Exterior Area 1102 sq ft  
Total Interior Area 949 sq ft



0 4 8 ft

PREPARED: Sep 2020



# 153 Indian Cir, The Blue Mountains, ON

**Lower level** Total Exterior Area 1811 sq ft  
Total Interior Area 1634 sq ft



0 5 10  
ft

PREPARED: Sep 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.

# 153 Indian Cir, 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: 4'11" x 4'10" | 24 sq ft  
5pc Ensuite: 7'9" x 14'6" | 112 sq ft  
Dining: 14'8" x 14'11" | 219 sq ft  
Kitchen: 14'3" x 14'11" | 212 sq ft  
Living: 20'8" x 18' | 365 sq ft  
Master: 14'4" x 13'7" | 195 sq ft

##### 2ND FLOOR

4pc Bath: 11'9" x 14'6" | 120 sq ft  
Bedroom: 14' x 14'6" | 157 sq ft  
Bedroom: 14'2" x 14'5" | 131 sq ft  
Bedroom: 14'1" x 14'6" | 161 sq ft  
Loft: 18'5" x 16'7" | 216 sq ft

##### LOWER LEVEL

3pc Bath: 6' x 10'10" | 65 sq ft  
Bedroom: 13'4" x 14'5" | 181 sq ft  
Bedroom: 10'11" x 14'5" | 157 sq ft  
Rec Room: 33' x 30'1" | 859 sq ft  
Storage: 6'9" x 16'1" | 102 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

##### 1ST FLOOR

Interior Area: 1678 sq ft  
Excluded Area: 564 sq ft  
Perimeter Wall Length: 186 ft  
Perimeter Wall Thickness: 11.0 in  
Exterior Area: 1848 sq ft

##### 2ND FLOOR

Interior Area: 949 sq ft  
Excluded Area: 280 sq ft  
Perimeter Wall Length: 167 ft  
Perimeter Wall Thickness: 11.0 in  
Exterior Area: 1102 sq ft

##### LOWER LEVEL (Below Grade)

Interior Area: 1634 sq ft  
Perimeter Wall Length: 194 ft  
Perimeter Wall Thickness: 11.0 in  
Exterior Area: 1811 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 2627 sq ft  
Main Building Excluded: 844 sq ft  
**Main Building Exterior: 2950 sq ft**

# 153 Indian Cir, The Blue Mountains, ON

## 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.