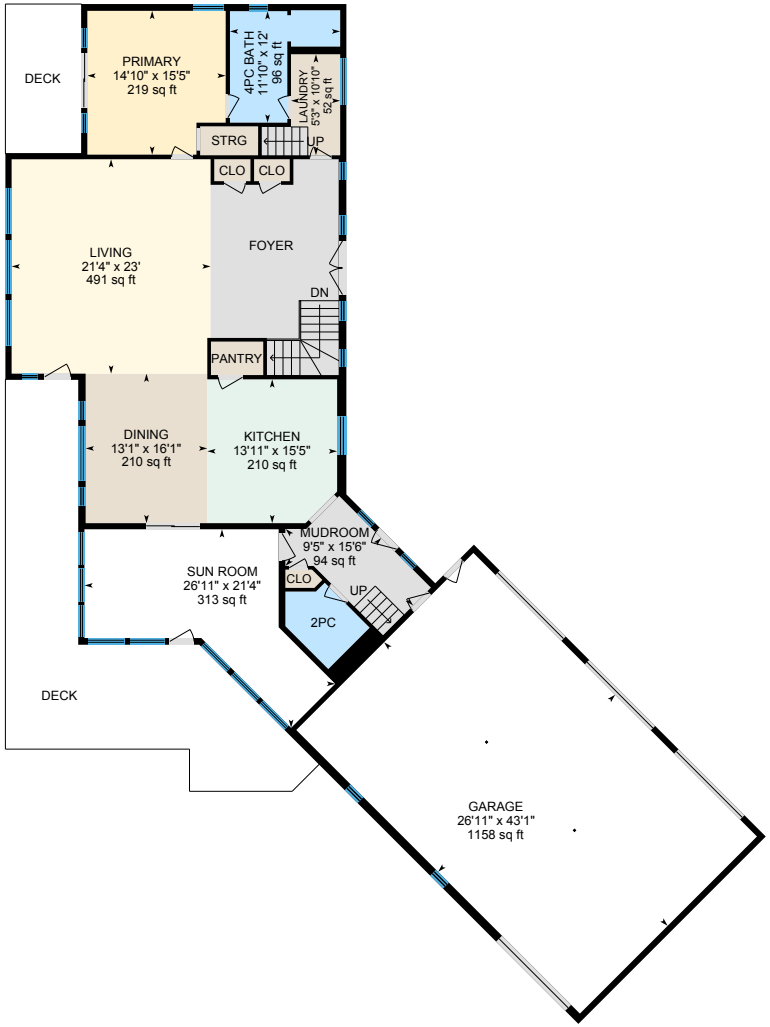
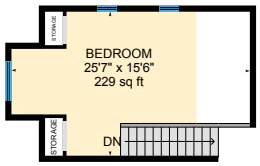
1020 Balfour Woods Rd, Gravenhurst, ON

Main Building: Total Exterior Area Above Grade 3334.21 sq ft





Main Floor
Exterior Area 2020.23 sq ft

2nd Floor - Bedroom
Exterior Area 326.90 sq ft

0 9 18
ft

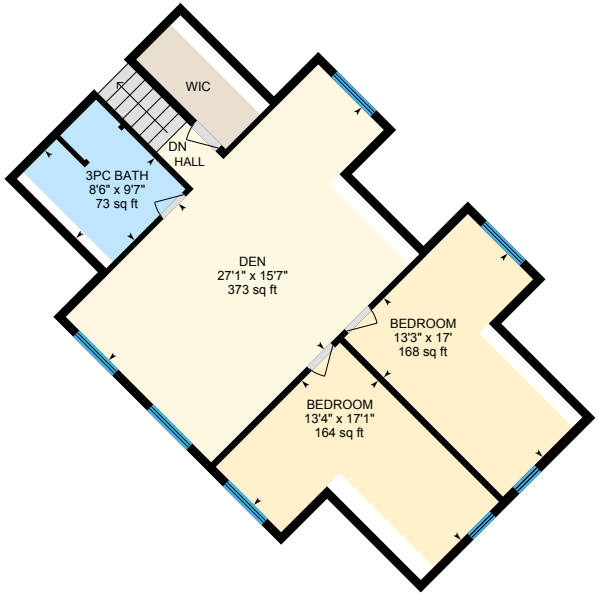
PREPARED: Jul 2021

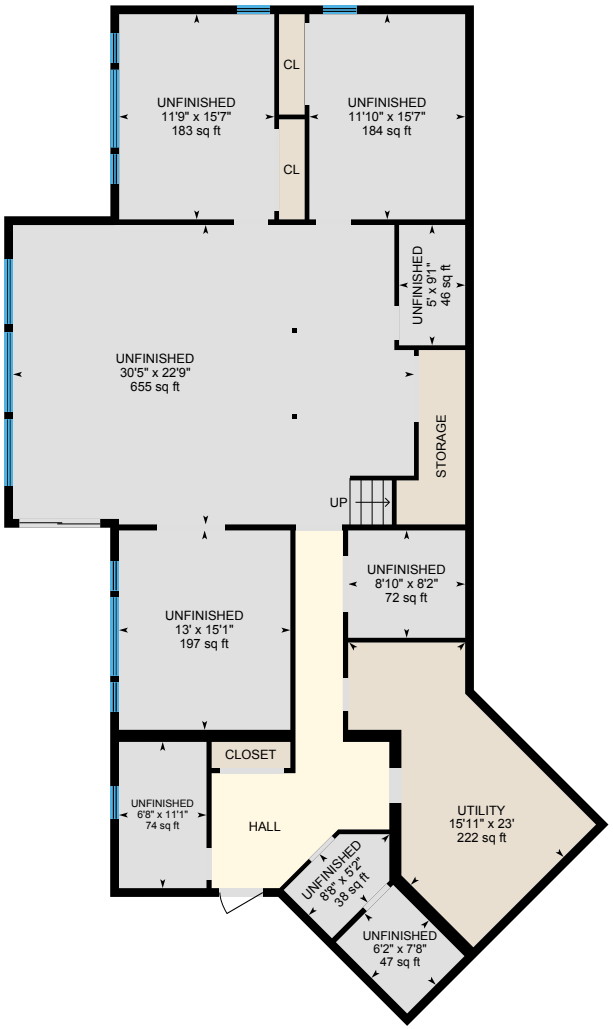
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

1020 Balfour Woods Rd, Gravenhurst, ON

Main Building: Total Exterior Area Above Grade 3334.21 sq ft





N

N

2nd Floor
Exterior Area 987.07 sq ft

Basement (Below Grade)
Exterior Area 2244.10 sq ft

0 6 12 ft

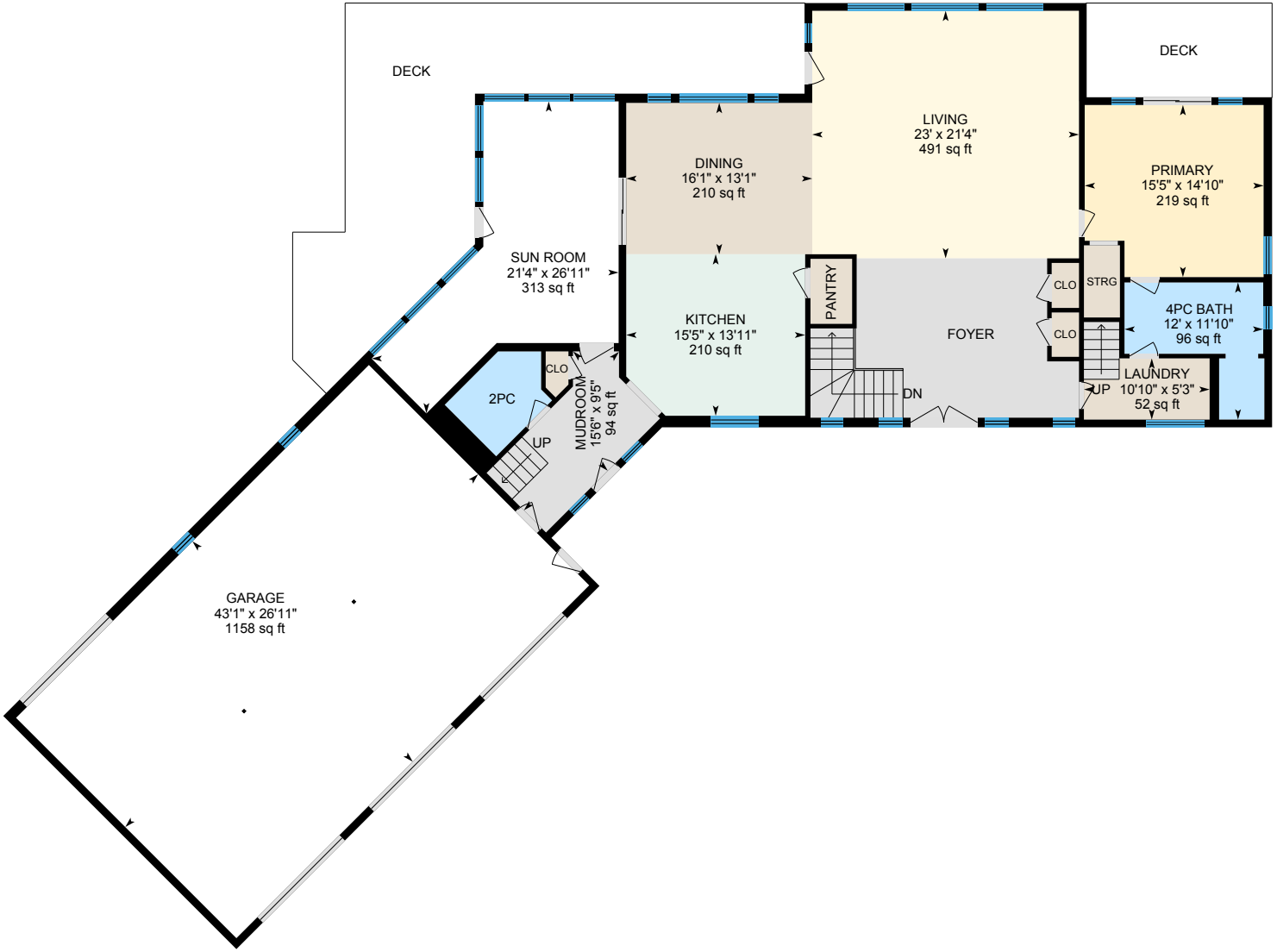
PREPARED: Jul 2021

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.

iGUIDE

1020 Balfour Woods Rd, Gravenhurst, ON

Main Floor Total Exterior Area 2020.23 sq ft
Total Interior Area 1869.32 sq ft



0 8 16 ft

PREPARED: Jul 2021

N

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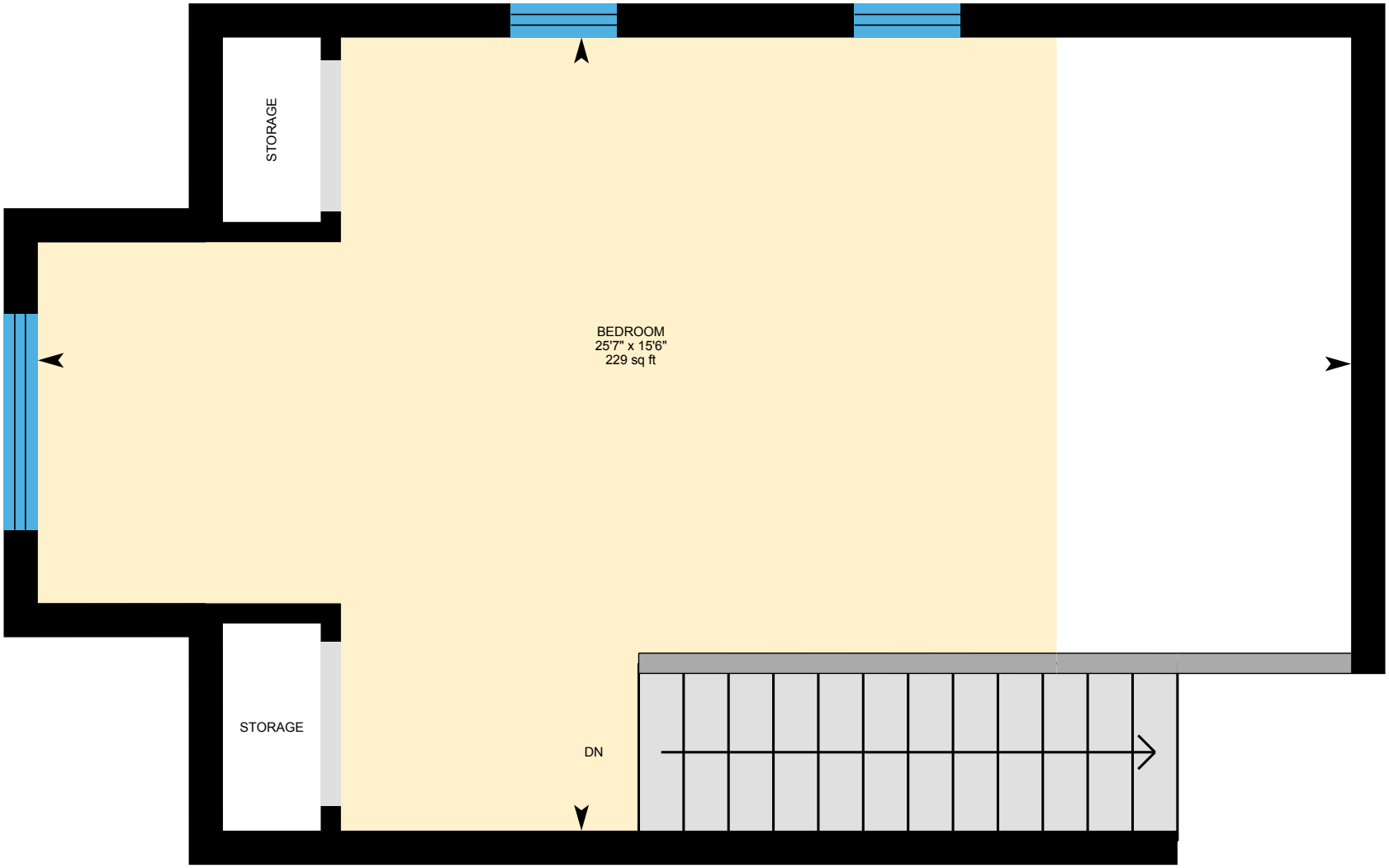
iGUIDE

1020 Balfour Woods Rd, Gravenhurst, ON

2nd Floor - Bedroom Total Exterior Area 326.90 sq ft
Total Interior Area 270.43 sq ft



0 2 4 ft

N

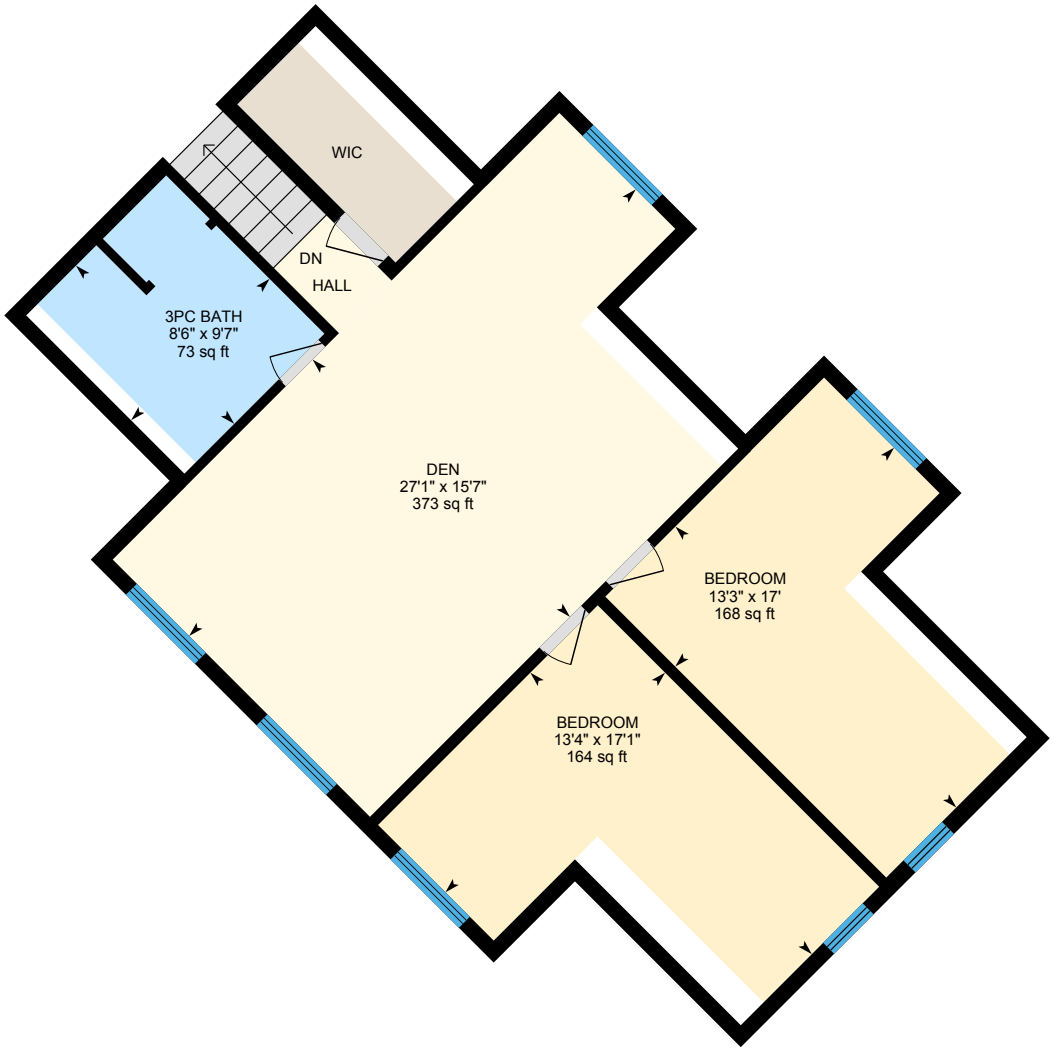
PREPARED: Jul 2021

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.

iGUIDE

1020 Balfour Woods Rd, Gravenhurst, ON

2nd Floor Total Exterior Area 987.07 sq ft
Total Interior Area 884.57 sq ft



0 4 8 ft

N

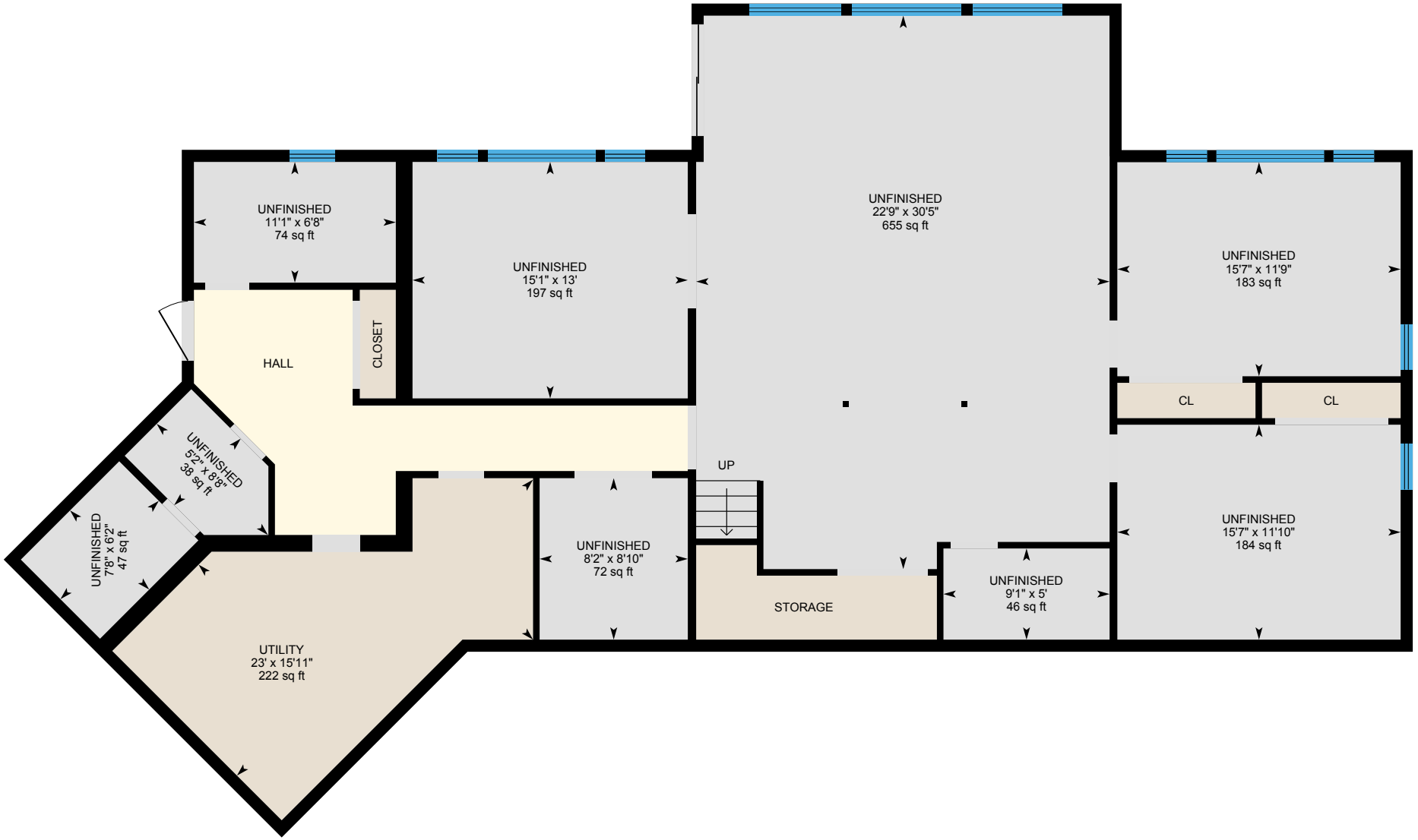
PREPARED: Jul 2021

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.

iGUIDE

1020 Balfour Woods Rd, Gravenhurst, ON

Basement Total Exterior Area 2244.10 sq ft
Total Interior Area 2095.55 sq ft



0 6 12 ft

PREPARED: Jul 2021

N

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.

iGUIDE

1020 Balfour Woods Rd, Gravenhurst, ON

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: 6'3" x 9'2" | 48 sq ft
- 4pc Bath: 11'10" x 12' | 96 sq ft
- Dining: 13'1" x 16'1" | 210 sq ft
- Garage: 26'11" x 43'1" | 1158 sq ft
- Kitchen: 13'11" x 15'5" | 210 sq ft
- Laundry: 5'3" x 10'10" | 52 sq ft
- Living: 21'4" x 23' | 491 sq ft
- Mudroom: 9'5" x 15'6" | 94 sq ft
- Primary: 14'10" x 15'5" | 219 sq ft
- Sun Room: 26'11" x 21'4" | 313 sq ft

2ND FLOOR - BEDROOM

- Bedroom: 25'7" x 15'6" | 229 sq ft

2ND FLOOR

- 3pc Bath: 8'6" x 9'7" | 73 sq ft
- Bedroom: 13'4" x 17'1" | 164 sq ft
- Bedroom: 13'3" x 17' | 168 sq ft
- Den: 27'1" x 15'7" | 373 sq ft

BASEMENT

- Unfinished: 11'10" x 15'7" | 184 sq ft
- Unfinished: 11'9" x 15'7" | 183 sq ft
- Unfinished: 30'5" x 22'9" | 655 sq ft
- Unfinished: 6'8" x 11'1" | 74 sq ft
- Unfinished: 13' x 15'1" | 197 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: 1869.32 sq ft
- Excluded Area: 1471.67 sq ft
- Perimeter Wall Length: 227 ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 2020.23 sq ft

2ND FLOOR - BEDROOM

- Interior Area: 270.43 sq ft
- Excluded Area: 14.56 sq ft
- Perimeter Wall Length: 85 ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 326.90 sq ft

2ND FLOOR

- Interior Area: 884.57 sq ft
- Perimeter Wall Length: 154 ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 987.07 sq ft

BASEMENT (Below Grade)

- Interior Area: 2095.55 sq ft
- Perimeter Wall Length: 223 ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 2244.10 sq ft

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.

iGUIDE

1020 Balfour Woods Rd, Gravenhurst, ON

Property Details

Room Measurements

Unfinished: 5' x 9'1" | 46 sq ft
Unfinished: 8'10" x 8'2" | 72 sq ft
Unfinished: 6'2" x 7'8" | 47 sq ft
Unfinished: 8'8" x 5'2" | 38 sq ft
Utility: 15'11" x 23' | 222 sq ft

Floor Area Information

Total Above Grade Floor Area
Main Building Interior: 3024.31 sq ft
Main Building Excluded: 1486.24 sq ft
Main Building Exterior: 3334.21 sq ft

Customer Name: Clarke Muskoka Team
Customer Company: Royal LePage Lakes of Muskoka Clarke Muskoka Realty
Prepared: Jul 30, 2021

Produced by Madden Photography/
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maddenphotography.ca

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.

iGUIDE

1020 Balfour Woods Rd, Gravenhurst, ON

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.