

Toll Free: 1-800-474-1251 Phone/SMS: 403-474-8908 Phone/SMS: 780-920-5688 info@listsimple.com www.listsimple.com

# **Measurement Report**

PROPERTY
4716 Fordham Cres SE, Calgary

CLIENTMEASUREMENT DATEJOB #Mike BaylisJanuary 31, 2021017060

Area	Methodology	Value
Total Floor Area Above Grade (RMS Value)	RMS	1,782.7 ft²
Floor Area Main Level	RMS	1,782.7 ft <sup>2</sup>
Floor Area Below Grade (Including Basement)	Finished Area	797.0 ft <sup>2</sup>
Other Non-RMS Areas (e.g. Separate Structures)	Finished Area	N/A or Not Measured
Finished Area Measured	RMS + Finished Area	2,579.7 ft <sup>2</sup>

#### **Room Dimensions**

Room	Dimensions	Level	Room	Dimensions	Level
Kitchen	14'4" × 14'10"	Main	Primary Bedroom	15'2" × 12'9"	Main
Dining	12'3" × 12'1"	Main	Walk-in Closet	6'3" × 3'10"	Main
Entry	11'3" × 4'4"	Main	Bathroom 4P	8'8" × 5'7"	Main
Living	20'4" × 13'10"	Main	Storage - Unfinished	7'6" × 3'11"	Basement
Suite - Living	9'4" × 12'3"	Main	Flex Room	7'3" × 7'8"	Basement
Suite - Ensuite 4P	5'0" × 8'8"	Main	Mechanical/Laundry - Unfinished	11'11" × 12'4"	Basement
Suite - Walk-in Closet	5'0" × 5'0"	Main	Bathroom 3P	8'0" × 4'11"	Basement
Suite - Kitchen	10'8" × 17'8"	Main	Bedroom	8'10" × 11'10"	Basement
Suite - Bedroom	14'7" × 9'8"	Main	Bedroom	8'10" × 11'6"	Basement
Deck	10'0" × 24'1"	Main	Family Room	19'10" × 11'7"	Basement
Deck	22'8" × 11'4"	Main			
Deck	9'7" × 19'4"	Main	Detached Garage	45'11" × 23'5"	

#### **Bathrooms**

1-Pc Bath	2-Pc Bath	3-Pc Bath	4-Pc Bath	5-Pc Bath	6-Pc Bath
		1	1		
1-Pc Ensuite	2-Pc Ensuite	3-Pc Ensuite	4-Pc Ensuite	5-Pc Ensuite	6-Pc Ensuite



## **MEASUREMENT DETAILS**

Toll Free: 1-800-474-1251

Detached/Attached	Exterior Wall Thickness	
Detached	6.5 "	

#### **RMS Areas**

Level	Total Area	Exclusions	Total Exclusions	RMS Area
Main	1,782.7 ft <sup>2</sup>			1,782.7 ft <sup>2</sup>
TOTAL				1,782.7 ft <sup>2</sup>

#### **Non-RMS Areas**

Level/Space	Total Area	Unfinished Areas	Total Unfinished	Finished Area
Basement	971.6 ft <sup>2</sup>	Storage - 30.2 ft <sup>2</sup> Mechanical/Laundry - 144.4 ft <sup>2</sup>	174.6 ft <sup>2</sup>	797.0 ft <sup>2</sup>
TOTAL			174.6 ft <sup>2</sup>	797.0 ft <sup>2</sup>

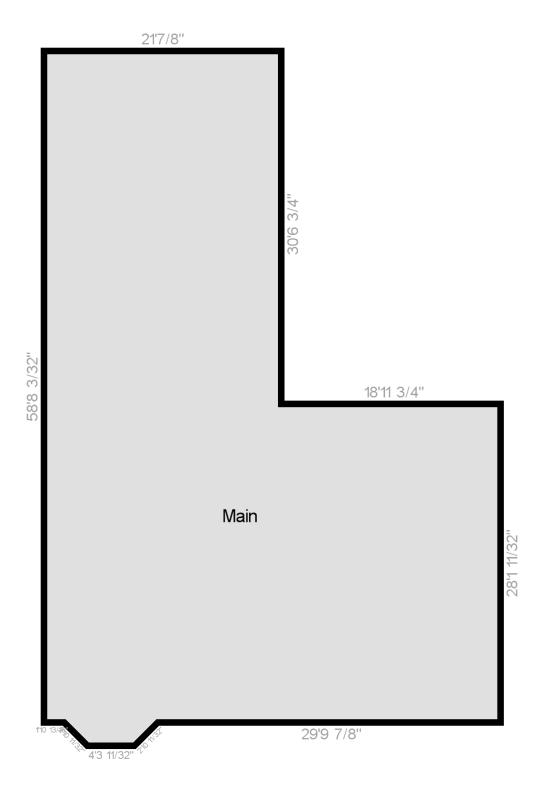
Disclaimer: To be used only for the marketing of the subject property, and only by the client listed above and/or other parties directly connected to the marketing/sale process. May not be published, distributed or used for other purposes. All measurements are verified and insured. Area measurements are based on RECA RMS and derived from perimeter measurements (not individual room dimensions). Areas not allowed under the RMS are excluded from the area total. Below grade levels and separate structures are not allowed under the RMS. When part of the order, these areas are measured with finished and unfinished space identified according to the ANSI Z765-2013 standard. Bedrooms are not verified for legal egress. For more information on the RMS please visit: https://www.reca.ca

4716 FORDHAM CRES SE, CALGARY PAGE 2 OF 4 JANUARY 31, 2021



## **SUPPORTING PLANS**

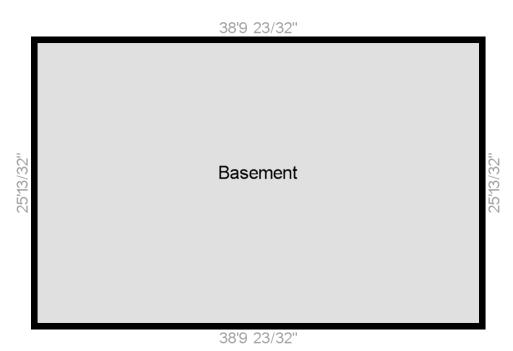
## Main



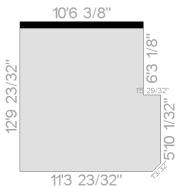


### **SUPPORTING PLANS**

#### **Basement**







Storage - Unfinished

