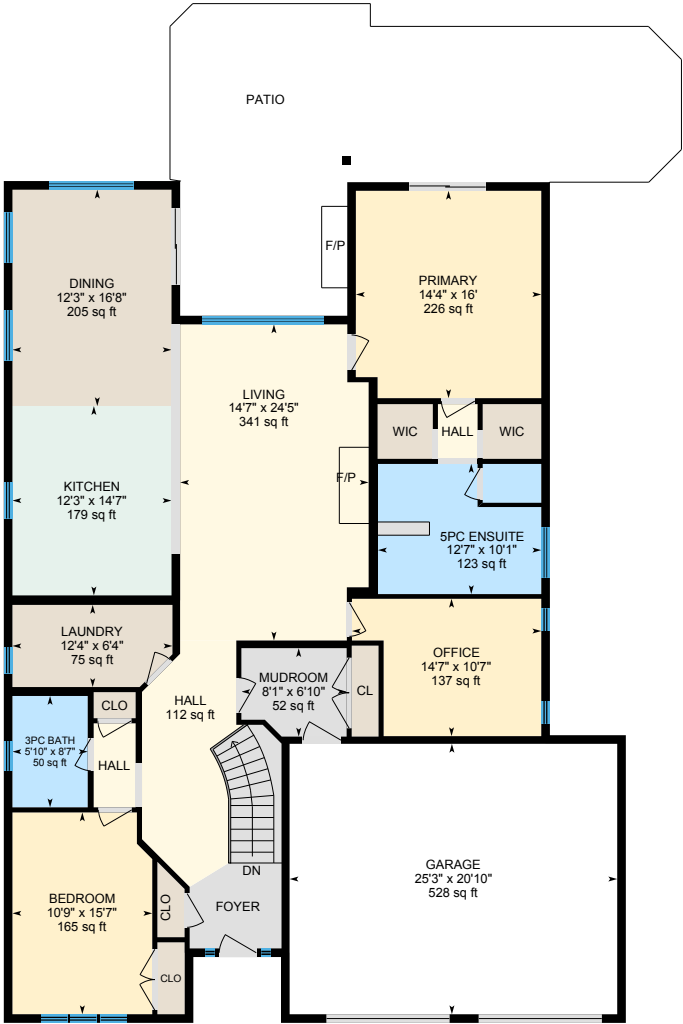
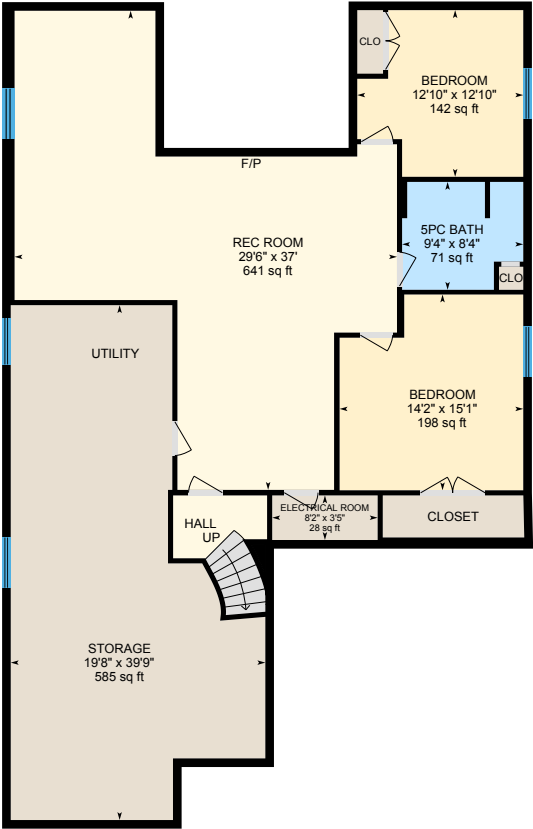


123 Landry Ln, The Blue Mountains, ON

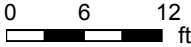
Main Building: Total Exterior Area Above Grade 2135 sq ft



Main Floor
Exterior Area 2135 sq ft



Lower level (Below Grade)
Exterior Area 1976 sq ft



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Main Floor Total Exterior Area 2135 sq ft

Total Interior Area 1980 sq ft



0 6 12 ft

PREPARED: Nov 2020

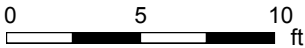


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

123 Landry Ln, The Blue Mountains, ON

Lower level Total Exterior Area 1976 sq ft
Total Interior Area 1823 sq 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.

123 Landry 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

MAIN FLOOR

- 3pc Bath: 5'10" x 8'7" | 50 sq ft
- 5pc Ensuite: 12'7" x 10'1" | 123 sq ft
- Bedroom: 10'9" x 15'7" | 165 sq ft
- Dining: 12'3" x 16'8" | 205 sq ft
- Garage: 25'3" x 20'10" | 528 sq ft
- Hall: 112 sq ft
- Kitchen: 12'3" x 14'7" | 179 sq ft
- Laundry: 12'4" x 6'4" | 75 sq ft
- Living: 14'7" x 24'5" | 341 sq ft
- Mudroom: 8'1" x 6'10" | 52 sq ft
- Office: 14'7" x 10'7" | 137 sq ft
- Primary: 14'4" x 16' | 226 sq ft

LOWER LEVEL

- 5pc Bath: 9'4" x 8'4" | 71 sq ft
- Bedroom: 14'2" x 15'1" | 198 sq ft
- Bedroom: 12'10" x 12'10" | 142 sq ft
- Electrical Room: 8'2" x 3'5" | 28 sq ft
- Rec Room: 29'6" x 37' | 641 sq ft
- Storage: 19'8" x 39'9" | 585 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

MAIN FLOOR

- Interior Area: 1980 sq ft
- Excluded Area: 528 sq ft
- Perimeter Wall Length: 232 ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 2135 sq ft

LOWER LEVEL (Below Grade)

- Interior Area: 1823 sq ft
- Perimeter Wall Length: 229 ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1976 sq ft

Total Above Grade Floor Area

- Main Building Interior: 1980 sq ft
- Main Building Excluded: 528 sq ft
- Main Building Exterior: 2135 sq ft**

123 Landry Ln, 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.