

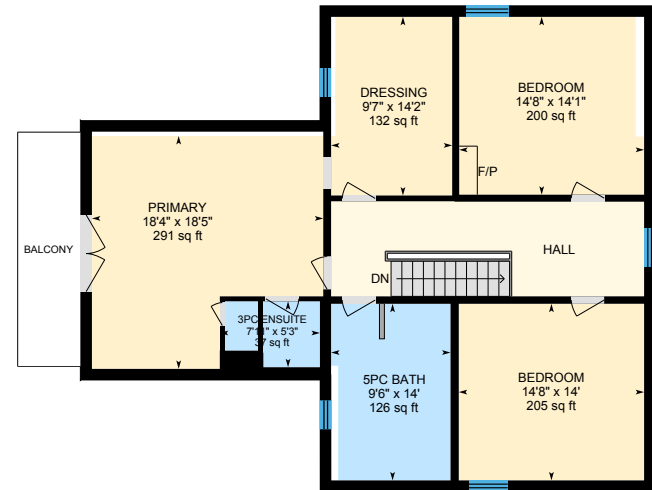
168 Marsh St, The Blue Mountains, ON

Main Building: Total Exterior Area Above Grade 4919.10 sq ft



Main Floor
Exterior Area 2565.80 sq ft

0 6 12
ft



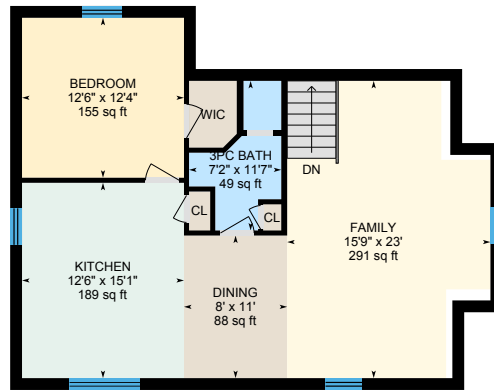
2nd Floor North
Exterior Area 1385.79 sq ft



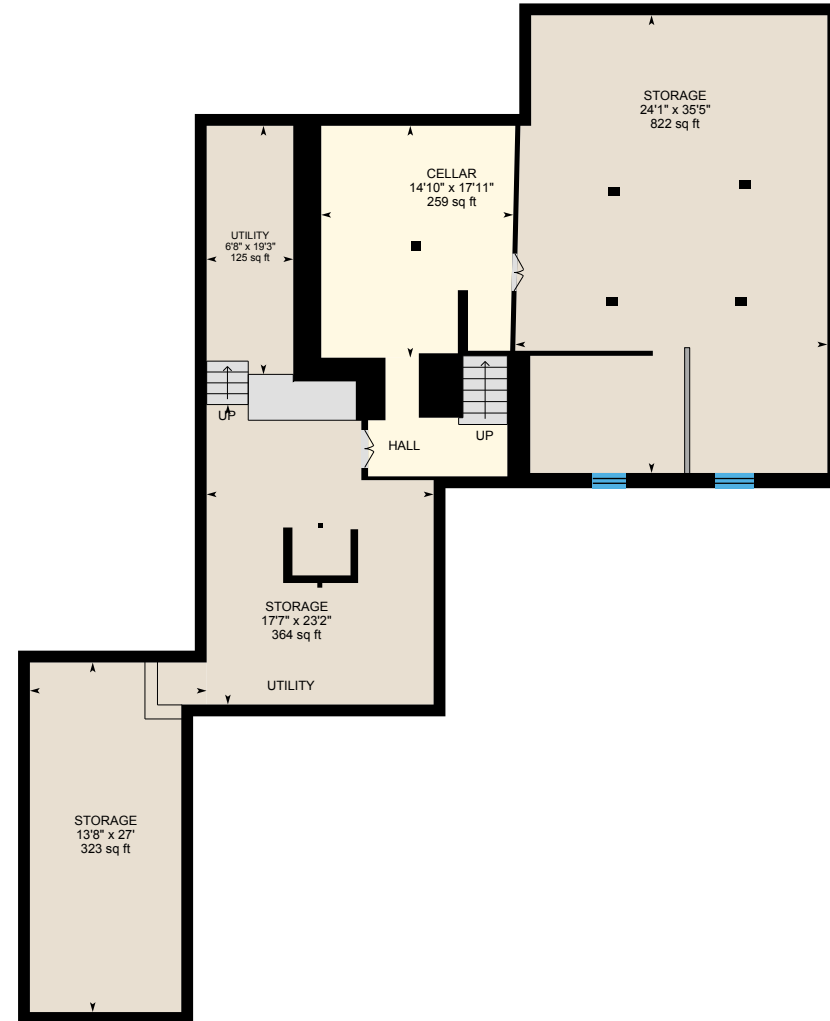
PREPARED: Mar 2021

168 Marsh St, The Blue Mountains, ON

Main Building: Total Exterior Area Above Grade 4919.10 sq ft



Guest Suite
Exterior Area 967.52 sq ft



Lower (Below Grade)
Exterior Area 2379.93 sq ft



0 6 12
ft

PREPARED: Mar 2021

168 Marsh St, The Blue Mountains, ON

Main Floor Total Exterior Area 2565.80 sq ft
Total Interior Area 2303.50 sq ft



0 6 12
ft

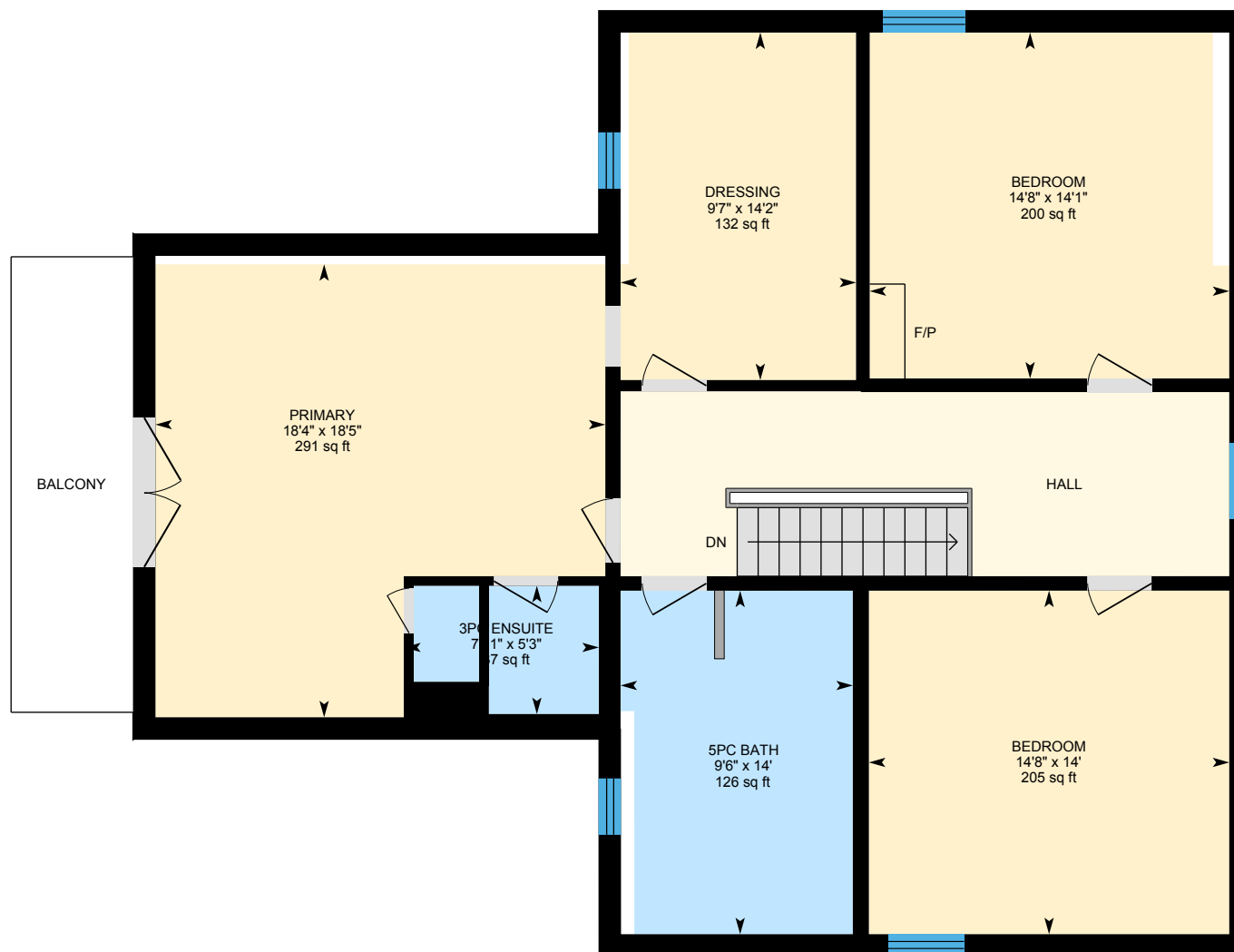
PREPARED: Mar 2021



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.

168 Marsh St, The Blue Mountains, ON

2nd Floor North Total Exterior Area 1385.79 sq ft
Total Interior Area 1235.20 sq ft



0 3 6 ft

PREPARED: Mar 2021



168 Marsh St, The Blue Mountains, ON

Guest Suite Total Exterior Area 967.52 sq ft
Total Interior Area 846.85 sq ft



0 3 6 ft

PREPARED: Mar 2021

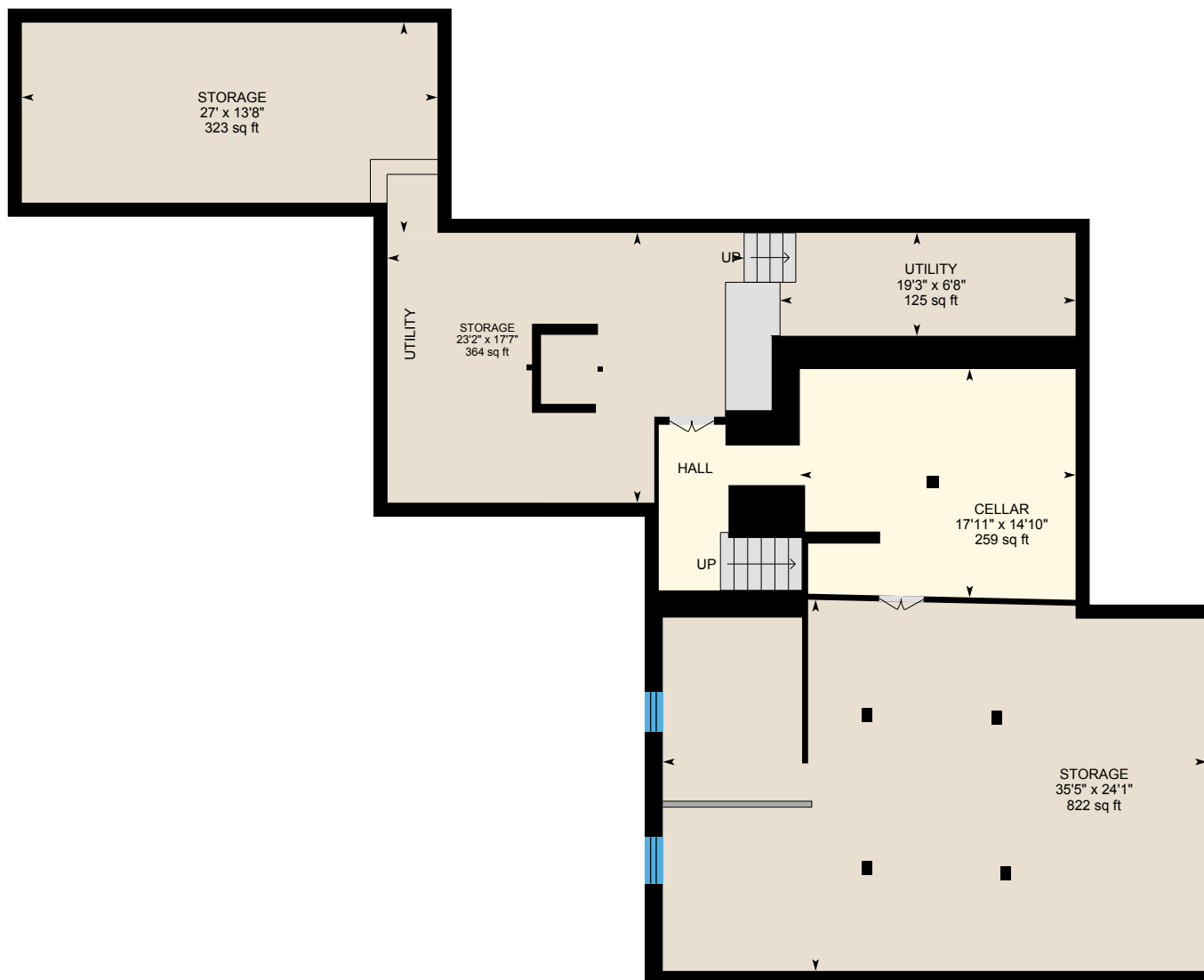


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

168 Marsh St, The Blue Mountains, ON

Lower Total Exterior Area 2379.93 sq ft

Total Interior Area 2122.61 sq ft



0 6 12
ft

PREPARED: Mar 2021



168 Marsh St, 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

2pc: 3'5" x 5'2" | 18 sq ft
4pc Ensuite: 12'6" x 9'9" | 121 sq ft
Dining: 14'3" x 14' | 192 sq ft
Family: 19'10" x 20'10" | 367 sq ft
Garage: 23'1" x 23'7" | 534 sq ft
Kitchen: 20'5" x 14'7" | 292 sq ft
Laundry: 8' x 8'10" | 40 sq ft
Library: 13'10" x 14' | 194 sq ft
Living: 24'9" x 14' | 347 sq ft
Mudroom: 6'2" x 12'4" | 68 sq ft
Primary: 16'10" x 18'9" | 252 sq ft

2ND FLOOR NORTH

3pc Ensuite: 7'11" x 5'3" | 37 sq ft
5pc Bath: 9'6" x 14' | 126 sq ft
Bedroom: 14'8" x 14'1" | 200 sq ft
Bedroom: 14'8" x 14' | 205 sq ft
Dressing: 9'7" x 14'2" | 132 sq ft
Primary: 18'4" x 18'5" | 291 sq ft

GUEST SUITE

3pc Bath: 7'2" x 11'7" | 49 sq ft
Bedroom: 12'6" x 12'4" | 155 sq ft
Dining: 8' x 11' | 88 sq ft
Family: 15'9" x 23' | 291 sq ft
Kitchen: 12'6" x 15'1" | 189 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: 2303.50 sq ft
Excluded Area: 547.55 sq ft
Perimeter Wall Length: 287 ft
Perimeter Wall Thickness: 11.0 in
Exterior Area: 2565.80 sq ft

2ND FLOOR NORTH

Interior Area: 1235.20 sq ft
Perimeter Wall Length: 165 ft
Perimeter Wall Thickness: 11.0 in
Exterior Area: 1385.79 sq ft

GUEST SUITE

Interior Area: 846.85 sq ft
Perimeter Wall Length: 132 ft
Perimeter Wall Thickness: 11.0 in
Exterior Area: 967.52 sq ft

LOWER (Below Grade)

Interior Area: 2122.61 sq ft
Perimeter Wall Length: 281 ft
Perimeter Wall Thickness: 11.0 in
Exterior Area: 2379.93 sq ft

Total Above Grade Floor Area

168 Marsh St, The Blue Mountains, ON

Property Details

Room Measurements

LOWER

Cellar: 14'10" x 17'11" | 259 sq ft

Storage: 17'7" x 23'2" | 364 sq ft

Storage: 24'1" x 35'5" | 822 sq ft

Storage: 13'8" x 27' | 323 sq ft

Utility: 6'8" x 19'3" | 125 sq ft

Floor Area Information

Main Building Interior: 4385.55 sq ft

Main Building Excluded: 547.55 sq ft

Main Building Exterior: 4919.10 sq ft

168 Marsh St, 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.