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Alberta Real Estate Consulting (AREC)

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107 LOUGHEED CIRCLE BANFF

MEASURED BY: MIKE

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Real Estate Council of Alberta (RECA) - RECA Measuring System (RMS)

Effective September 1st, 2016 all residential real estate including condominiums must be measured in accordance to RMS.

Any listings placed on the MLS after September 1st, 2016 must reflect the RMS size only. RMS does not have any rules for measuring what is considered below grade developed floor area so for the purpose of these documents all developed floor areas below grade will be measured using the paint to paint method and must be fully developed with permanent heating. Any undeveloped areas will be shaded in grey and no deductions for staircases will be made.

To view a complete copy of the RMS rules and guidelines go to the following web address:

<http://condosize.ca/RMS.pdf>

Equipment Used in Measuring: Computerized drafting software, Digital laser measurer, 7.5 & 30 meter measuring tapes.



Type:	SINGLE FAMILY DETACHED	Parking:	DOUBLE DETACHED
Style:	1.5 STOREY	Basement:	FULLY DEVELOPED - WALKOUT

Floor Area (Sq.Ft.)	RMS	Other
Total Main Floor Area (RMS):	2895.62	
Total Upper Floor(s) Area (RMS):	811.5	
Total Above Grade Floor Area (RMS):	3707.12	
Total Lower Development:		1768.2

Room/Level	Dimensions
LIVING ROOM MAIN	16'1" x 15' 10"
DINING ROOM MAIN	17'7" x 15' 9"
KITCHEN MAIN	16'8" x 16' 8"
BREAKFAST NOOK MAIN	13'1" x 9' 5"
OTHER (BUTLER) MAIN	16'8" x 5' 11"
DEN/OFFICE MAIN	13'9" x 11' 9"
MASTER BEDROOM MAIN	19'2" x 16' 3"
FAMILY ROOM UPPER	13'8" x 11' 11"
BEDROOM UPPER	17'8" x 11' 8"
FAMILY ROOM LOWER	20'3" x 15' 6"
BEDROOM LOWER	13'1" x 12' 10"
BEDROOM LOWER	14'7" x 12' 4"
OTHER LOWER	4'9" x 12' 4"
STORAGE ROOM LOWER	11'2" x 5' 8"

Wall Thickness: 2X11

Bathrooms:

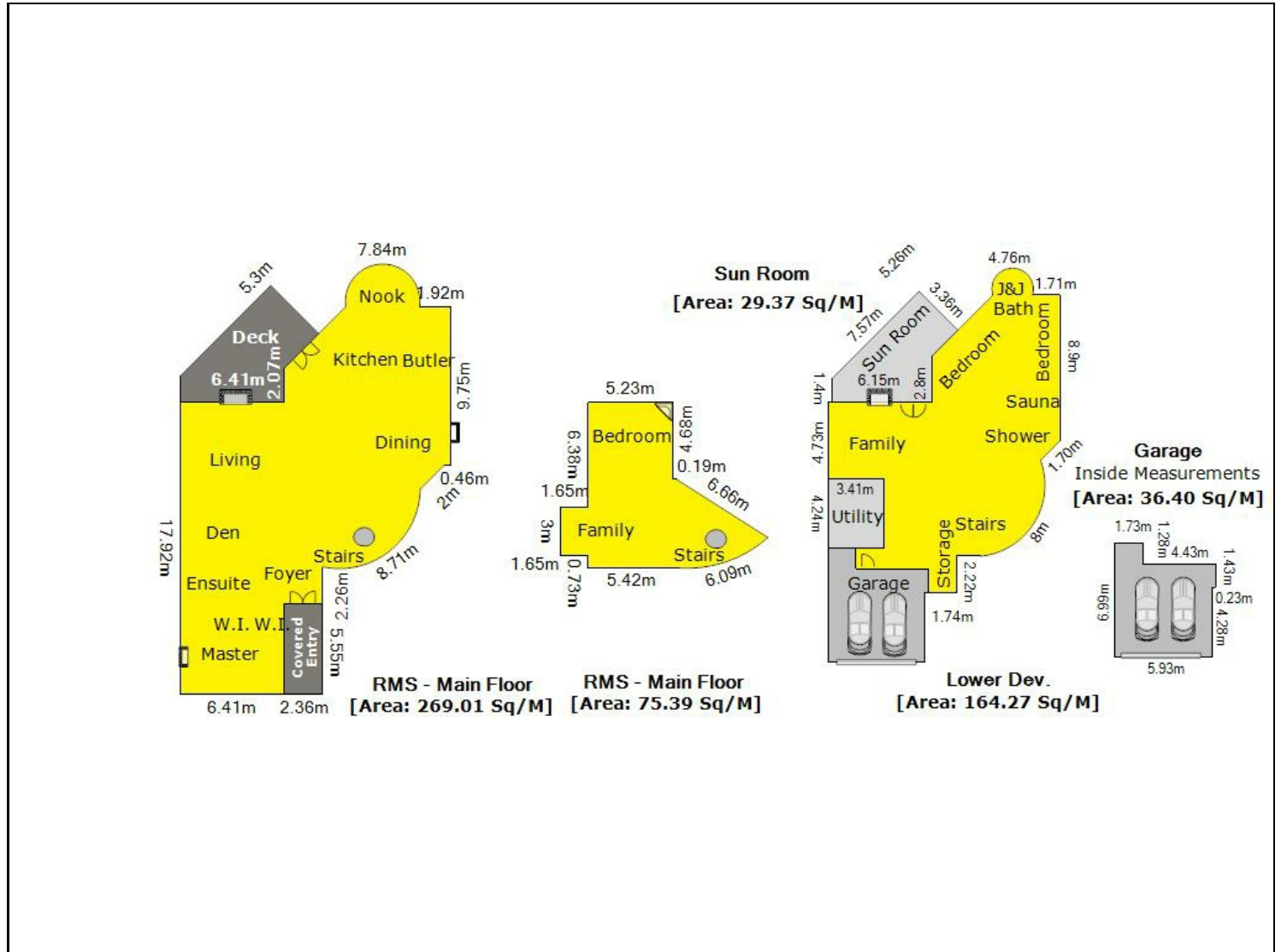
- 1 - 2 PIECE (MAIN) 1 - 2 PIECE (LOWER), 1 - 4 PIECE (MASTER ENSUITE),
- 1 - 8 PIECE (ENSUITE - UPPER), 1 - 6 PIECE (JACK AND JILL BATH - LOWER)
- 1 - 8 PIECE (SHOWER/STEAM - NEXT TO SAUNA)

Additional Comments (if any):

The room marked other on the lower level is a Sauna. The Sunroom on the lower level does not have permanent heating therefore it is not included in the floor area of the basement. The lower level is a walk out.

While great care was taken to ensure that this information is accurate and correct it is not warranted to be so.

Calculations and Sizes based on RMS Rules.



Gray Shaded Areas "Not" Included in Floor Area Sizes

NOTICE TO REALTORS, BUYER & SELLER:

You are hereby advised that you should look over these documents carefully to see if there is any area that may have been over looked or left out by mistake or that may not clearly be shown on these plans. If there is an area that is considered above grade, fully developed and heated that should be included in the Living Area Size and is not, please contact the writer with specific details as to this information and the necessary adjustments will be made to these documents and a revised set of documents will be supplied to you.

Under no circumstances is the writer required to give testimony in any legal proceedings or inquiries unless a separate contract has been entered into in writing between the writer and the party wishing to use the services of the writer and a monetary amount has been agreed to and paid in advance.