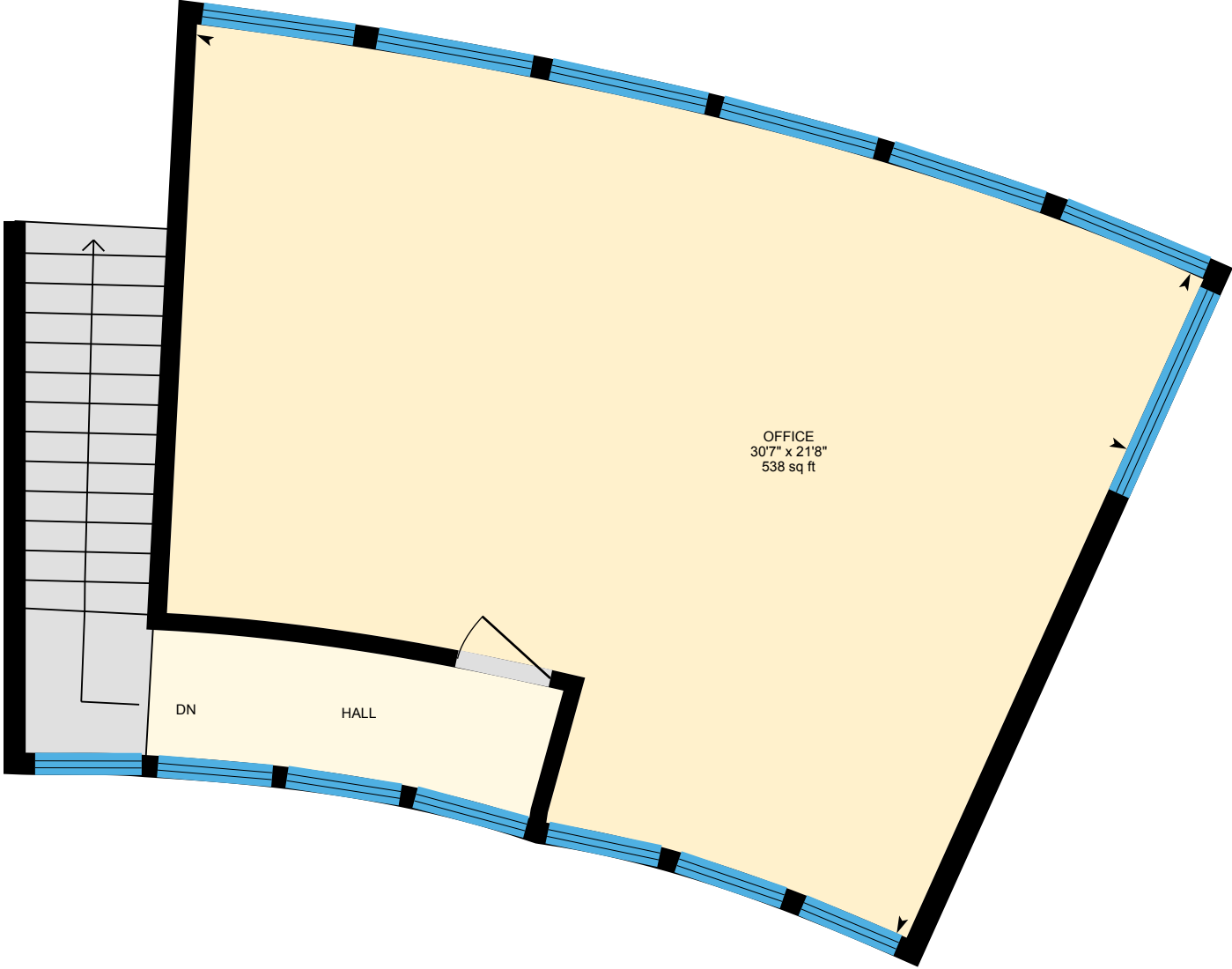


3200 Clam Bay Rd, Pender Island, BC

Upper Floor Exterior Area 731.13 sq ft
Interior Area 661.13 sq ft



0 3 6 ft

PREPARED: 2023/07/31



3200 Clam Bay Rd, Pender Island, BC

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 Bath: 8'3" x 5'6" | 45 sq ft
3pc Bath: 11'2" x 7'3" | 76 sq ft
3pc Bath: 11'6" x 6'10" | 75 sq ft
4pc Ensuite: 8'6" x 15'4" | 115 sq ft
4pc Ensuite: 9'4" x 16'8" | 134 sq ft
4pc Ensuite: 12'11" x 9' | 114 sq ft
5pc Bath: 9'9" x 11'7" | 102 sq ft
Bedroom: 15' x 14'8" | 175 sq ft
Bedroom: 14'10" x 15' | 169 sq ft
Bedroom: 12'11" x 14'6" | 172 sq ft
Bedroom: 12'9" x 13'9" | 150 sq ft
Family: 21'1" x 19' | 322 sq ft
Foyer: 12'3" x 13'7" | 154 sq ft
Guest Lounge: 12'11" x 14'6" | 174 sq ft
Gym: 14'1" x 17'4" | 209 sq ft
Kitchen: 17'10" x 18'11" | 277 sq ft
Laundry: 12'4" x 8'5"
Living: 36'6" x 53'6" | 1335 sq ft
Lounge: 14'1" x 17'5" | 209 sq ft
Primary: 18'1" x 20'8" | 312 sq ft
Storage: 3'11" x 8'10"
Storage: 10'6" x 8'1" | 83 sq ft
Utility: 12'10" x 8'5" | 106 sq ft
Wic: 6'7" x 12'10"
Wic: 6'7" x 12'9"
Wine Cellar: 13'2" x 11'11"

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: 5942.37 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 6262.09 sq ft

UPPER FLOOR

Interior Area: 661.13 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 731.13 sq ft

New Building

FARM HOUSE

Interior Area: 1974.07 sq ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 2074.00 sq ft

UPSTAIRS FARM HOUSE

Interior Area: 569.33 sq ft
Excluded Area: 87.20 sq ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 634.84 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 6603.50 sq ft
Exterior Area: 6993.22 sq ft

3200 Clam Bay Rd, Pender Island, BC

Property Details

Room Measurements

UPPER FLOOR

Office: 21'8" x 30'7" | 538 sq ft

New Building

FARM HOUSE

2pc Bath: 4'9" x 5'8" | 27 sq ft

3pc Bath: 8'2" x 5'11" | 49 sq ft

Additional Room: 11'9" x 11'3" | 132 sq ft

Breakfast: 12'6" x 19'6" | 243 sq ft

Dining: 21' x 17'10" | 364 sq ft

Family: 22'4" x 19'3" | 433 sq ft

Foyer: 17'8" x 11'5" | 145 sq ft

Kitchen: 10'3" x 17'1" | 171 sq ft

Living: 13'5" x 17'4" | 221 sq ft

Pantry: 9'2" x 8'8" | 79 sq ft

UPSTAIRS FARM HOUSE

4pc Bath: 7'8" x 14' | 96 sq ft

Additional Room: 11'3" x 11'4" | 127 sq ft

Additional Room: 12'7" x 16'4" | 139 sq ft

Additional Room: 13'4" x 14'1" | 112 sq ft

Floor Area Information

Total Above Grade Floor Area, New Building

Interior Area: 2543.40 sq ft

Excluded Area: 87.20 sq ft

Exterior Area: 2708.84 sq ft

3200 Clam Bay Rd, Pender Island, BC

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 2017: 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 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

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