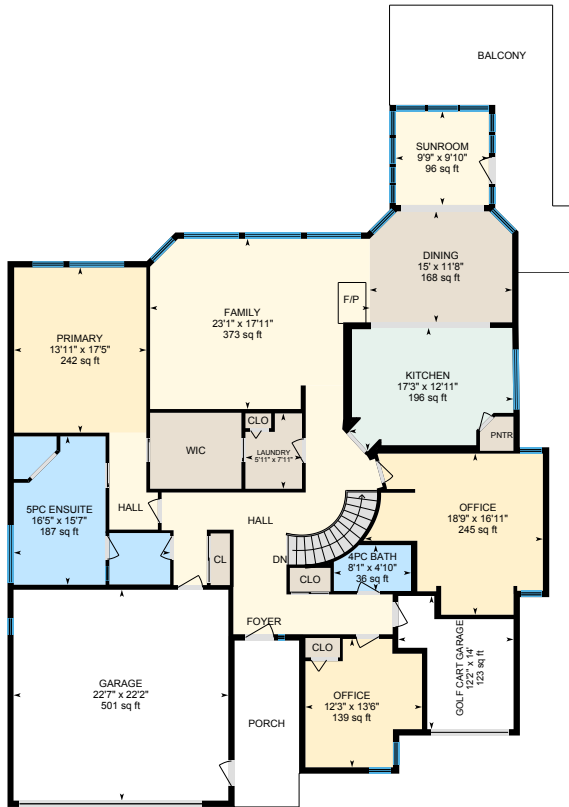
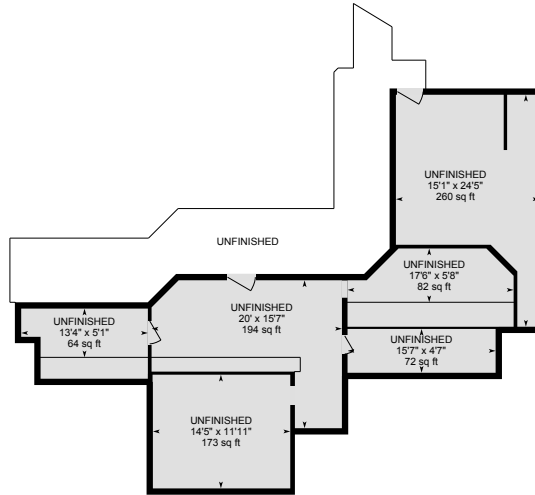


3603 Spyglass Hill, Cobble Hill, BC

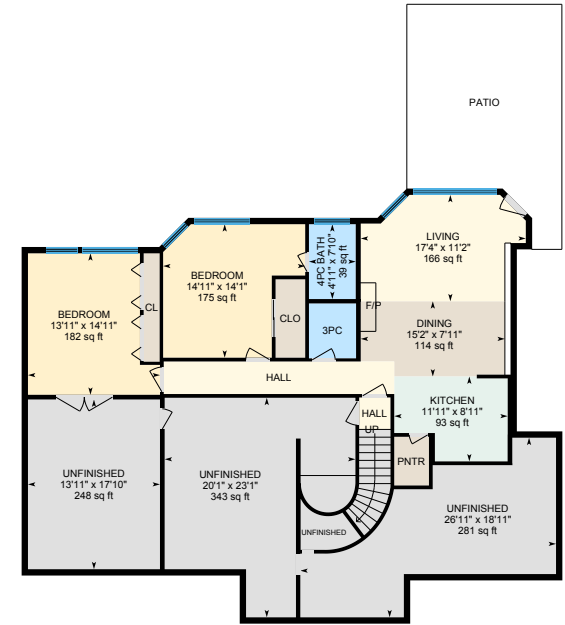
Main Building: Total Exterior Area Above Grade 5701.38 sq ft



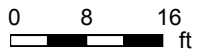
Main Floor
Exterior Area 2486.72 sq ft



Ground Level
Exterior Area 1096.48 sq ft



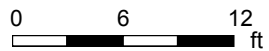
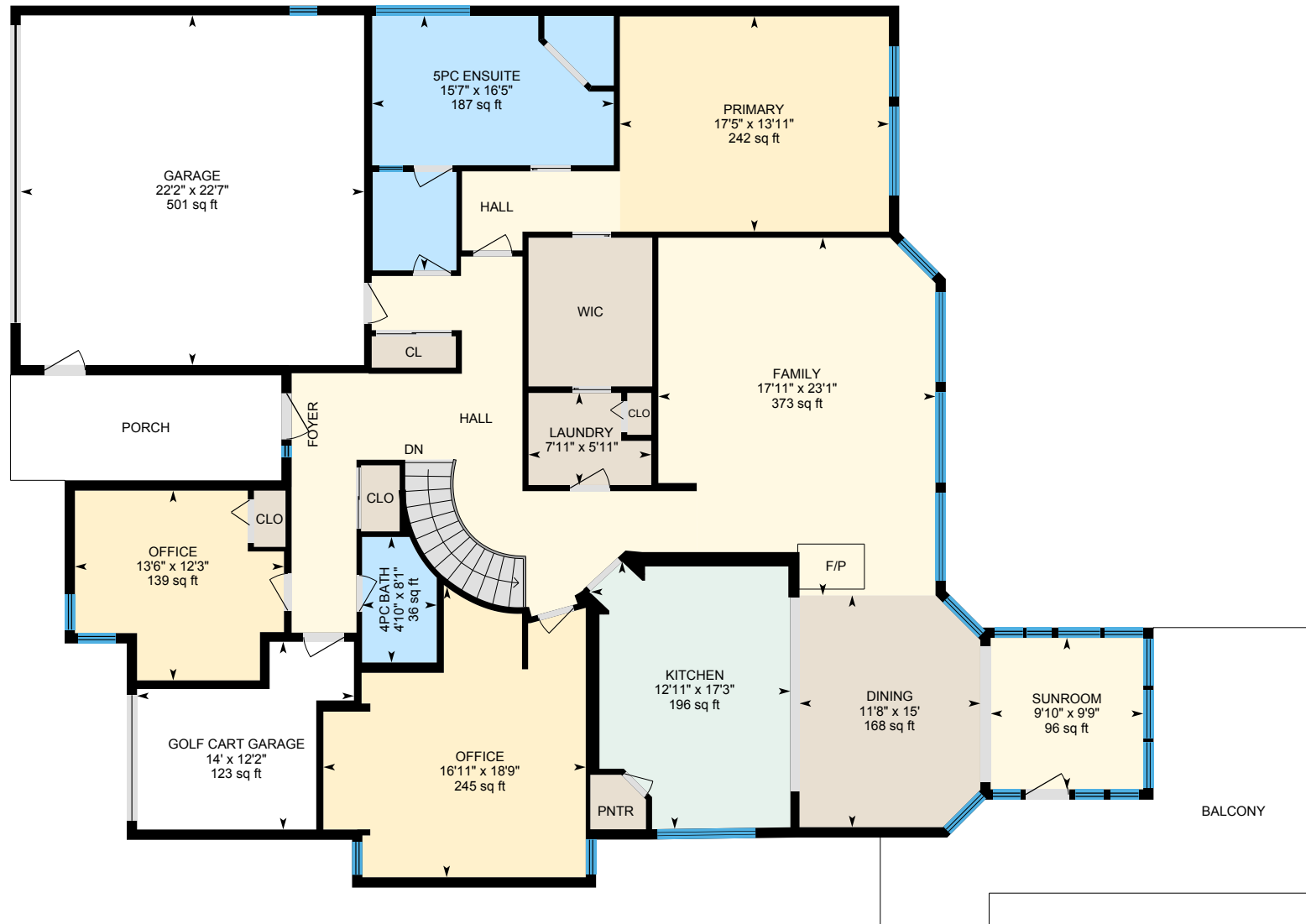
Lower Level
Exterior Area 2118.18 sq ft



PREPARED: Apr 2021

3603 Spyglass Hill, Cobble Hill, BC

Main Floor Total Exterior Area 2486.72 sq ft



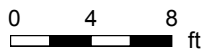
PREPARED: Apr 2021



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.

3603 Spyglass Hill, Cobble Hill, BC

Ground Level Total Exterior Area 1096.48 sq ft

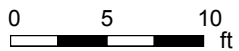
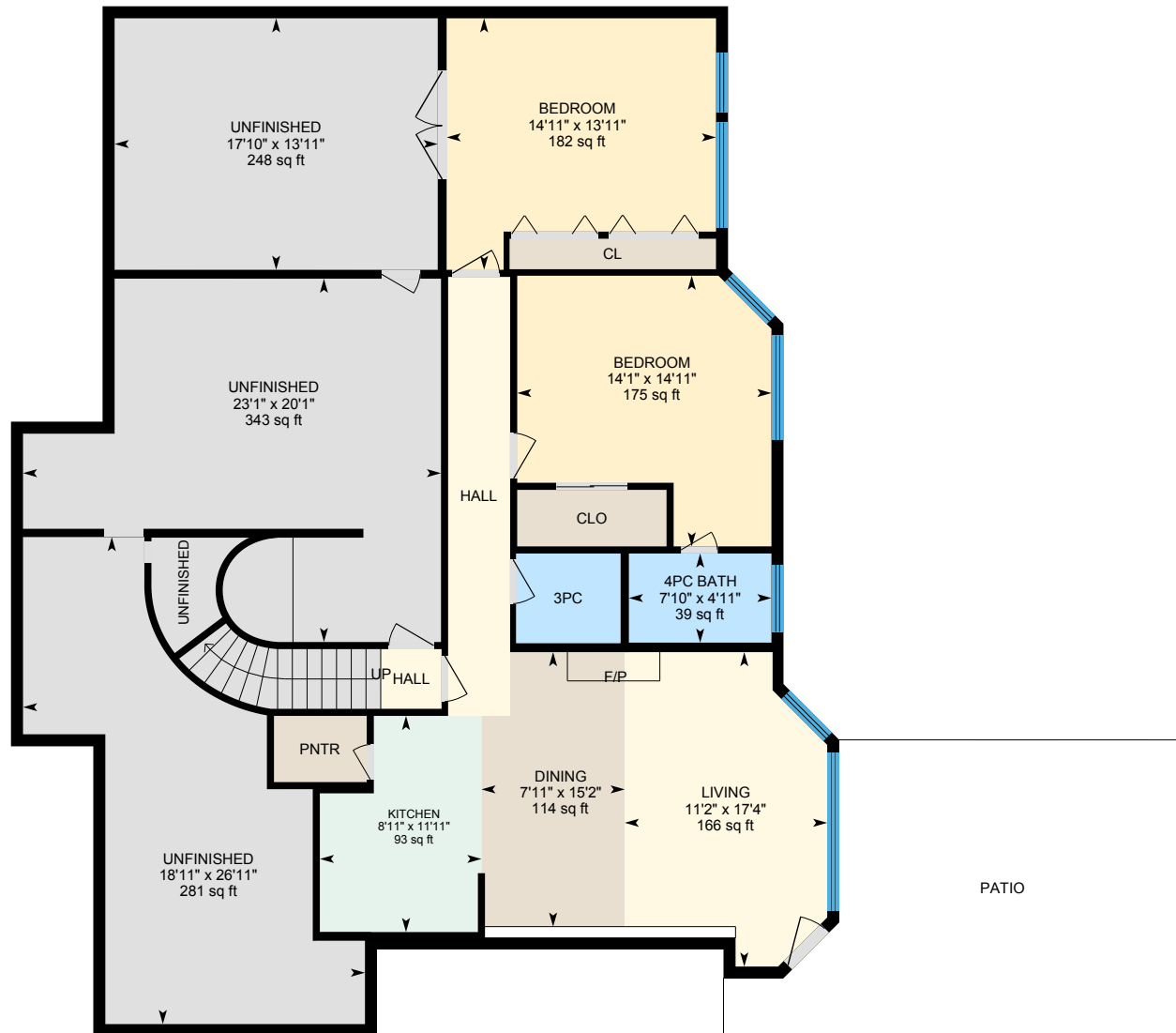


PREPARED: Apr 2021



3603 Spyglass Hill, Cobble Hill, BC

Lower Level Total Exterior Area 2118.18 sq ft



PREPARED: Apr 2021



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.

3603 Spyglass Hill, Cobble Hill, 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

4pc Bath: 8'1" x 4'10" | 36 sq ft
5pc Ensuite: 16'5" x 15'7" | 187 sq ft
Dining: 15' x 11'8" | 168 sq ft
Family: 23'1" x 17'11" | 373 sq ft
Garage: 22'7" x 22'2" | 501 sq ft
Golf Cart Garage: 12'2" x 14' | 123 sq ft
Kitchen: 17'3" x 12'11" | 196 sq ft
Laundry: 5'11" x 7'11"
Office: 12'3" x 13'6" | 139 sq ft
Office: 18'9" x 16'11" | 245 sq ft
Primary: 13'11" x 17'5" | 242 sq ft
Sunroom: 9'9" x 9'10" | 96 sq ft

GROUND LEVEL

Unfinished: 13'4" x 5'1" | 64 sq ft
Unfinished: 20' x 15'7" | 194 sq ft
Unfinished: 14'5" x 11'11" | 173 sq ft
Unfinished: 15'7" x 4'7" | 72 sq ft
Unfinished: 17'6" x 5'8" | 82 sq ft
Unfinished: 15'1" x 24'5" | 260 sq ft

LOWER LEVEL

3pc: 4'11" x 5'9" | 29 sq ft
4pc Bath: 4'11" x 7'10" | 39 sq ft
Bedroom: 14'11" x 14'1" | 175 sq ft
Bedroom: 13'11" x 14'11" | 182 sq ft

Floor Area Information

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

Main Building

MAIN FLOOR

Interior Area: 2314.86 sq ft
Excluded Area: 624.43 sq ft
Perimeter Wall Length: 258 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 2486.72 sq ft
Finished Area: 2486.72 sq ft
Unfinished Area: N/A

GROUND LEVEL

Interior Area: 969.37 sq ft
Excluded Area: 388.72 sq ft
Perimeter Wall Length: 191 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1096.48 sq ft
Finished Area: 251.58 sq ft
Unfinished Area: 844.90 sq ft

LOWER LEVEL

Interior Area: 1984.44 sq ft
Perimeter Wall Length: 201 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 2118.18 sq ft
Finished Area: 1225.26 sq ft
Unfinished Area: 892.92 sq ft

3603 Spyglass Hill, Cobble Hill, BC

Property Details

Room Measurements

Dining: 15'2" x 7'11" | 114 sq ft
Kitchen: 11'11" x 8'11" | 93 sq ft
Living: 17'4" x 11'2" | 166 sq ft
Unfinished: 20'1" x 23'1" | 343 sq ft
Unfinished: 13'11" x 17'10" | 248 sq ft
Unfinished: 26'11" x 18'11" | 281 sq ft

Floor Area Information

Total Above Grade Floor Area

Main Building Exterior: 5701.38 sq ft
Main Building Finished Area: 3963.56 sq ft
Main Building Unfinished Area: 1737.82 sq ft

3603 Spyglass Hill, Cobble Hill, 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.