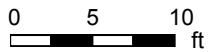
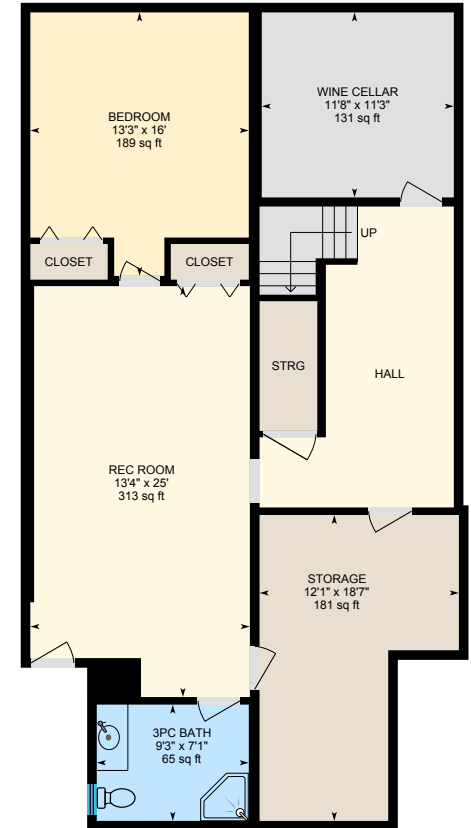
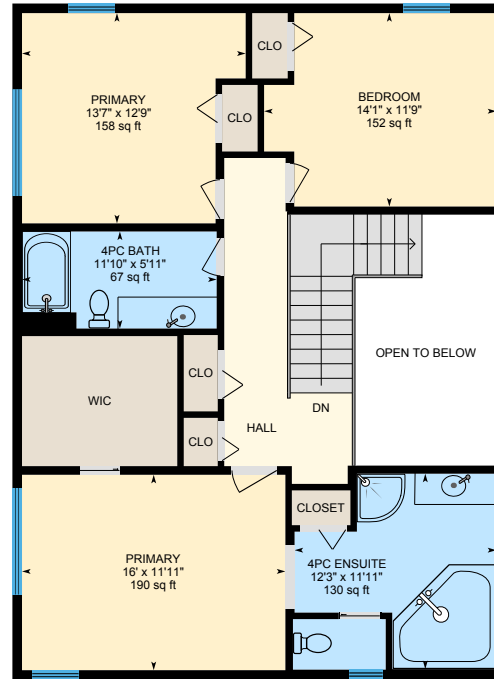


4393 Black Rd, Kelowna, BC

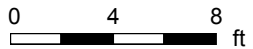
Main Building: Total Exterior Area Above Grade 2479 sq ft



PREPARED: Oct 2020

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Main Floor Total Exterior Area 1361 sq ft
Total Interior Area 1270 sq ft



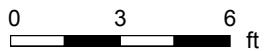
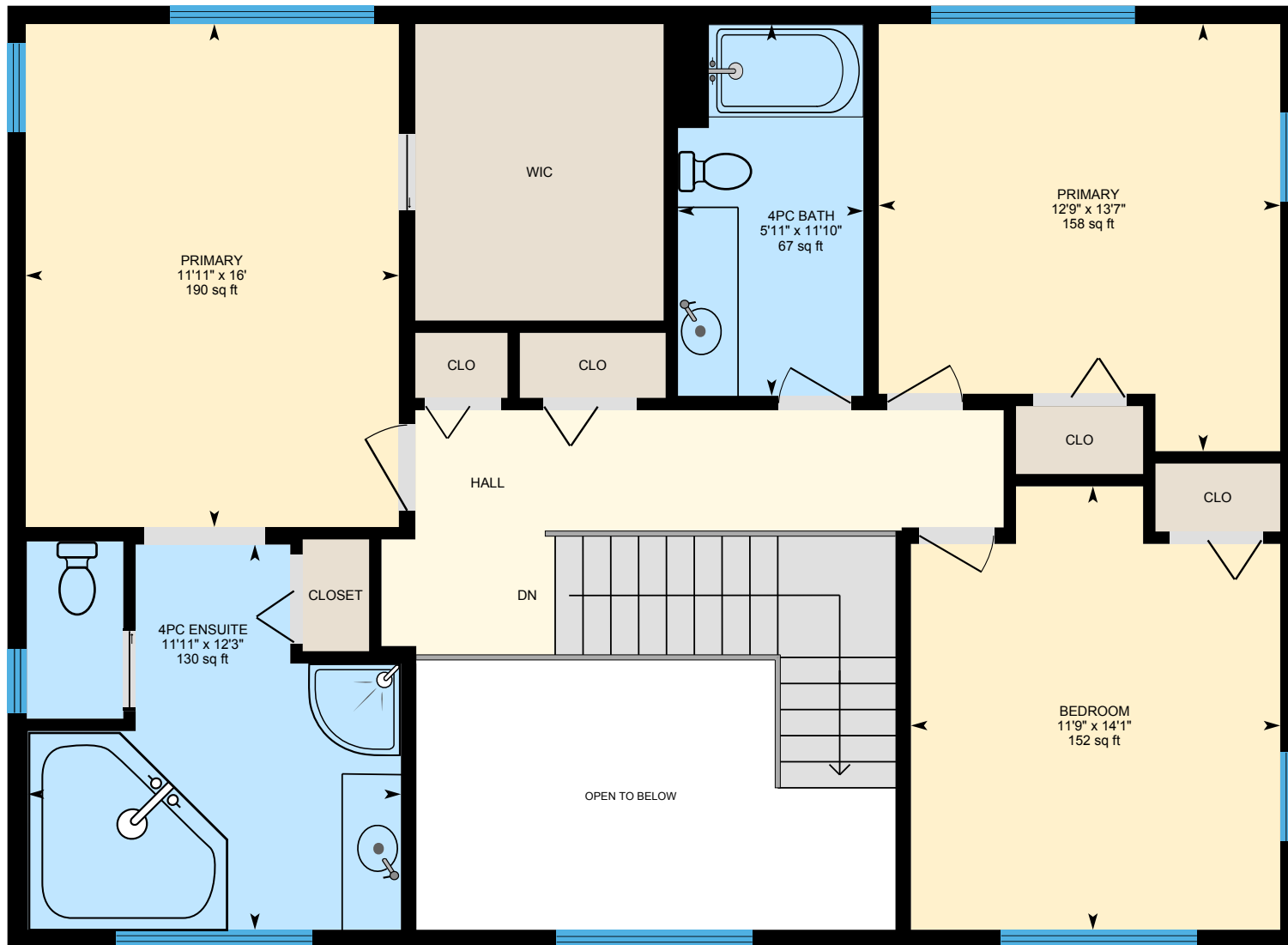
PREPARED: Oct 2020



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.

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1st Floor Total Exterior Area 1118 sq ft
Total Interior Area 1036 sq ft

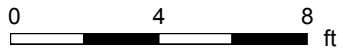


PREPARED: Oct 2020



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Basement Total Exterior Area 1265 sq ft
Total Interior Area 1176 sq ft



PREPARED: Oct 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.

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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: 3'3" x 7'6" | 24 sq ft
Dining: 12'4" x 11'10" | 146 sq ft
Kitchen: 13'11" x 22' | 304 sq ft
Laundry: 8'7" x 7'6" | 59 sq ft
Living: 13'11" x 20'1" | 255 sq ft
Mudroom: 6'3" x 9'10" | 54 sq ft
Office: 12'5" x 11'11" | 147 sq ft

1ST FLOOR

4pc Bath: 11'10" x 5'11" | 67 sq ft
4pc Ensuite: 12'3" x 11'11" | 130 sq ft
Bedroom: 14'1" x 11'9" | 152 sq ft
Primary: 16' x 11'11" | 190 sq ft
Primary: 13'7" x 12'9" | 158 sq ft

BASEMENT

3pc Bath: 9'3" x 7'1" | 65 sq ft
Bedroom: 13'3" x 16' | 189 sq ft
Rec Room: 13'4" x 25' | 313 sq ft
Storage: 12'1" x 18'7" | 181 sq ft
Wine Cellar: 11'8" x 11'3" | 131 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: 1270 sq ft
Perimeter Wall Length: 157 ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1361 sq ft

1ST FLOOR

Interior Area: 1036 sq ft
Excluded Area: 116 sq ft
Perimeter Wall Length: 140 ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1118 sq ft

BASEMENT (Below Grade)

Interior Area: 1176 sq ft
Perimeter Wall Length: 153 ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1265 sq ft

Total Above Grade Floor Area

Main Building Interior: 2306 sq ft
Main Building Excluded: 116 sq ft
Main Building Exterior: 2479 sq ft

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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.