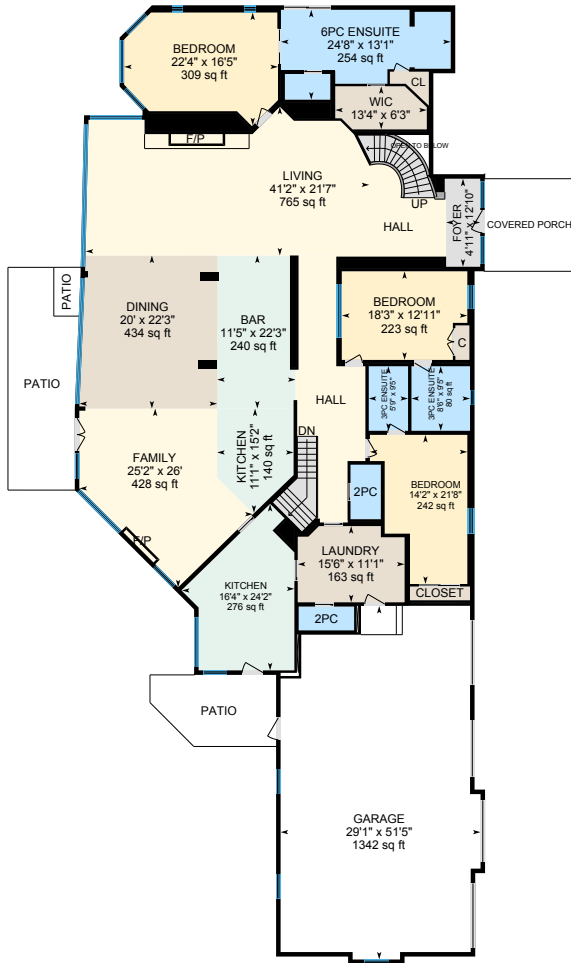
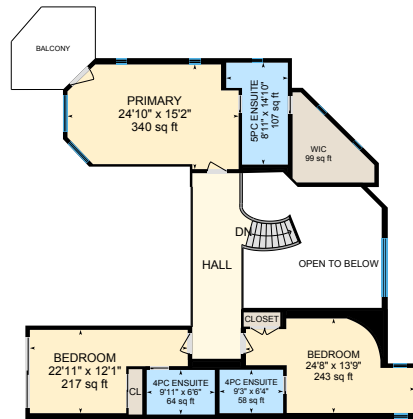


345/331 Lower Bench

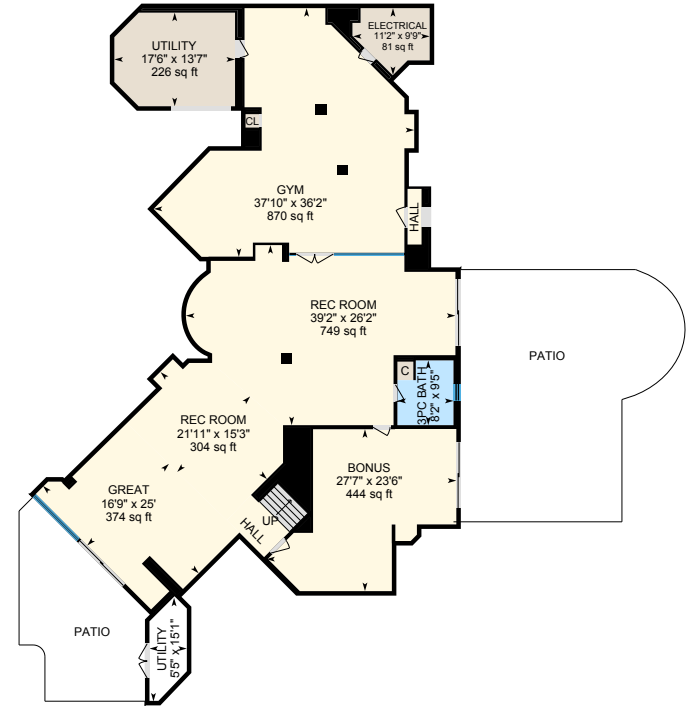
Main Building: Total Exterior Area Above Grade 10170.67 sq ft



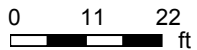
Main Floor
Exterior Area 4829.39 sq ft



2nd Floor
Exterior Area 1667.79 sq ft



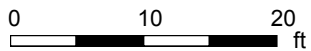
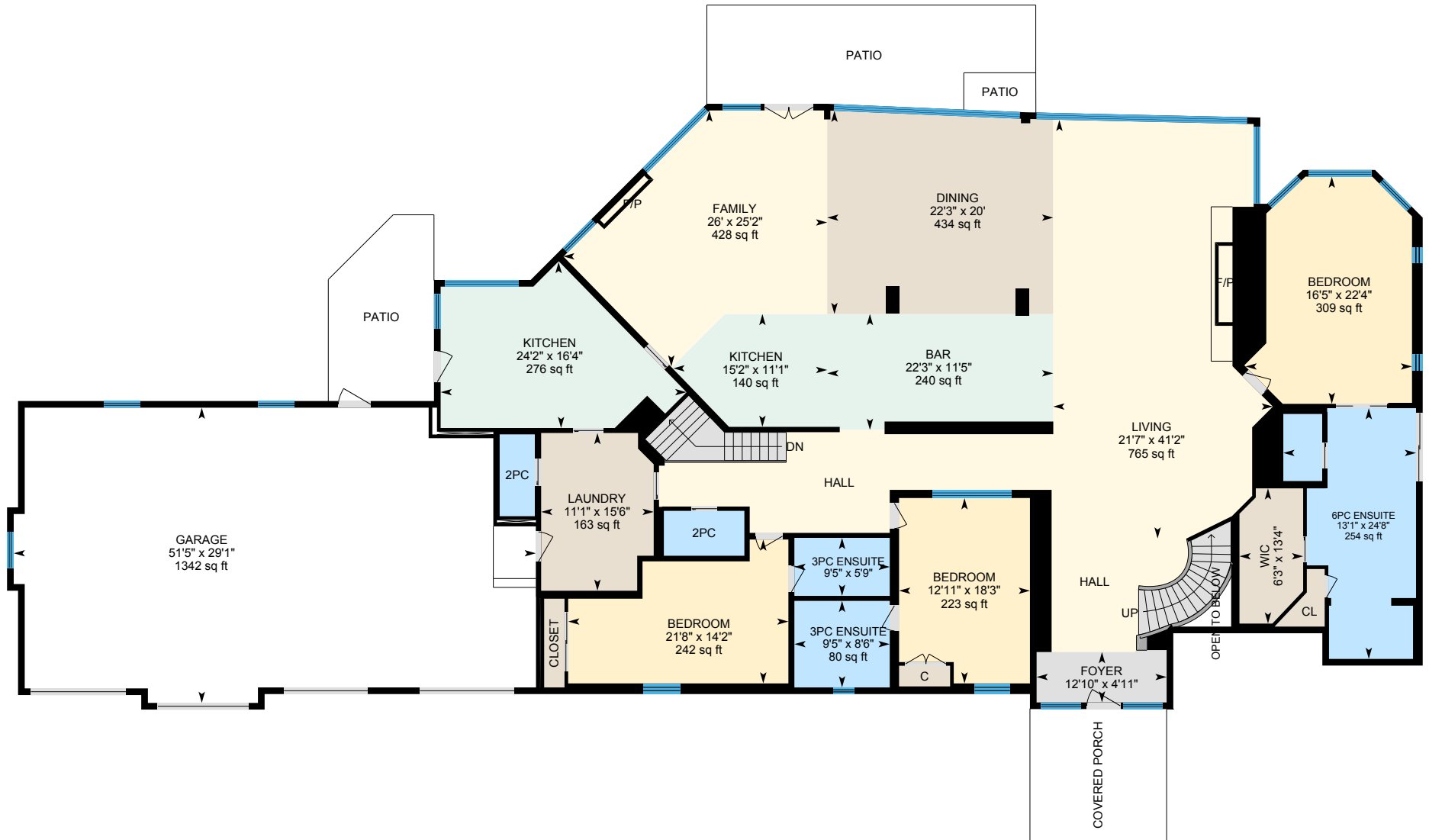
Basement
Exterior Area 3673.49 sq ft



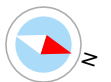
PREPARED: 2024/10/26

345/331 Lower Bench

Main Floor Exterior Area 4829.39 sq ft
 Interior Area 4632.30 sq ft
 Excluded Area 1447.12 sq ft

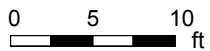
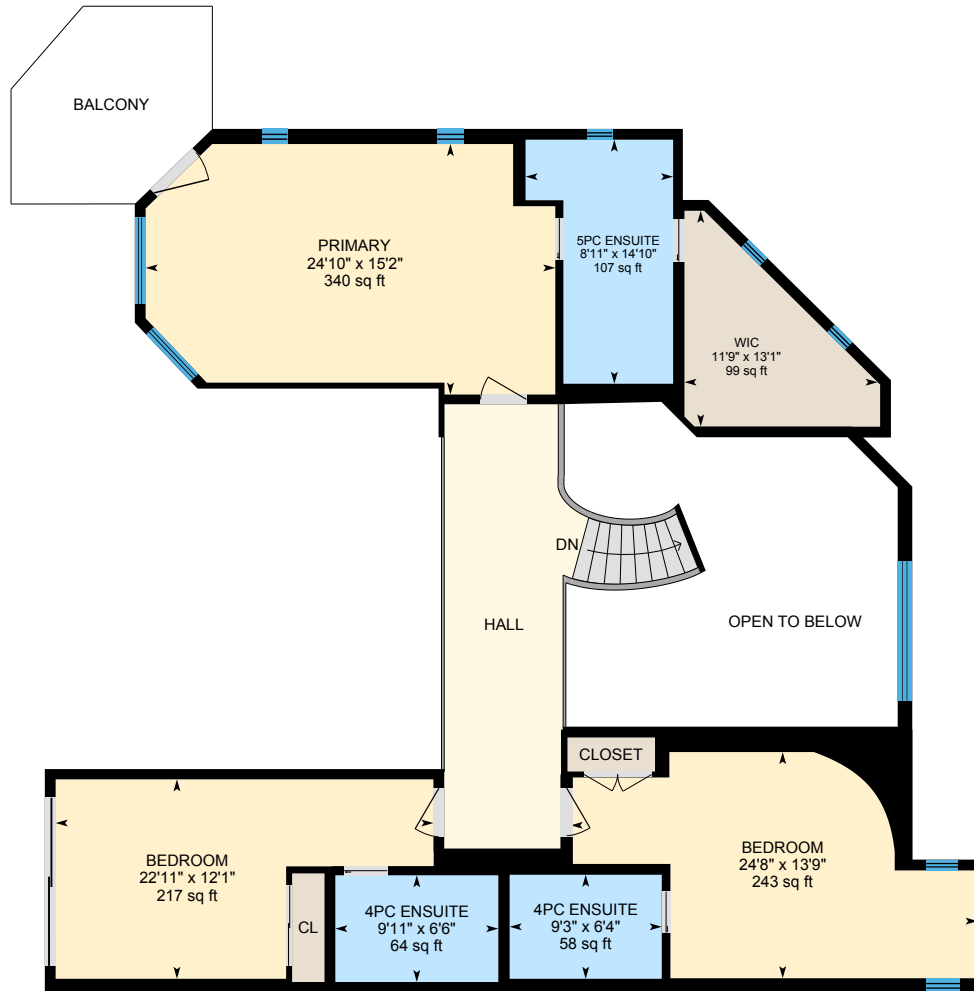


PREPARED: 2024/10/26



345/331 Lower Bench

2nd Floor Exterior Area 1667.79 sq ft
Interior Area 1505.10 sq ft
Excluded Area 329.42 sq ft

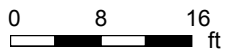
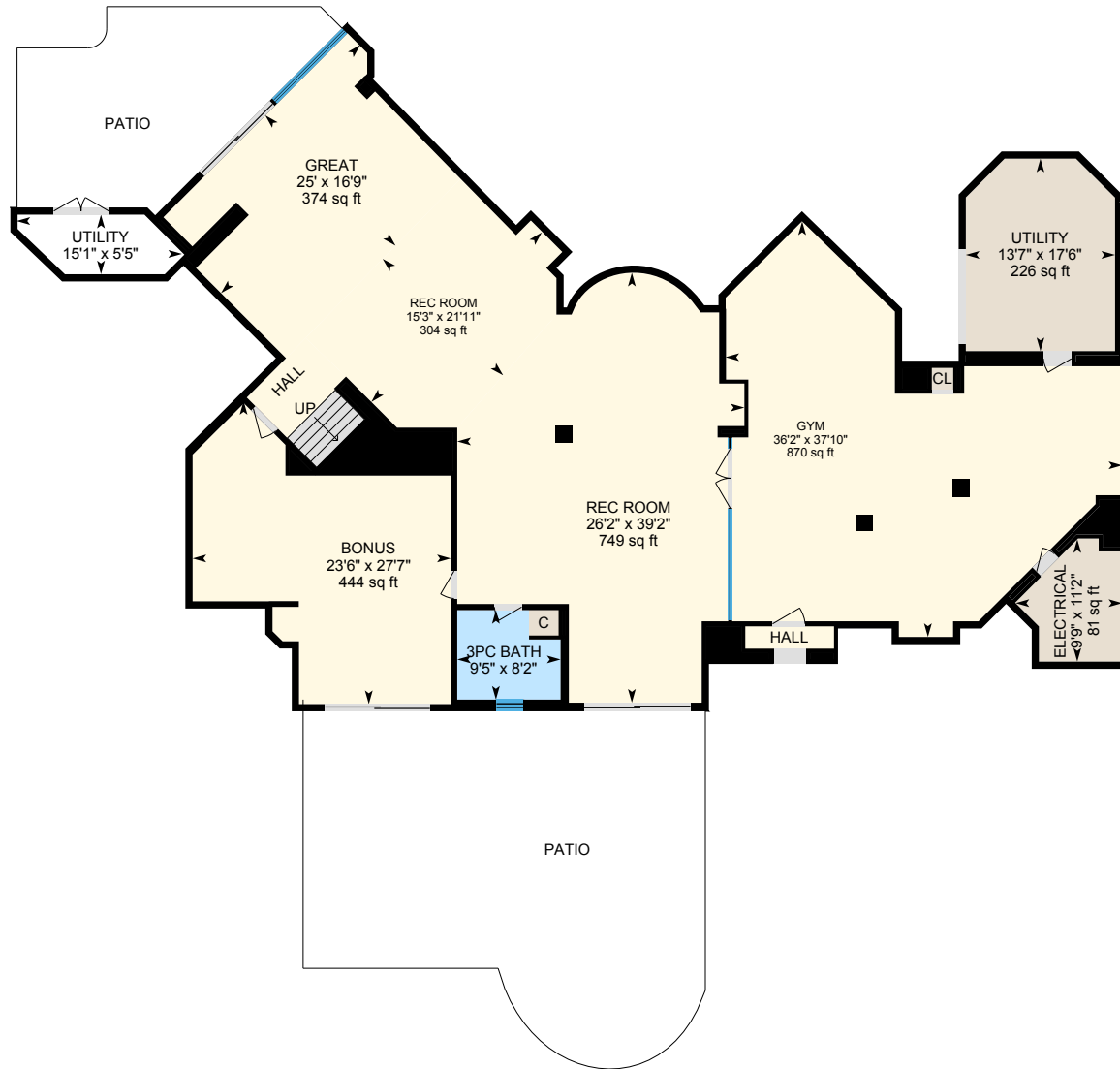


PREPARED: 2024/10/26

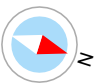


345/331 Lower Bench

Basement Exterior Area 3673.49 sq ft
Interior Area 3423.82 sq ft
Excluded Area 65.39 sq ft

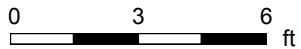
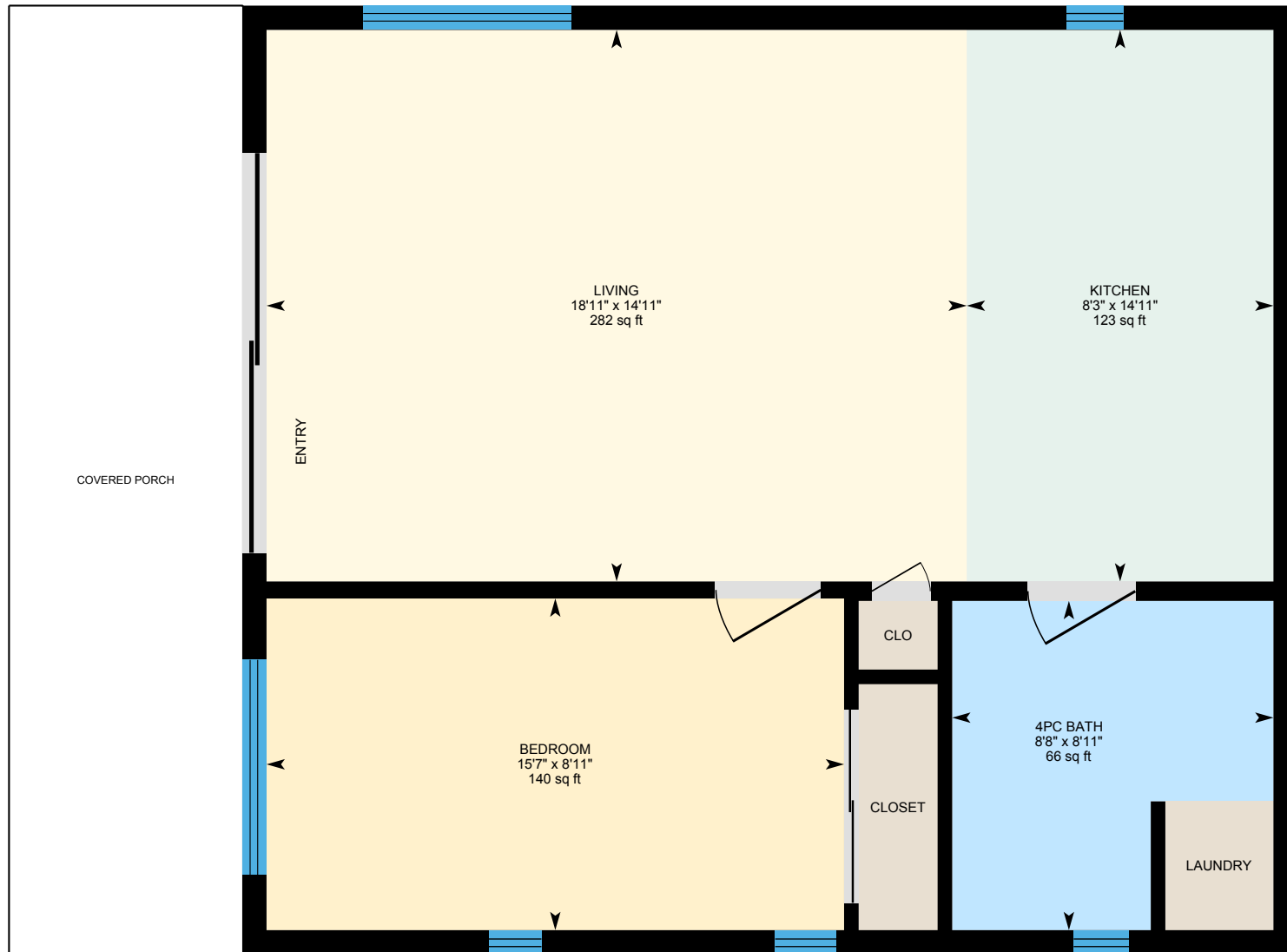


PREPARED: 2024/10/26



345/331 Lower Bench

Groundskeeper Suite Exterior Area 731.57 sq ft
Interior Area 661.22 sq ft

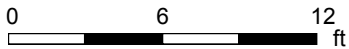
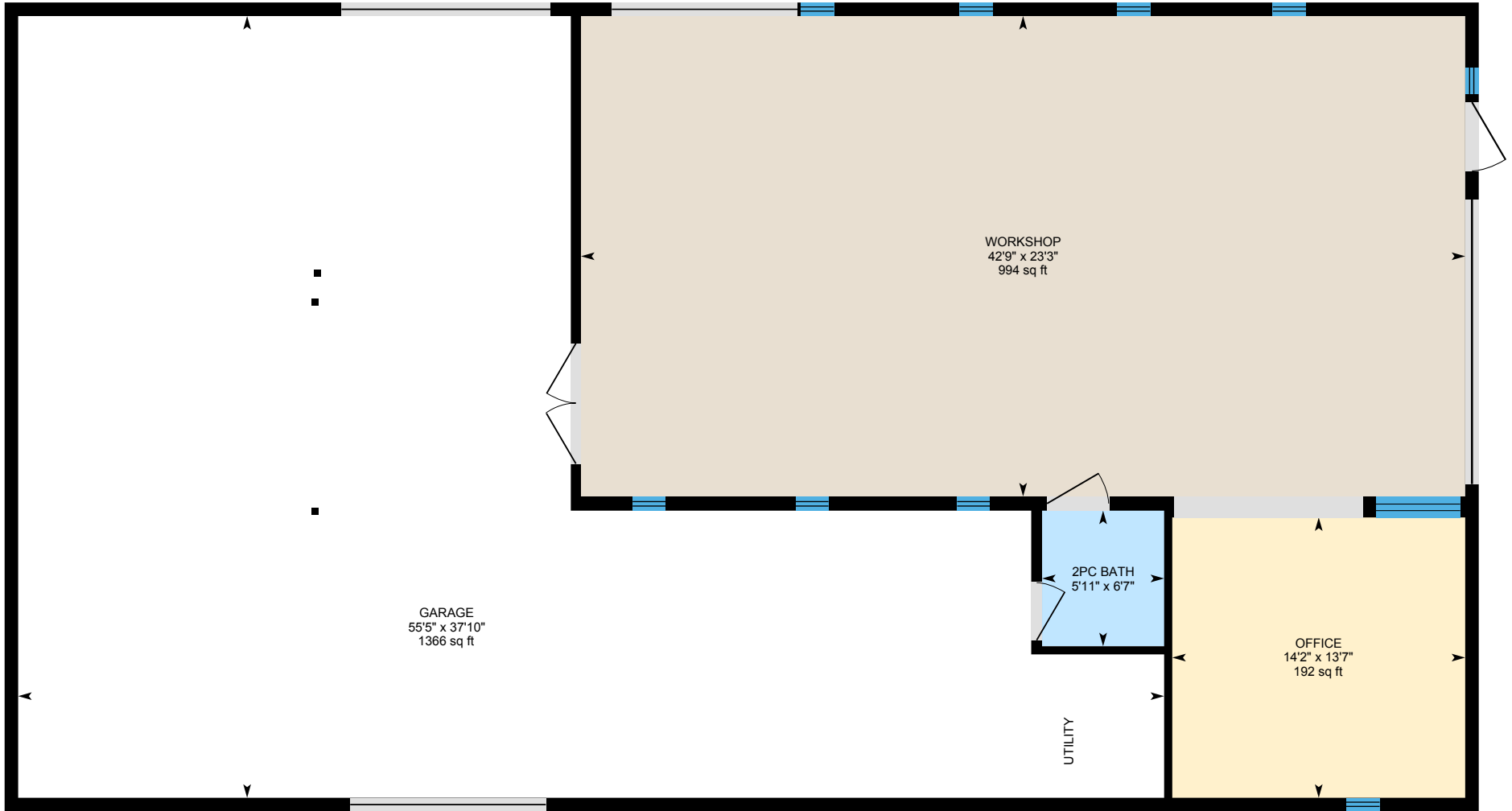


PREPARED: 2024/10/26



345/331 Lower Bench

Groundskeeper Shop Exterior Area 1347.63 sq ft
Interior Area 1247.01 sq ft
Excluded Area 1446.69 sq ft

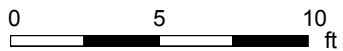
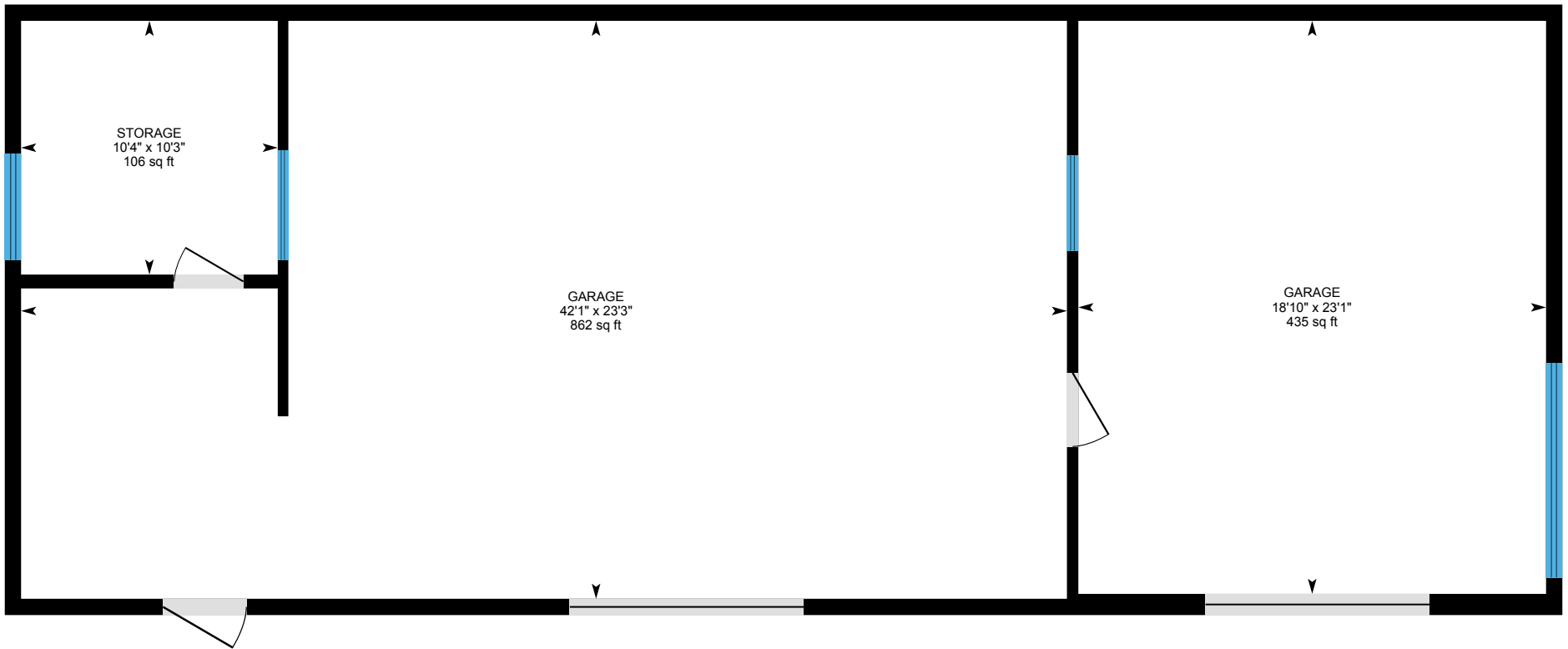


PREPARED: 2024/10/26



345/331 Lower Bench

Garage Excluded Area 1540.46 sq ft

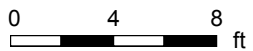


PREPARED: 2024/10/26

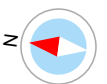


345/331 Lower Bench

Hanger Exterior Area 2022.77 sq ft
Interior Area 1903.61 sq ft



PREPARED: 2024/10/26



345/331 Lower Bench

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: 4'5" x 7'11" | 35 sq ft
2pc: 8'1" x 3'6" | 28 sq ft
3pc Ensuite: 5'9" x 9'5" | 54 sq ft
3pc Ensuite: 8'6" x 9'5" | 80 sq ft
6pc Ensuite: 24'8" x 13'1" | 254 sq ft
Bar: 11'5" x 22'3" | 240 sq ft
Bedroom: 18'3" x 12'11" | 223 sq ft
Bedroom: 14'2" x 21'8" | 242 sq ft
Bedroom: 22'4" x 16'5" | 309 sq ft
Dining: 20' x 22'3" | 434 sq ft
Family: 25'2" x 26' | 428 sq ft
Foyer: 4'11" x 12'10"
Garage: 29'1" x 51'5" | 1342 sq ft
Kitchen: 16'4" x 24'2" | 276 sq ft
Kitchen: 11'1" x 15'2" | 140 sq ft
Laundry: 15'6" x 11'1" | 163 sq ft
Living: 41'2" x 21'7" | 765 sq ft
Wic: 13'4" x 6'3"

2ND FLOOR

4pc Ensuite: 9'3" x 6'4" | 58 sq ft
4pc Ensuite: 9'11" x 6'6" | 64 sq ft
5pc Ensuite: 8'11" x 14'10" | 107 sq ft
Bedroom: 22'11" x 12'1" | 217 sq ft
Bedroom: 24'8" x 13'9" | 243 sq ft
Primary: 24'10" x 15'2" | 340 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: 4632.30 sq ft
Excluded Area: 1447.12 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 4829.39 sq ft

2ND FLOOR

Interior Area: 1505.10 sq ft
Excluded Area: 329.42 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1667.79 sq ft

BASEMENT

Interior Area: 3423.82 sq ft
Excluded Area: 65.39 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 3673.49 sq ft

New Building

GROUNDKEEPER SUITE

Interior Area: 661.22 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 731.57 sq ft

345/331 Lower Bench

Property Details

Room Measurements

Wic: 11'9" x 13'1" | 99 sq ft

BASEMENT

3pc Bath: 8'2" x 9'5" | 69 sq ft

Bonus: 27'7" x 23'6" | 444 sq ft

Electrical: 11'2" x 9'9" | 81 sq ft

Great: 16'9" x 25' | 374 sq ft

Gym: 37'10" x 36'2" | 870 sq ft

Rec Room: 39'2" x 26'2" | 749 sq ft

Rec Room: 21'11" x 15'3" | 304 sq ft

Utility: 5'5" x 15'1"

Utility: 17'6" x 13'7" | 226 sq ft

New Building

GROUNDKEEPER SUITE

4pc Bath: 8'11" x 8'8" | 66 sq ft

Bedroom: 8'11" x 15'7" | 140 sq ft

Kitchen: 14'11" x 8'3" | 123 sq ft

Living: 14'11" x 18'11" | 282 sq ft

New Building 1

GROUNDKEEPER SHOP

2pc Bath: 6'7" x 5'11" | 39 sq ft

Garage: 37'10" x 55'5" | 1366 sq ft

Office: 13'7" x 14'2" | 192 sq ft

Workshop: 23'3" x 42'9" | 994 sq ft

New Building 2

GARAGE

Garage: 23'3" x 42'1" | 862 sq ft

Garage: 23'1" x 18'10" | 435 sq ft

Floor Area Information

New Building 1

GROUNDKEEPER SHOP

Interior Area: 1247.01 sq ft

Excluded Area: 1446.69 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 1347.63 sq ft

New Building 2

GARAGE

All space is excluded

New Building 3

HANGER

Interior Area: 1903.61 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 2022.77 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 9561.22 sq ft

Excluded Area: 1841.93 sq ft

Exterior Area: 10170.67 sq ft

Total Above Grade Floor Area, New Building

Interior Area: 661.22 sq ft

Exterior Area: 731.57 sq ft

Total Above Grade Floor Area, New Building 1

Interior Area: 1247.01 sq ft

Excluded Area: 1446.69 sq ft

345/331 Lower Bench

Property Details

Room Measurements

Storage: 10'3" x 10'4" | 106 sq ft

New Building 3

HANGER

2pc Bath: 8'3" x 7'6" | 62 sq ft

Hanger: 38'10" x 48'11" | 1657 sq ft

Office: 13'1" x 12'2" | 159 sq ft

Floor Area Information

Exterior Area: 1347.63 sq ft

Total Above Grade Floor Area, New Building 2

Excluded Area: 1540.46 sq ft

Total Above Grade Floor Area, New Building 3

Interior Area: 1903.61 sq ft

Exterior Area: 2022.77 sq ft

345/331 Lower Bench

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. 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.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

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.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>