



# HomeSize.ca

Alberta Real Estate Consulting (AREC)

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September 25, 2018

313 AUBURN BAY CIRCLE SE CALGARY

MEASURED BY: MIKE

PREPARED FOR: ALEX DOVE

## **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 prior to 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.



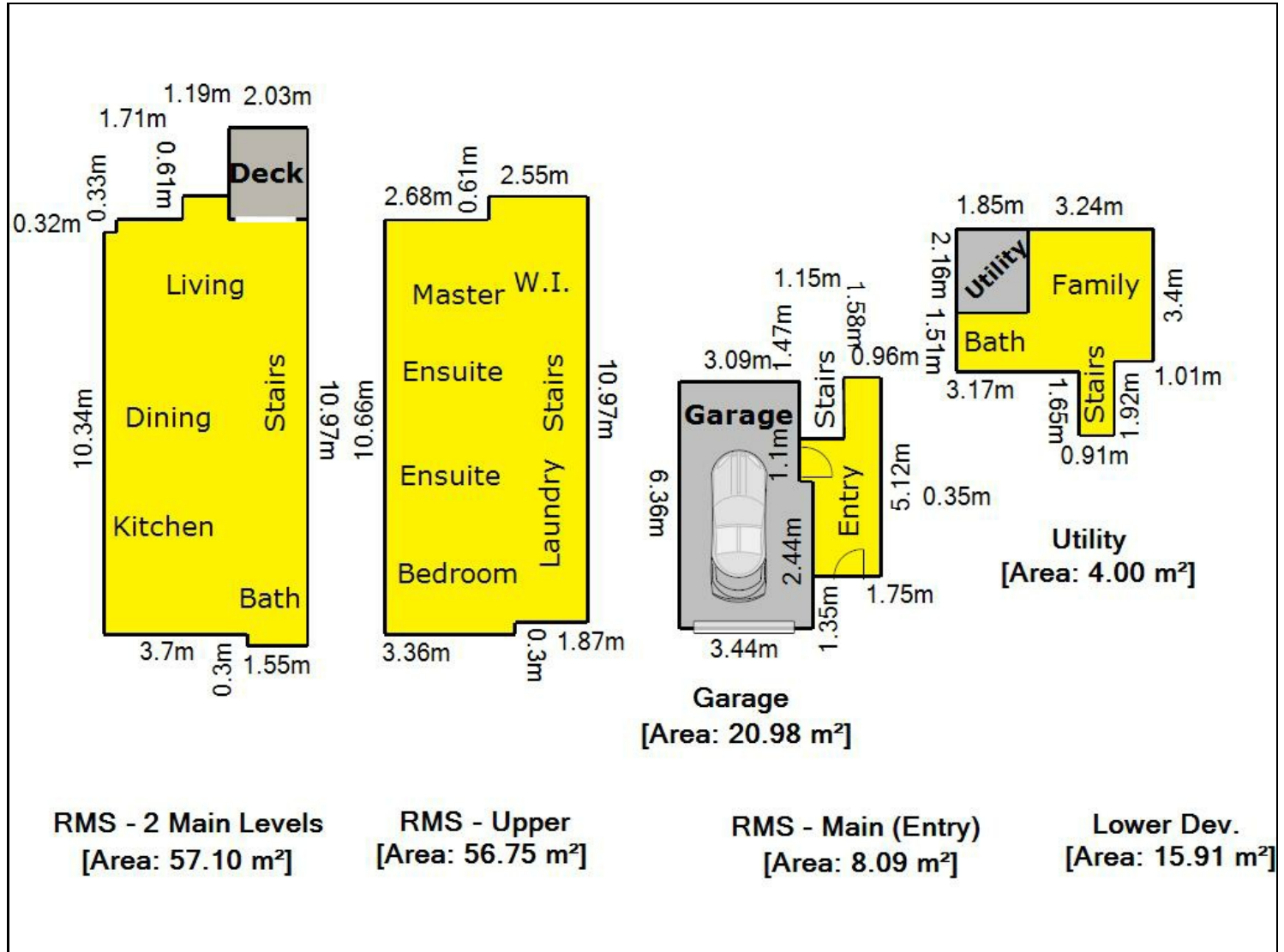
<b>Type:</b>	BARE LAND ATTACHED	<b>Parking:</b>	SINGLE ATTACHED
<b>Style:</b>	5 LEVEL SPLIT	<b>Basement:</b>	PARTIALLY DEVELOPED

Floor Area (Sq.Ft.)	RMS	Other
Total Main Floor Area (RMS):	701.92	
Total Upper Floor(s) Area (RMS):	610.86	
Total Above Grade Floor Area (RMS):	1312.78	
Total Lower Development:		171.26

Room/Level	Dimensions	Wall Thickness: N/A
LIVING ROOM	MAIN 17'2" x 13'	<b>Bathrooms:</b> 2 - 4 PIECE ENSUITES 1 - 2 PIECE (MAIN) 1 - 2 PIECE (LOWER)
DINING ROOM	MAIN 10'8" x 10' 3"	
KITCHEN WITH EATING AREA	MAIN 11'6" x 10' 6"	
MASTER BEDROOM	UPPER 12'2" x 12'	
BEDROOM	UPPER 14'2" x 12'	
LAUNDRY	UPPER 4'6" x 3' 4"	
FAMILY ROOM	LOWER 11'2" x 8' 3"	

**Additional Comments (if any):**

This is a Bare Land Complex which means an RPR and Compliance Stamp must be provided to the buyer. The complex is covered under Plan 1213541 Unit 11, there are 17 living units under this registered plan number along with 17 titled outdoor parking stalls, the unit factor for this unit is 132/10,000, the registered size is 129.20 square meters which has nothing to do with the size of the structure but rather the size of the lot. The lot size is 5.48 meters by 23.55 meters.



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.