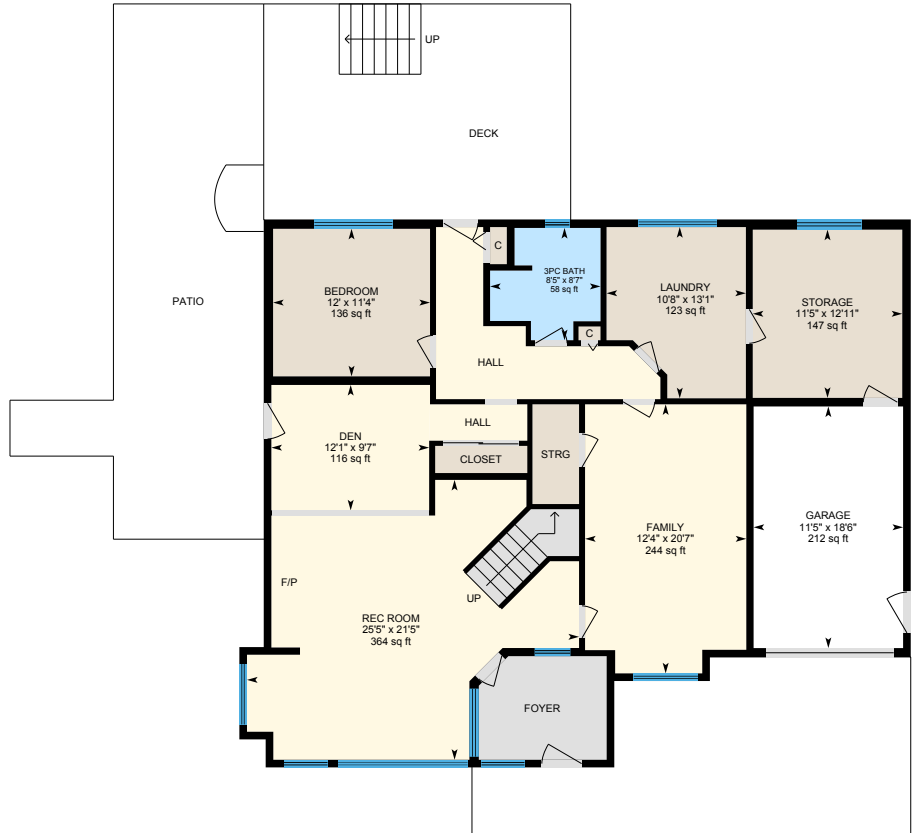


# 321 Wireless Rd, Comox, BC

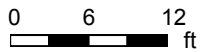
Main Building: Total Exterior Area 3697 sq ft



**Main Floor**  
Exterior Area 2023 sq ft



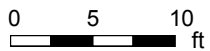
**Entry Floor**  
Exterior Area 1674 sq ft



PREPARED: Nov 2020

# 321 Wireless Rd, Comox, BC

Main Floor Total Exterior Area 2023 sq ft



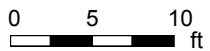
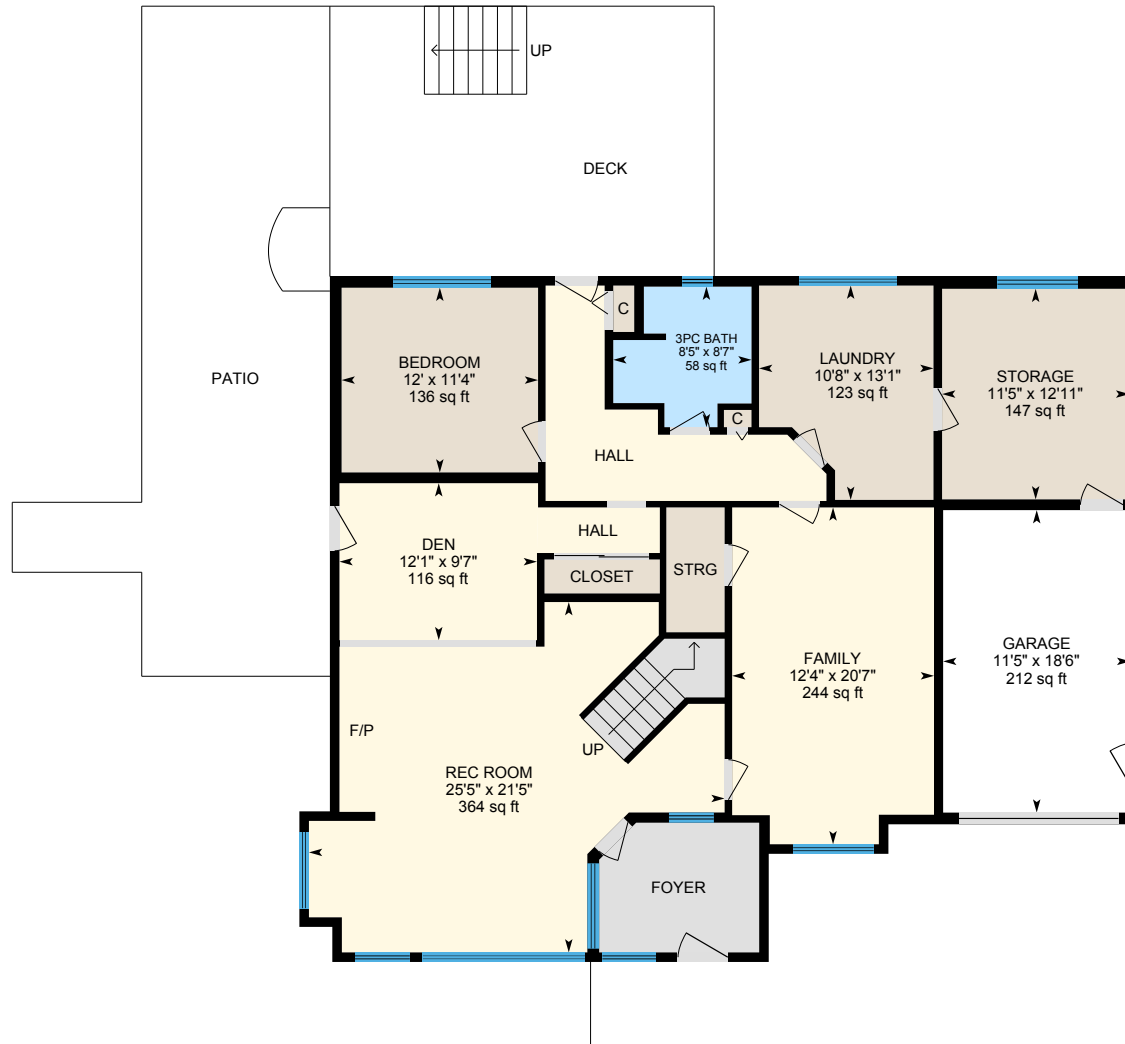
PREPARED: Nov 2020



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 321 Wireless Rd, Comox, BC

Entry Floor Total Exterior Area 1674 sq ft



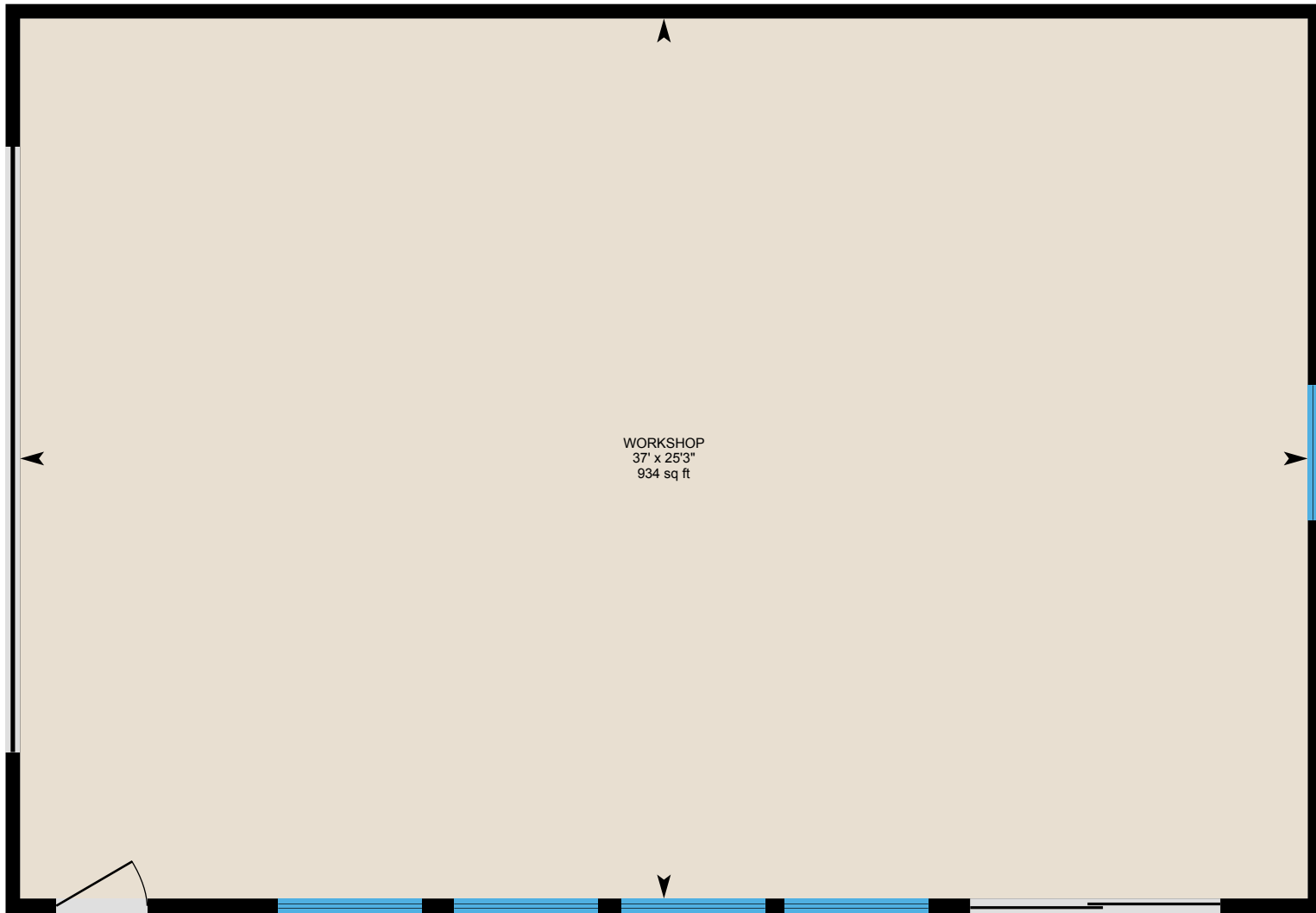
PREPARED: Nov 2020



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 321 Wireless Rd, Comox, BC

Shop Total Exterior Area 987 sq ft



0 3 6 ft

PREPARED: Nov 2020



# 321 Wireless Rd, Comox, 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 Ensuite: 4'7" x 5'7" | 25 sq ft  
4pc Bath: 13'4" x 11'2" | 115 sq ft  
4pc Ensuite: 11'5" x 9'10" | 89 sq ft  
Bedroom: 12'8" x 11'2" | 142 sq ft  
Bedroom: 11'6" x 10'10" | 124 sq ft  
Dining: 20'2" x 19'5" | 247 sq ft  
Kitchen: 18' x 17'5" | 231 sq ft  
Living: 20' x 12'1" | 241 sq ft  
Primary: 15'9" x 13'4" | 207 sq ft

##### ENTRY FLOOR

3pc Bath: 8'5" x 8'7" | 58 sq ft  
Bedroom: 12' x 11'4" | 136 sq ft  
Den: 12'1" x 9'7" | 116 sq ft  
Family: 12'4" x 20'7" | 244 sq ft  
Garage: 11'5" x 18'6" | 212 sq ft  
Laundry: 10'8" x 13'1" | 123 sq ft  
Rec Room: 25'5" x 21'5" | 364 sq ft  
Storage: 11'5" x 12'11" | 147 sq ft

#### Detached Shop

##### SHOP

Workshop: 25'3" x 37' | 934 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 1911 sq ft  
Excluded Area: 56 sq ft  
Perimeter Wall Length: 192 ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 2023 sq ft

##### ENTRY FLOOR

Interior Area: 1566 sq ft  
Excluded Area: 212 sq ft  
Perimeter Wall Length: 184 ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 1674 sq ft

#### Detached Shop

##### SHOP

Interior Area: 934 sq ft  
Perimeter Wall Length: 126 ft  
Perimeter Wall Thickness: 5.0 in  
Exterior Area: 987 sq ft

### Total Floor Area

**Main Building Exterior: 3697 sq ft**

**Detached Shop Exterior: 987 sq ft**

# 321 Wireless Rd, Comox, BC

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls.

**Excluded Area** is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. 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, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

**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.

**Unfinished Area** is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

**Finished Area** is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

### iGUIDE Exterior Area Calculation

**Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]**

### Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

### Disclaimer

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