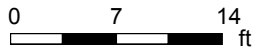
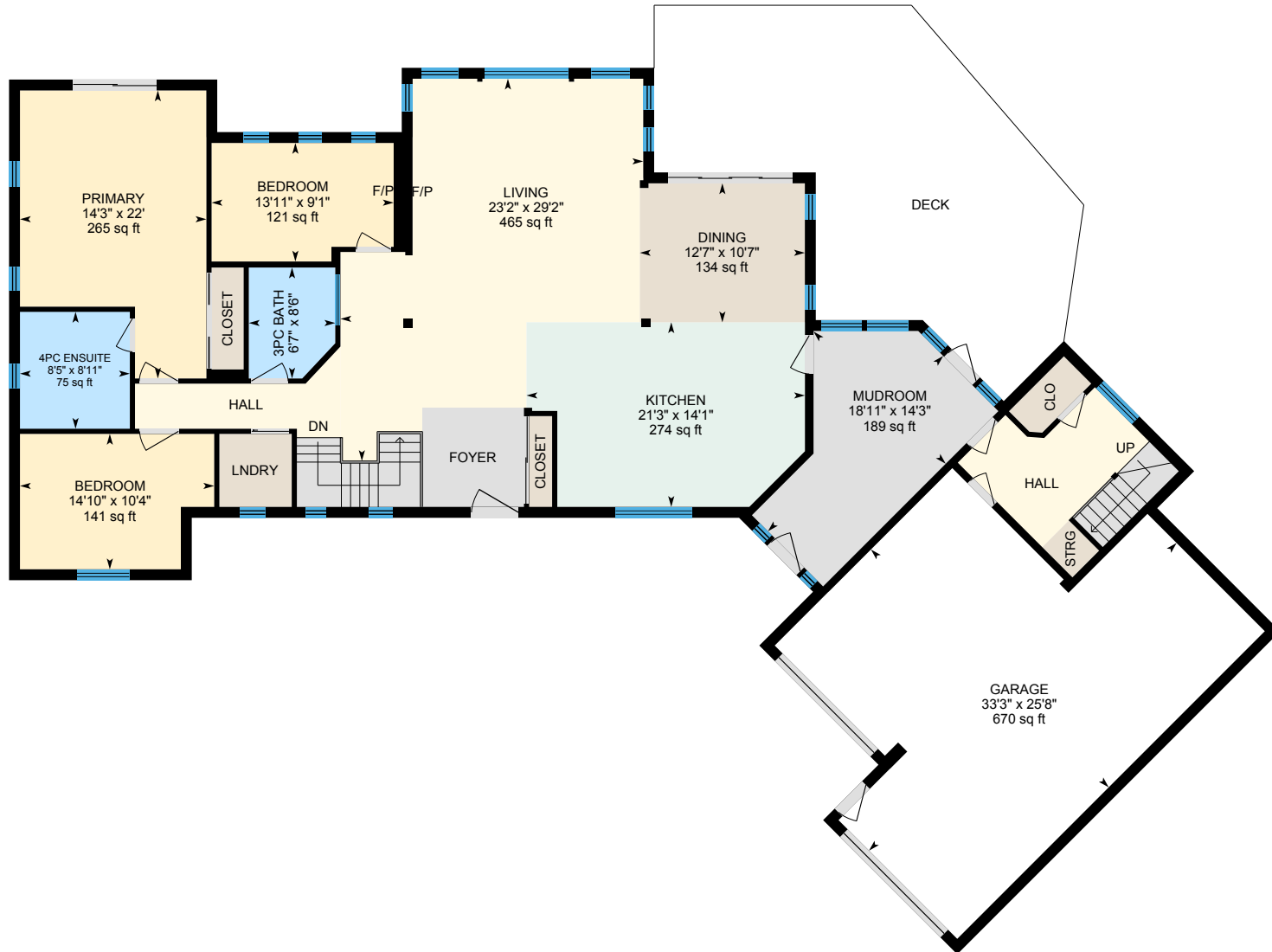




# 1032 Balfour Woods Rd, Gravenhurst, ON

Main Floor Total Exterior Area 2394.21 sq ft  
Total Interior Area 2168.08 sq ft

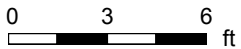
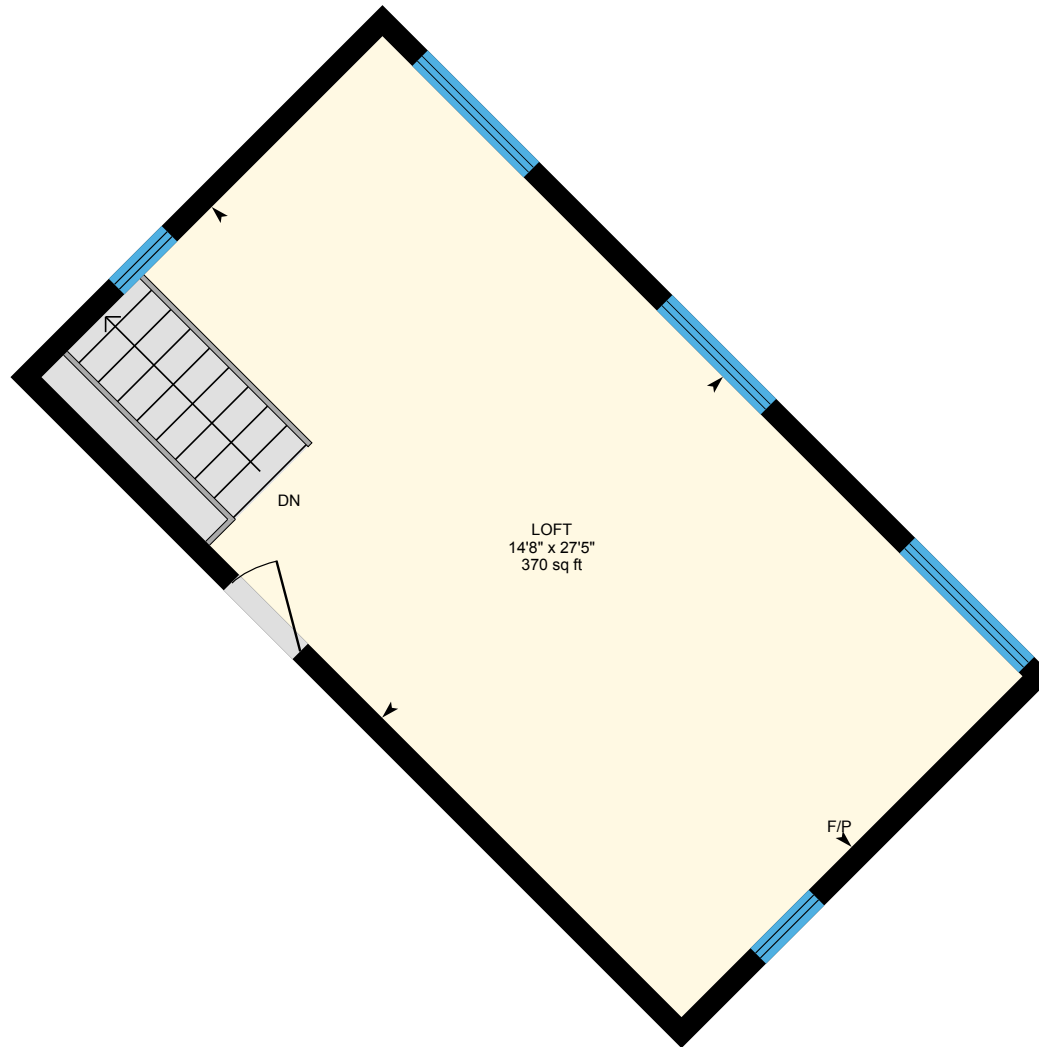


PREPARED: 2021/11/16



# 1032 Balfour Woods Rd, Gravenhurst, ON

2nd Floor Total Exterior Area 459.33 sq ft  
Total Interior Area 401.50 sq ft



PREPARED: 2021/11/16





# 1032 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

3pc Bath: 8'6" x 6'7" | 53 sq ft  
4pc Ensuite: 8'11" x 8'5" | 75 sq ft  
Bedroom: 9'1" x 13'11" | 121 sq ft  
Bedroom: 10'4" x 14'10" | 141 sq ft  
Dining: 10'7" x 12'7" | 134 sq ft  
Garage: 25'8" x 33'3" | 670 sq ft  
Kitchen: 14'1" x 21'3" | 274 sq ft  
Living: 29'2" x 23'2" | 465 sq ft  
Mudroom: 14'3" x 18'11" | 189 sq ft  
Primary: 22' x 14'3" | 265 sq ft

##### 2ND FLOOR

Loft: 14'8" x 27'5" | 370 sq ft

##### LOWER LEVEL

Den: 18'3" x 11'8" | 212 sq ft  
Rec Room: 31'9" x 48'6" | 1158 sq ft  
Utility: 18' x 10' | 173 sq ft  
Wine Cellar: 7'11" x 7'11" | 51 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: 2168.08 sq ft  
Excluded Area: 670.27 sq ft  
Perimeter Wall Length: 271 ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 2394.21 sq ft

##### 2ND FLOOR

Interior Area: 401.50 sq ft  
Perimeter Wall Length: 87 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 459.33 sq ft

##### LOWER LEVEL (Below Grade)

Interior Area: 1676.98 sq ft  
Perimeter Wall Length: 200 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1810.22 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 2569.59 sq ft  
Main Building Excluded: 670.27 sq ft  
**Main Building Exterior: 2853.54 sq ft**

# 1032 Balfour Woods Rd, Gravenhurst, ON

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## Property Details

Customer Name: Clarke Muskoka Team

Customer Company: Royal LePage Lakes of Muskoka Clarke Muskoka Realty

Prepared: Nov 16, 2021

Produced by Madden Photography/

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# 1032 Balfour Woods Rd, Gravenhurst, ON

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## 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.