

HomeSize.ca

Alberta Real Estate Consulting (AREC)

www.AlbertaRealEstateConsulting.com - 403-616-6801

June 21, 2022

4324 TOWNSHIP ROAD MD OF MOUNTAINVIEW

MEASURED BY: MIKE

PREPARED FOR: BILL BRANDSMA - RE/MAX MOUNTAINVIEW R.E.

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: | TRIPLE ATTACHED |
| Style: | 2 STOREY | Basement: | FULLY DEVELOPED |

| Floor Area (Sq.Ft.) | RMS | Other |
|-------------------------------------|---------|---------|
| Total Main Floor Area (RMS): | 2436.54 | |
| Total Upper Floor(s) Area (RMS): | 945.62 | |
| Total Above Grade Floor Area (RMS): | 3382.16 | |
| Total Lower Development: | | 2121.15 |

| Room/Level | Dimensions |
|-------------------------------|-----------------|
| LIVING ROOM MAIN | 15'2" x 14' 2" |
| DINING ROOM MAIN | 13'11" x 13' |
| KITCHEN WITH EATING AREA MAIN | 14'3" x 14' 3" |
| FAMILY ROOM MAIN | 20'4" x 16' 6" |
| LAUNDRY MAIN | 10'10" x 7' 2" |
| 2 PIECE BATH MAIN | 5'2" x 5' |
| DEN/OFFICE MAIN | 14'2" x 10' 1" |
| 2 PIECE BATH MAIN | 8'10" x 5' |
| PRIMARY BEDROOM MAIN | 16'7" x 15' 7" |
| 11 PIECE ENSUITE MAIN | 12'1" x 10' 2" |
| BREAKFAST NOOK MAIN | 11'3" x 10' 7" |
| BEDROOM UPPER | 11'8" x 10' 9" |
| BEDROOM UPPER | 10'9" x 10' 2" |
| BEDROOM UPPER | 12'10" x 10' 2" |
| BEDROOM UPPER | 11'6" x 9' 9" |
| 5 PIECE BATH UPPER | 13'1" x 10' 8" |
| STORAGE ROOM LOWER | 17'2" x 15' 2" |
| DEN/OFFICE LOWER | 15'1" x 13' 8" |
| OTHER LOWER | 10'9" x 4' 6" |
| 2 PIECE BATH LOWER | 10'6" x 5' |

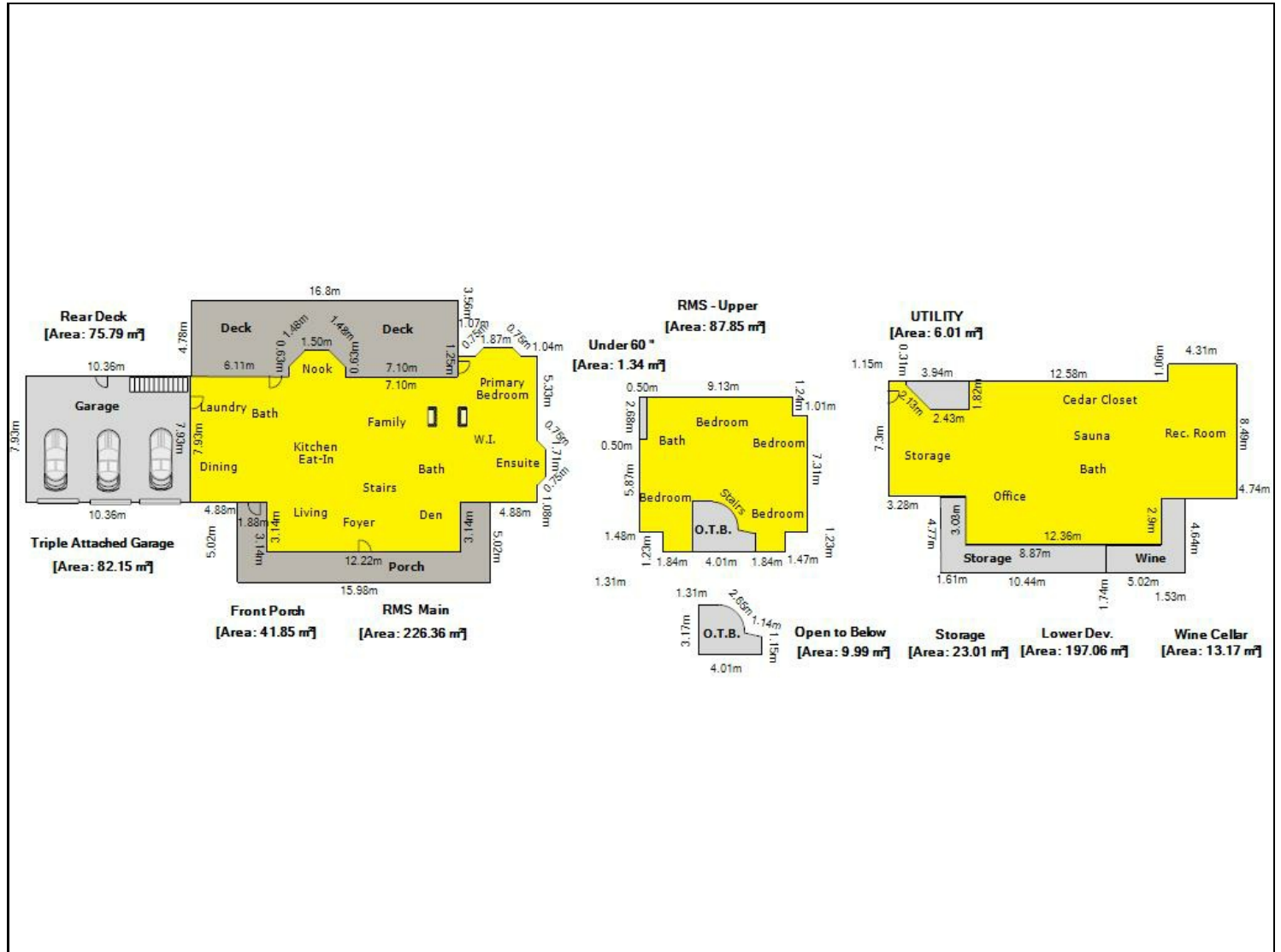
| Room/Level | | Dimensions |
|-------------------|-------|-------------------|
| RECREATION ROOM | LOWER | 27'10" x 15' 7" |

Wall Thickness: 2X6

Bathrooms:
SEE ROOMS

Additional Comments (if any):

The room named other in the basement is a Sauna.



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.