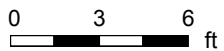
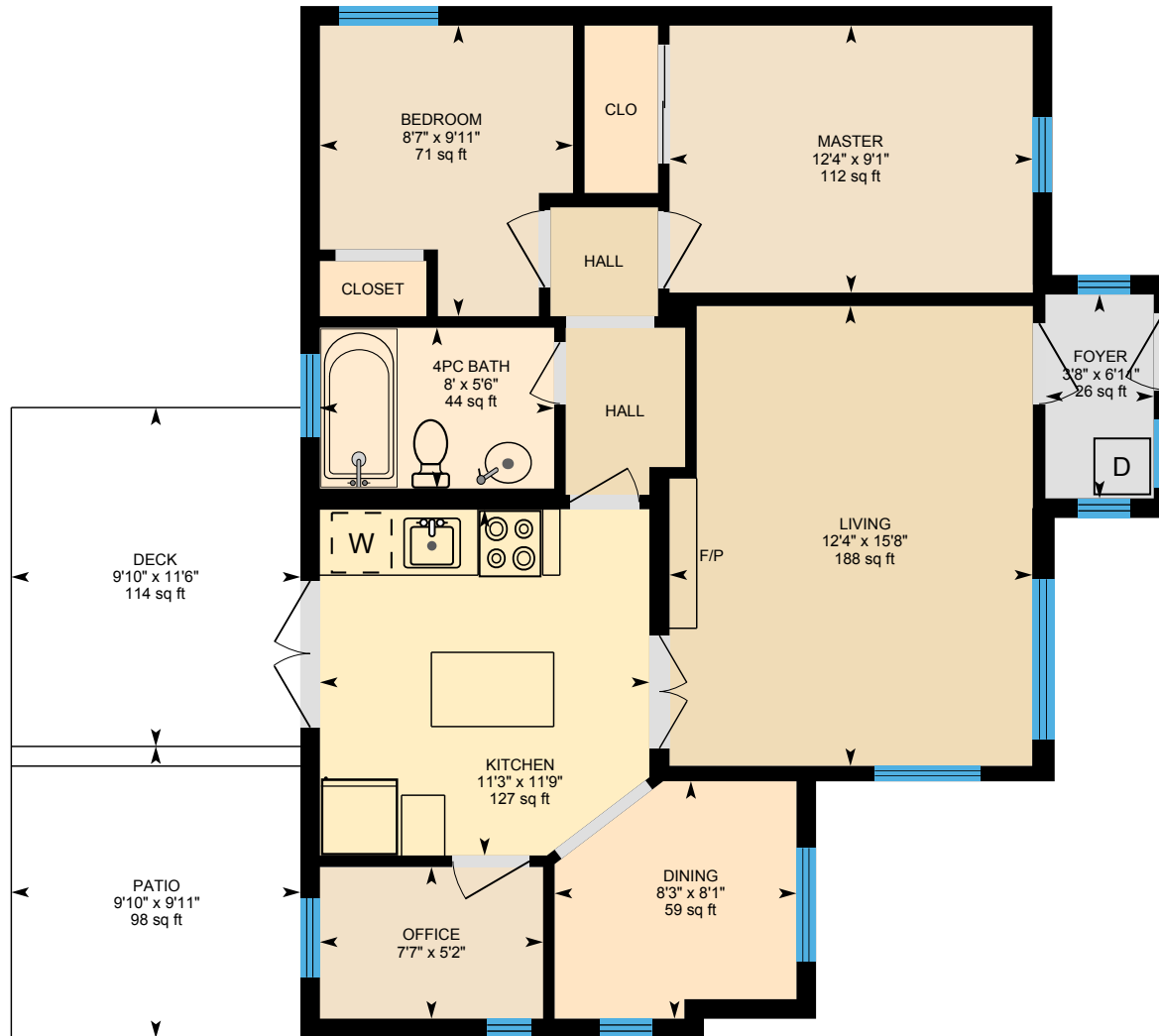


# 2540 Empire St, Victoria, BC

Main Floor Total Exterior Area 862 sq ft



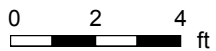
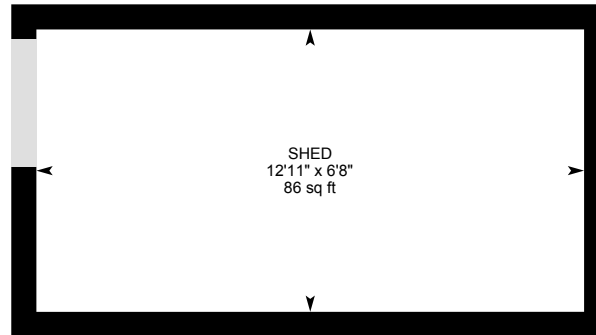
PREPARED: Aug, 2020



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/>.

# 2540 Empire St, Victoria, BC

## Shed



PREPARED: Aug, 2020



# 2540 Empire St, Victoria, 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' x 5'6" | 44 sq ft  
Bedroom: 8'7" x 9'11" | 71 sq ft  
Deck: 9'10" x 11'6" | 114 sq ft  
Dining: 8'3" x 8'1" | 59 sq ft  
Foyer: 3'8" x 6'11" | 26 sq ft  
Kitchen: 11'3" x 11'9" | 127 sq ft  
Living: 12'4" x 15'8" | 188 sq ft  
Master: 12'4" x 9'1" | 112 sq ft  
Office: 7'7" x 5'2"  
Patio: 9'10" x 9'11" | 98 sq ft

#### Shed

##### SHED

Shed: 6'8" x 12'11" | 86 sq ft

### 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: 777 sq ft  
Perimeter Wall Length: 127 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 862 sq ft  
Finished Area: 862 sq ft  
Unfinished Area: N/A

#### Shed

##### SHED

All space is excluded

#### Total Floor Area

**Main Building Exterior: 862 sq ft**  
Main Building Finished Area: 862 sq ft  
Main Building Unfinished Area: N/A

Shed Excluded: 86 sq ft

# 2540 Empire St, Victoria, BC

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## Property Details

Customer Name: Cheryl Barnes

Customer Company: RE/MAX Camosun

Prepared: Aug 19, 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.