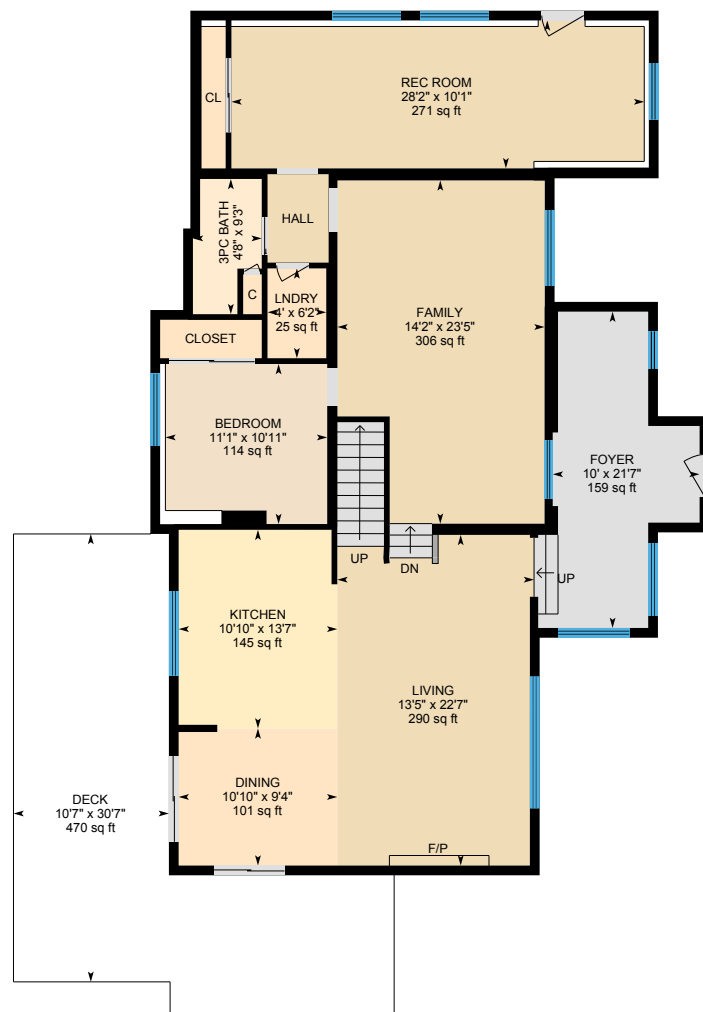
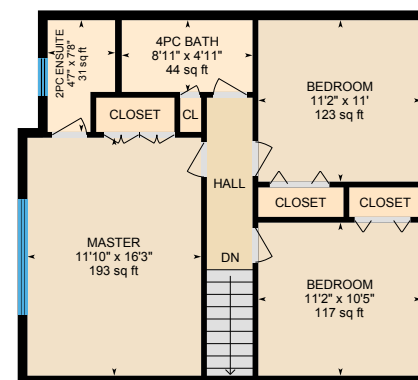


1274 Clayton Rd, North Saanich, BC

Main Building: Total Exterior Area 2490 sq ft



Main Floor
Exterior Area 1777 sq ft



2nd Floor
Exterior Area 713 sq ft



0 6 12
ft

PREPARED: Jul, 2020

1274 Clayton Rd, North Saanich, BC

Main Floor Total Exterior Area 1777 sq ft



0 5 10
ft

PREPARED: Jul, 2020

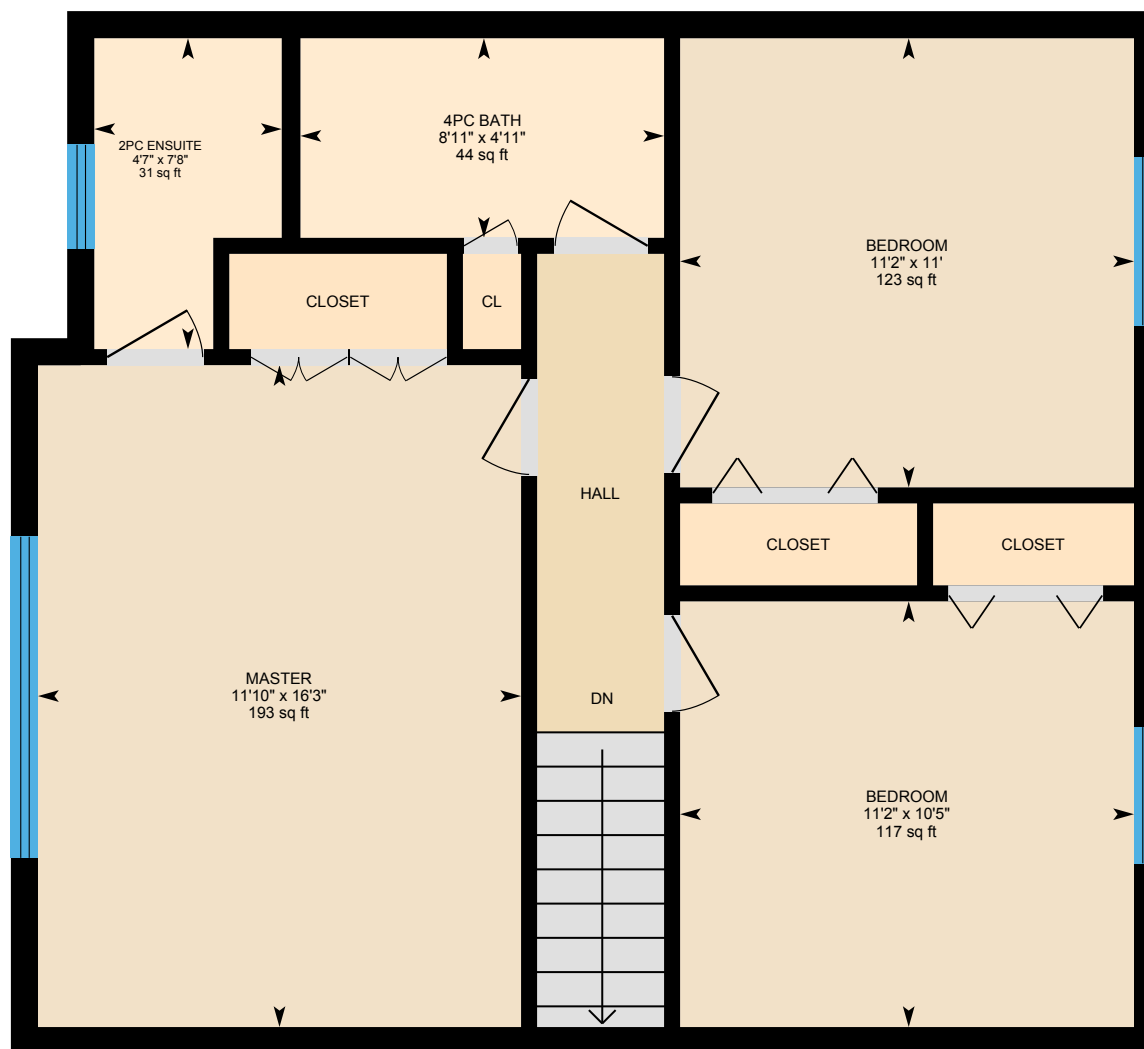


White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

iGUIDE

1274 Clayton Rd, North Saanich, BC

2nd Floor Total Exterior Area 713 sq ft



0 2 4 ft

PREPARED: Jul, 2020

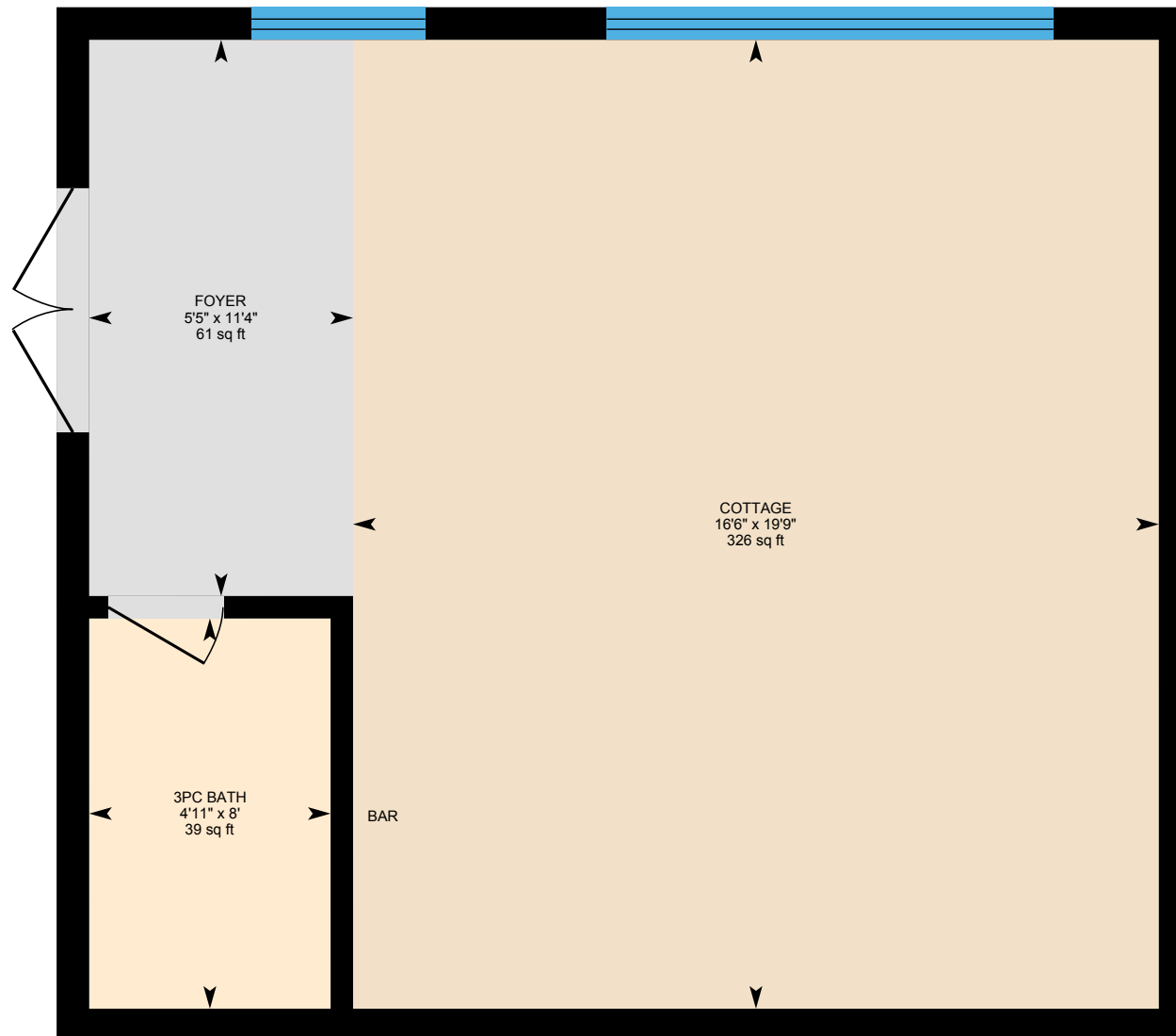


White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

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1274 Clayton Rd, North Saanich, BC

Cottage Total Exterior Area 490 sq ft



0 2 4 ft

PREPARED: Jul, 2020

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

1274 Clayton Rd, North Saanich, 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

3pc Bath: 4'8" x 9'3" | 36 sq ft
Bedroom: 11'1" x 10'11" | 114 sq ft
Deck: 10'7" x 30'7" | 470 sq ft
Dining: 10'10" x 9'4" | 101 sq ft
Family: 14'2" x 23'5" | 306 sq ft
Foyer: 10' x 21'7" | 159 sq ft
Kitchen: 10'10" x 13'7" | 145 sq ft
Living: 13'5" x 22'7" | 290 sq ft
Lndry: 4' x 6'2" | 25 sq ft
Rec Room: 28'2" x 10'1" | 271 sq ft

2ND FLOOR

2pc Ensuite: 4'7" x 7'8" | 31 sq ft
4pc Bath: 8'11" x 4'11" | 44 sq ft
Bedroom: 11'2" x 10'5" | 117 sq ft
Bedroom: 11'2" x 11' | 123 sq ft
Master: 11'10" x 16'3" | 193 sq ft

Cottage

COTTAGE

3pc Bath: 8' x 4'11" | 39 sq ft
Cottage: 19'9" x 16'6" | 326 sq ft
Foyer: 11'4" x 5'5" | 61 sq ft

Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. 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: 1640 sq ft
Perimeter Wall Length: 206 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1777 sq ft
Finished Area: 1777 sq ft
Unfinished Area: N/A

2ND FLOOR

Interior Area: 643 sq ft
Perimeter Wall Length: 105 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 713 sq ft
Finished Area: 713 sq ft
Unfinished Area: N/A

Cottage

COTTAGE

Interior Area: 432 sq ft
Perimeter Wall Length: 86 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 490 sq ft
Finished Area: 490 sq ft
Unfinished Area: N/A

1274 Clayton Rd, North Saanich, BC

Property Details

Room Measurements

Floor Area Information

Total Floor Area

Main Building Exterior: 2490 sq ft

Main Building Finished Area: 2490 sq ft

Main Building Unfinished Area: N/A

Cottage Exterior: 490 sq ft

Cottage Finished Area: 490 sq ft

Cottage Unfinished Area: N/A

Customer Name: Erik Rapatz PREC*

Customer Company: Macdonald Realty Ltd. Sidney

Prepared: Jul 31, 2020

Please note, we recommend using the 'Main Building Exterior' number in bold at the bottom of the report as the Total Finished Area of the property. The Finished Area in the iGUIDE Report only reflects the interior finished space.

At your request, we can display only interior finished areas, or both.

Photography & Floor Plans by CMC Photo.