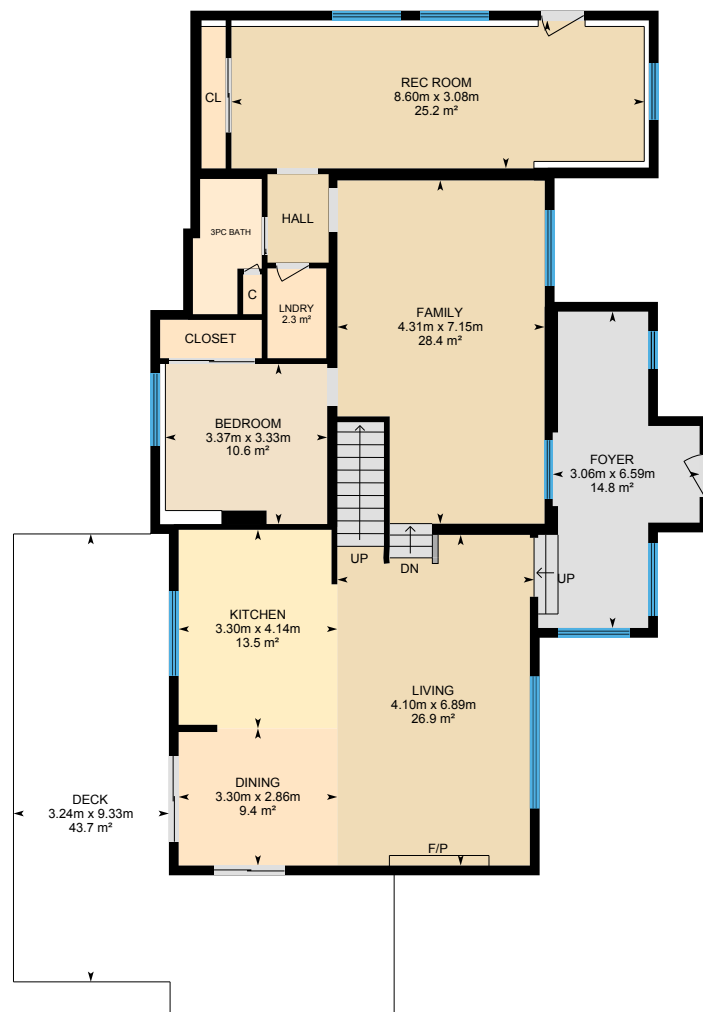
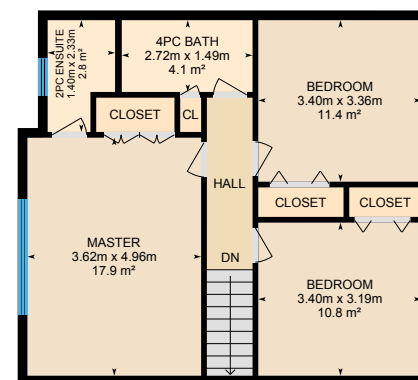


1274 Clayton Rd, North Saanich, BC

Main Building: Total Exterior Area 231.3 m²



Main Floor
Exterior Area 165.1 m²



2nd Floor
Exterior Area 66.2 m²

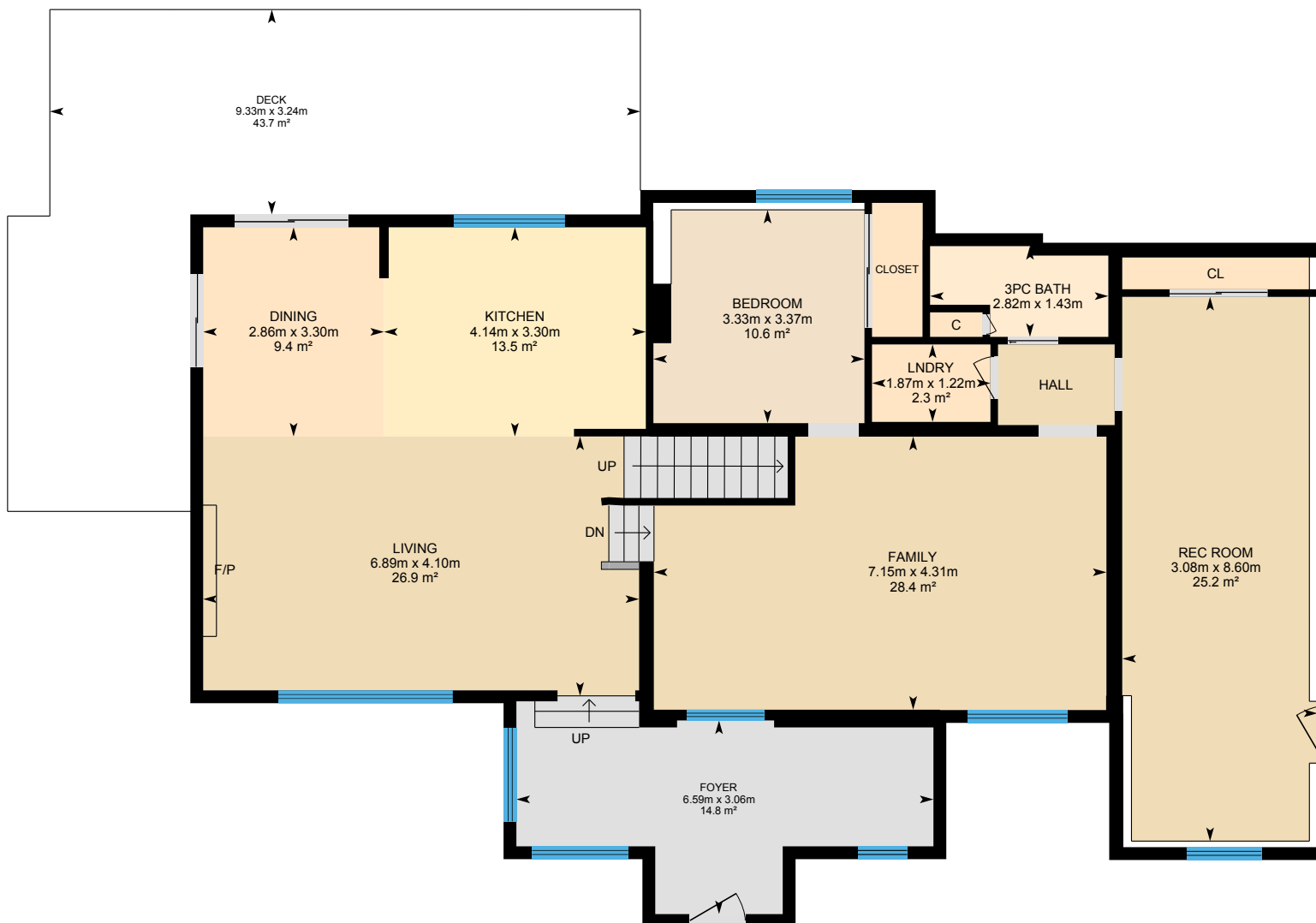


0 2 4 m

PREPARED: Jul, 2020

1274 Clayton Rd, North Saanich, BC

Main Floor Total Exterior Area 165.1 m²



0 2 4 m

PREPARED: Jul, 2020

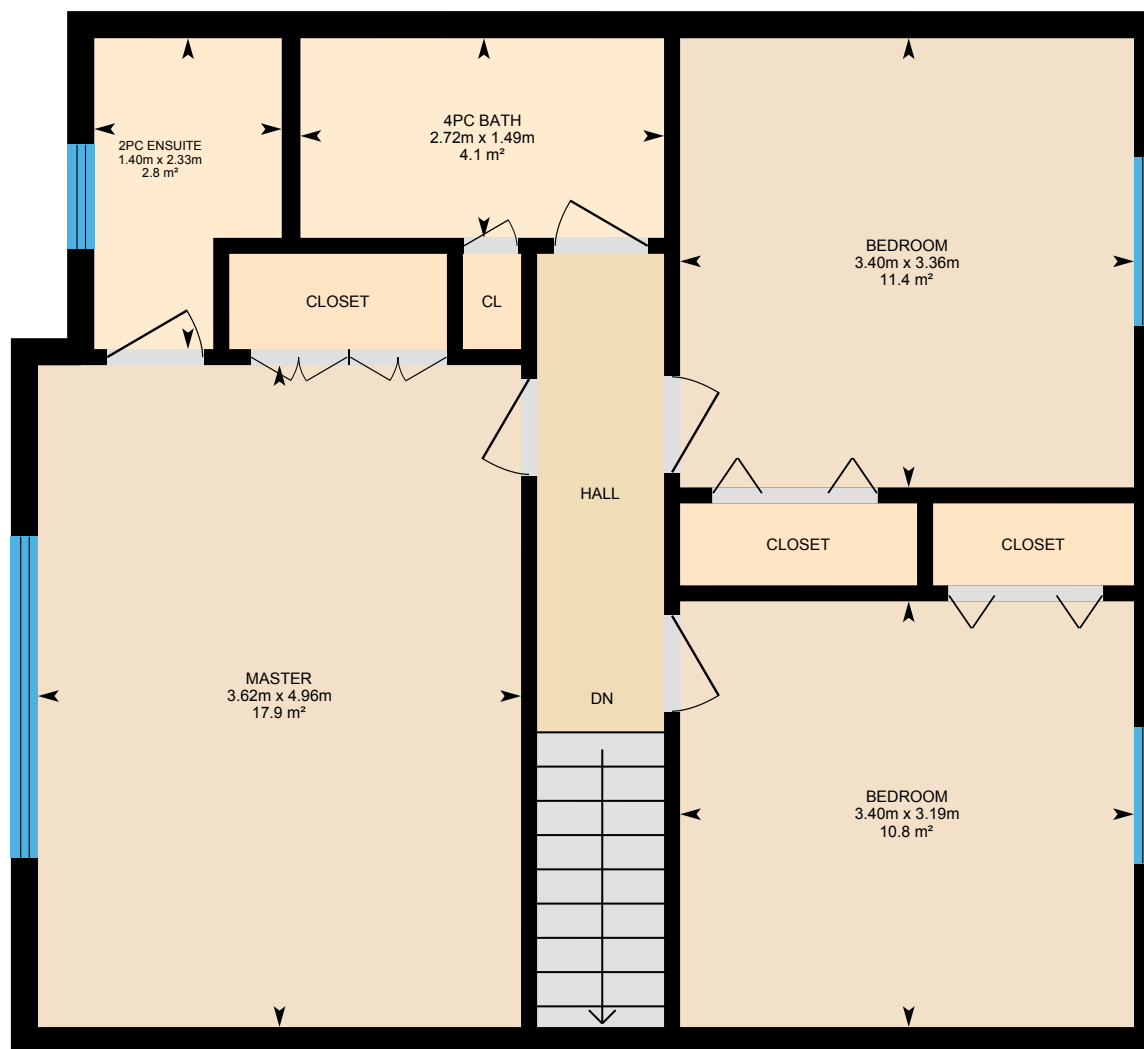


White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

iGUIDE

1274 Clayton Rd, North Saanich, BC

2nd Floor Total Exterior Area 66.2 m²



0 1 2 m

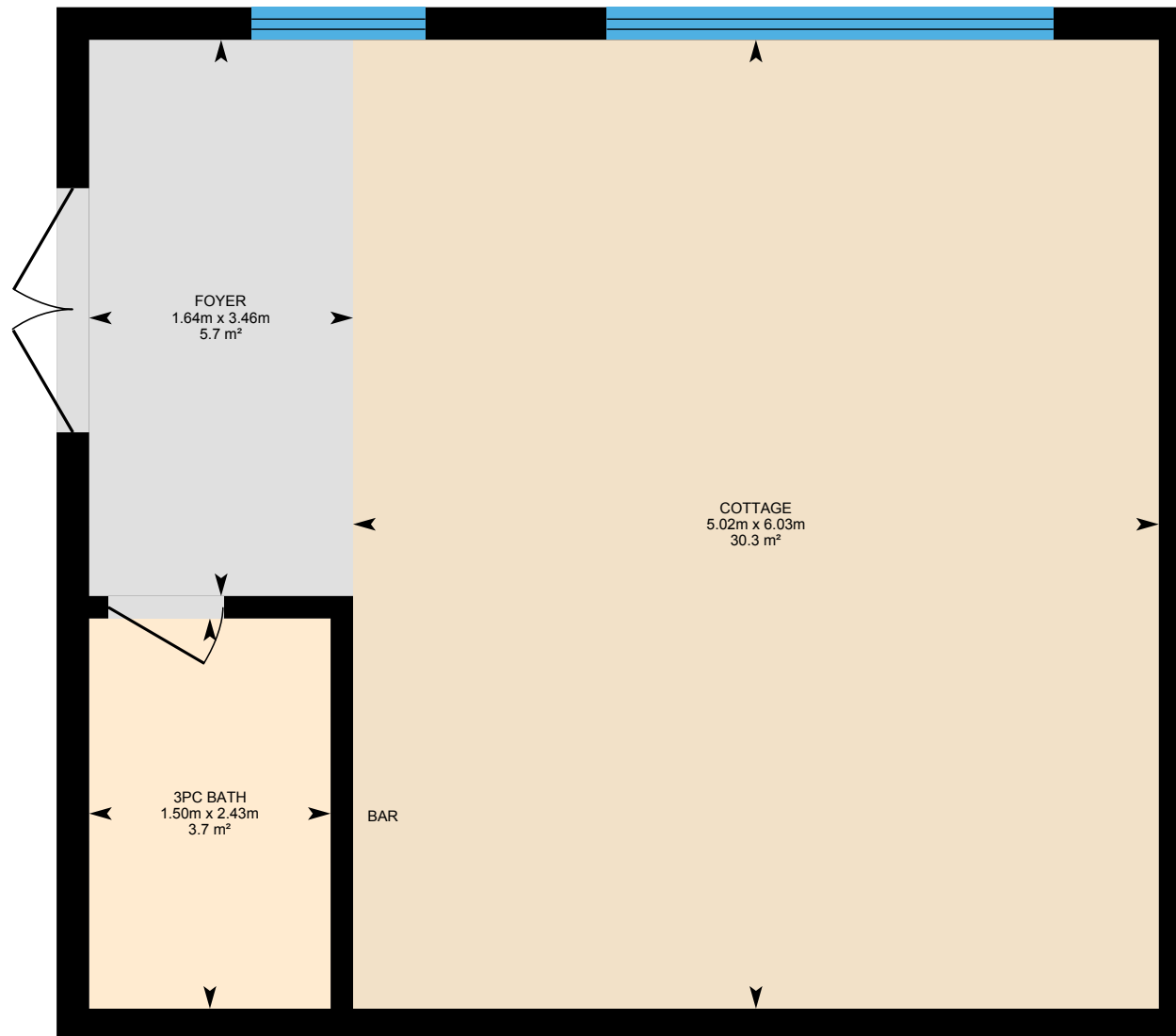
PREPARED: Jul, 2020



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

Cottage Total Exterior Area 45.5 m²



0 1 2 m

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: 1.43m x 2.82m | 3.4 m²
Bedroom: 3.37m x 3.33m | 10.6 m²
Deck: 3.24m x 9.33m | 43.7 m²
Dining: 3.30m x 2.86m | 9.4 m²
Family: 4.31m x 7.15m | 28.4 m²
Foyer: 3.06m x 6.59m | 14.8 m²
Kitchen: 3.30m x 4.14m | 13.5 m²
Living: 4.10m x 6.89m | 26.9 m²
Lndry: 1.22m x 1.87m | 2.3 m²
Rec Room: 8.60m x 3.08m | 25.2 m²

2ND FLOOR

2pc Ensuite: 1.40m x 2.33m | 2.8 m²
4pc Bath: 2.72m x 1.49m | 4.1 m²
Bedroom: 3.40m x 3.19m | 10.8 m²
Bedroom: 3.40m x 3.36m | 11.4 m²
Master: 3.62m x 4.96m | 17.9 m²

Cottage

COTTAGE

3pc Bath: 2.43m x 1.50m | 3.7 m²
Cottage: 6.03m x 5.02m | 30.3 m²
Foyer: 3.46m x 1.64m | 5.7 m²

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: 152.3 m²
Perimeter Wall Length: 62.9 m
Perimeter Wall Thickness: 20 cm
Exterior Area: 165.1 m²
Finished Area: 165.1 m²
Unfinished Area: N/A

2ND FLOOR

Interior Area: 59.7 m²
Perimeter Wall Length: 32.0 m
Perimeter Wall Thickness: 20 cm
Exterior Area: 66.2 m²
Finished Area: 66.2 m²
Unfinished Area: N/A

Cottage

COTTAGE

Interior Area: 40.2 m²
Perimeter Wall Length: 26.2 m
Perimeter Wall Thickness: 20 cm
Exterior Area: 45.5 m²
Finished Area: 45.5 m²
Unfinished Area: N/A

1274 Clayton Rd, North Saanich, BC

Property Details

Room Measurements

Floor Area Information

Total Floor Area

Main Building Exterior: 231.3 m²

Main Building Finished Area: 231.3 m²

Main Building Unfinished Area: N/A

Cottage Exterior: 45.5 m²

Cottage Finished Area: 45.5 m²

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.