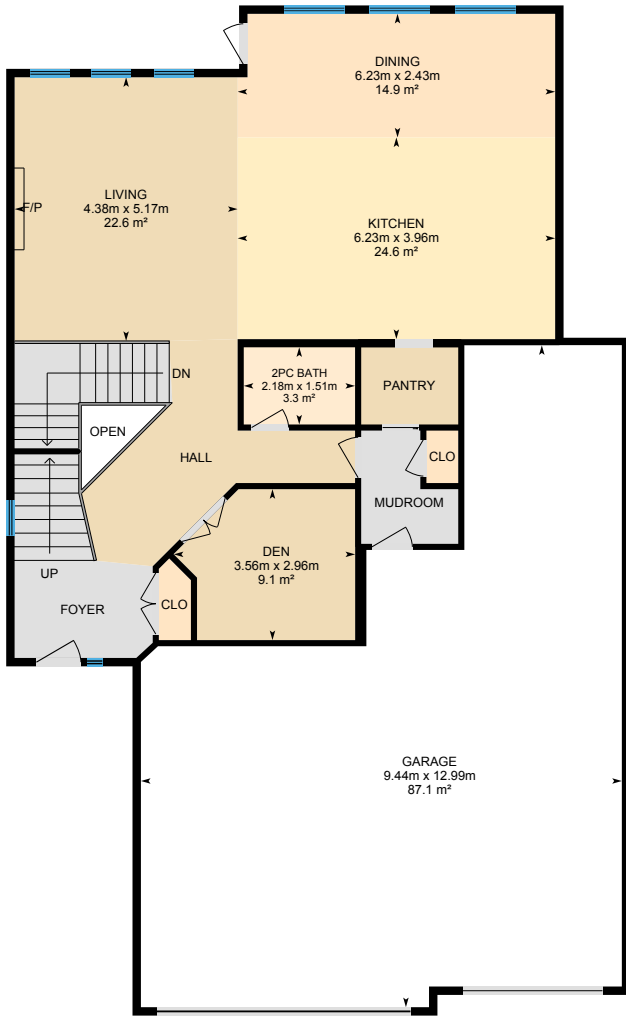
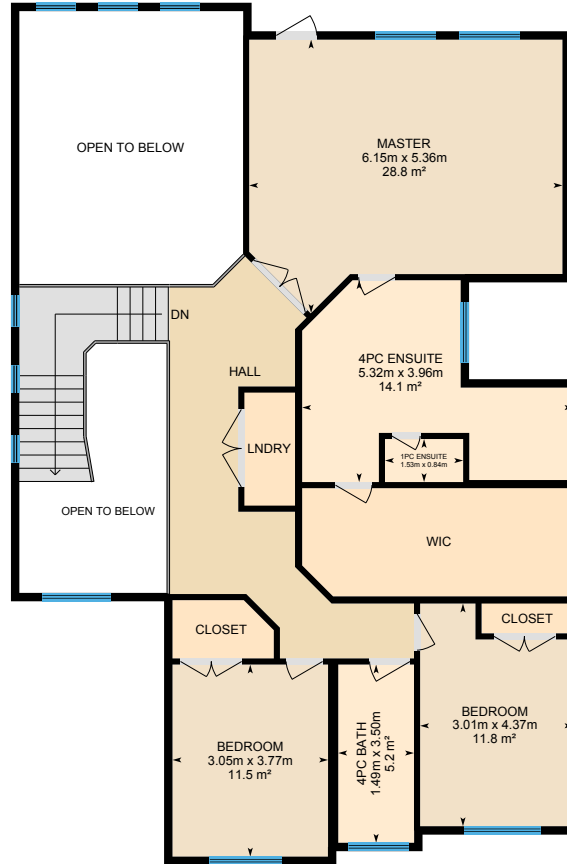


90 Caragana Way, Fort Saskatchewan, AB

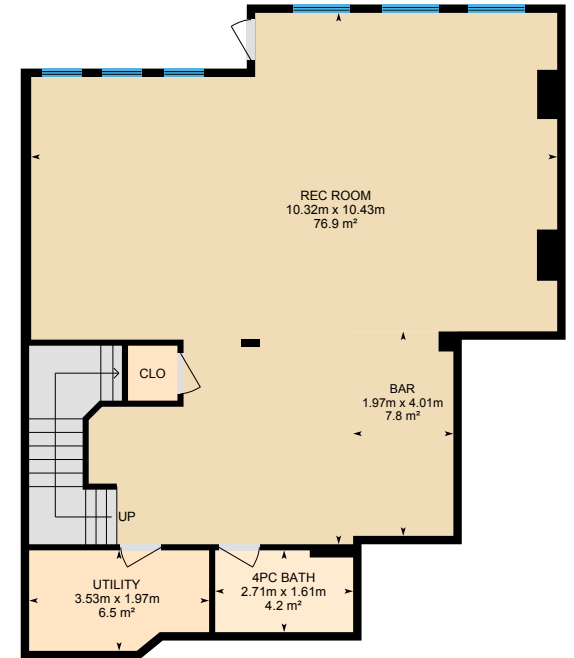
Main Building: Total Exterior Area Above Grade 245.2 m²



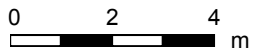
Main
Exterior Area 116.9 m²



2nd Floor
Exterior Area 128.3 m²



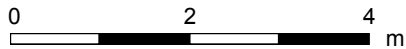
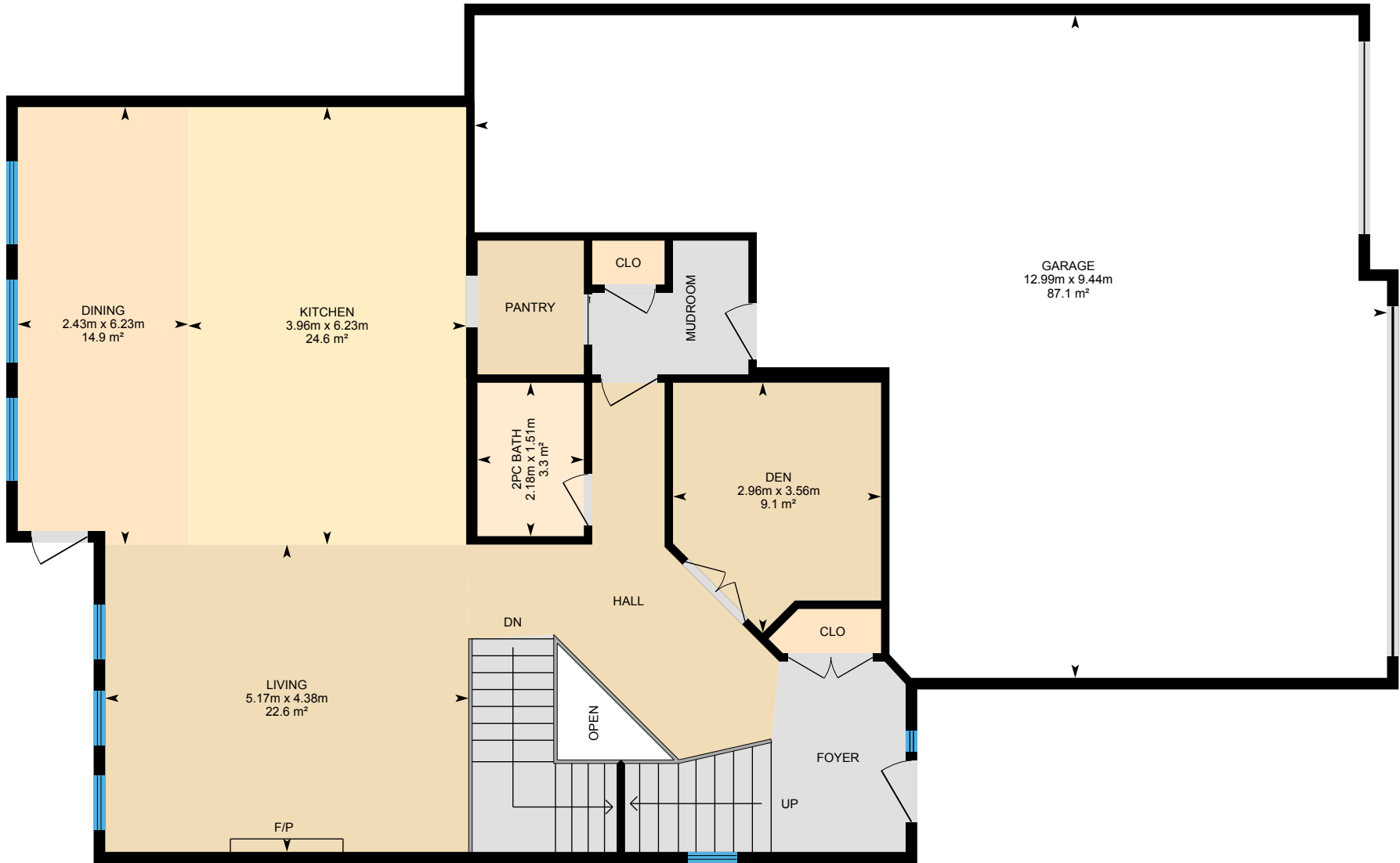
Basement (Below Grade)
Exterior Area 112.8 m²



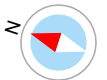
PREPARED: Apr, 2019

90 Caragana Way, Fort Saskatchewan, AB

Main Total Exterior Area 116.9 m²
Total Interior Area 109.1 m²

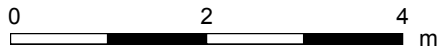
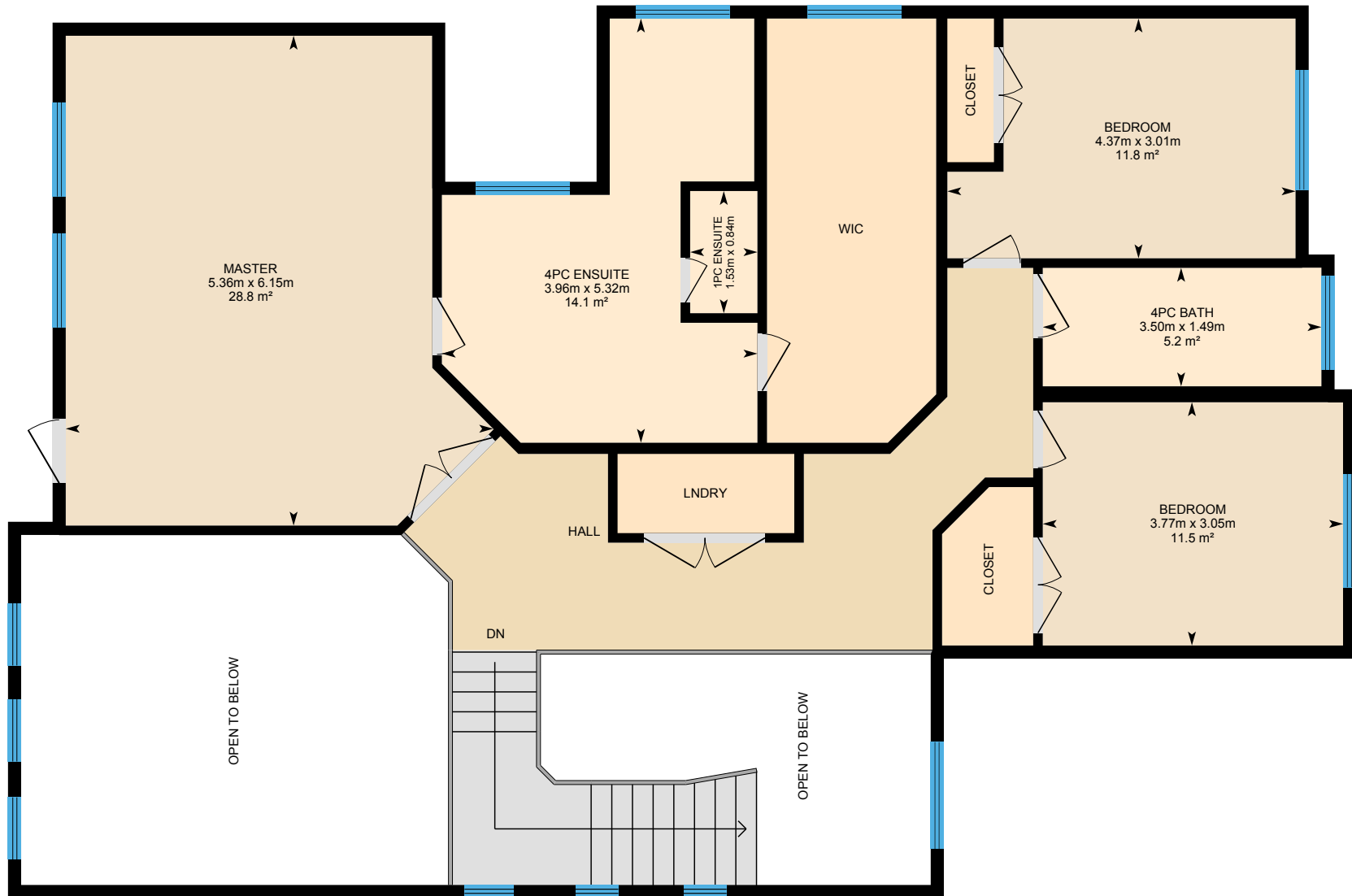


PREPARED: Apr, 2019

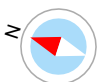


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2nd Floor Total Exterior Area 128.3 m²
Total Interior Area 117.8 m²

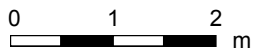
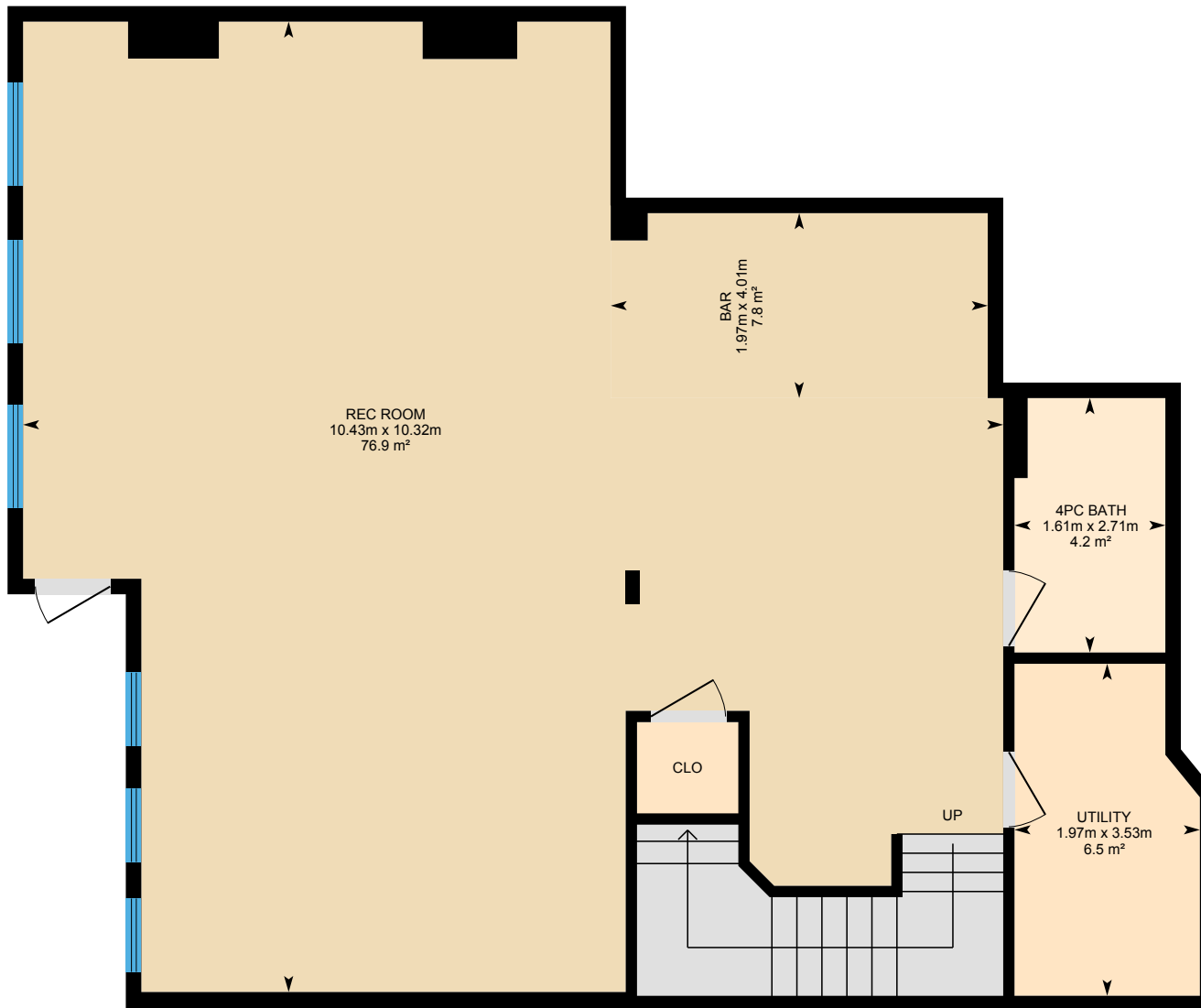


PREPARED: Apr, 2019

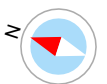


90 Caragana Way, Fort Saskatchewan, AB

Basement Total Exterior Area 112.8 m²
Total Interior Area 105.2 m²



PREPARED: Apr, 2019



90 Caragana Way, Fort Saskatchewan, AB

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

2pc Bath: 2.18m x 1.51m | 3.3 m²
Den: 3.56m x 2.96m | 9.1 m²
Dining: 6.23m x 2.43m | 14.9 m²
Garage: 9.44m x 12.99m | 87.1 m²
Kitchen: 6.23m x 3.96m | 24.6 m²
Living: 4.38m x 5.17m | 22.6 m²

2ND FLOOR

1pc Ensuite: 1.53m x 0.84m | 1.3 m²
4pc Bath: 1.49m x 3.50m | 5.2 m²
4pc Ensuite: 5.32m x 3.96m | 14.1 m²
Bedroom: 3.01m x 4.37m | 11.8 m²
Bedroom: 3.05m x 3.77m | 11.5 m²
Master: 6.15m x 5.36m | 28.8 m²

BASEMENT

4pc Bath: 2.71m x 1.61m | 4.2 m²
Bar: 1.97m x 4.01m | 7.8 m²
Rec Room: 10.32m x 10.43m | 76.9 m²
Utility: 3.53m x 1.97m | 6.5 m²

Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>.

Main Building

MAIN

Interior Area: 109.1 m²
Perimeter Wall Length: 46.9 m
Perimeter Wall Thickness: 17 cm
Exterior Area: 116.9 m²

2ND FLOOR

Interior Area: 117.8 m²
Perimeter Wall Length: 63.6 m
Perimeter Wall Thickness: 17 cm
Exterior Area: 128.3 m²

BASEMENT (Below Grade)

Interior Area: 105.2 m²
Perimeter Wall Length: 46.2 m
Perimeter Wall Thickness: 17 cm
Exterior Area: 112.8 m²

Total Above Grade Floor Area

Main Building Interior: 226.9 m²
Main Building Exterior: 245.2 m²

90 Caragana Way, Fort Saskatchewan, AB

Property Details

Customer Name: Steve Sedgwick

Customer Company: Realty One Group Insider

Prepared: Apr 11, 2019

The Total Above Grade Floor Area is the RMS compliant size of detached properties.

Use Main Building Exterior Area for detached properties. Use Main Building Interior Area for properties with common walls, such as half-duplexes, townhouses, and apartments.

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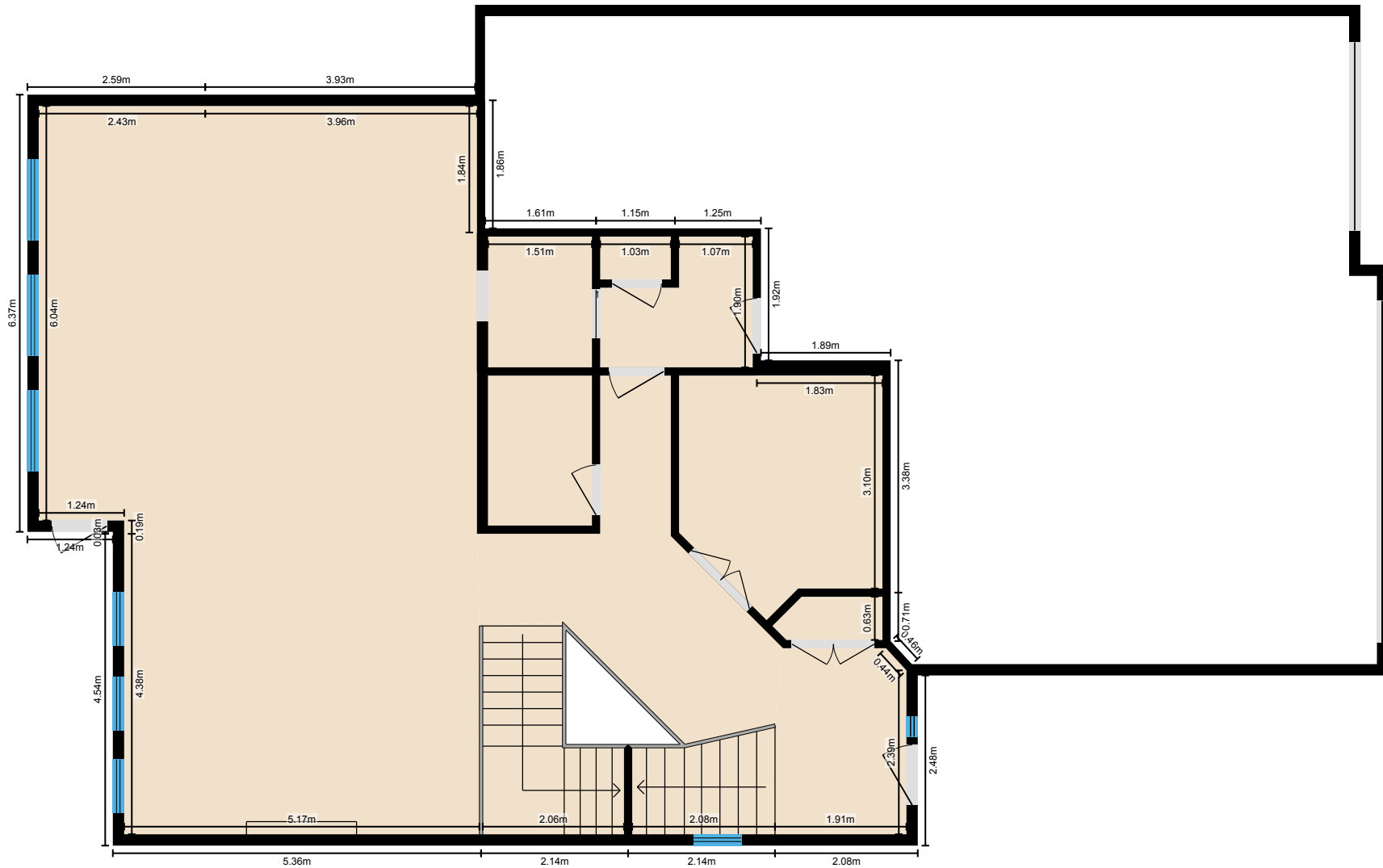
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Measurement Diagram for: Main

Exterior Wall Thickness: 17 cm



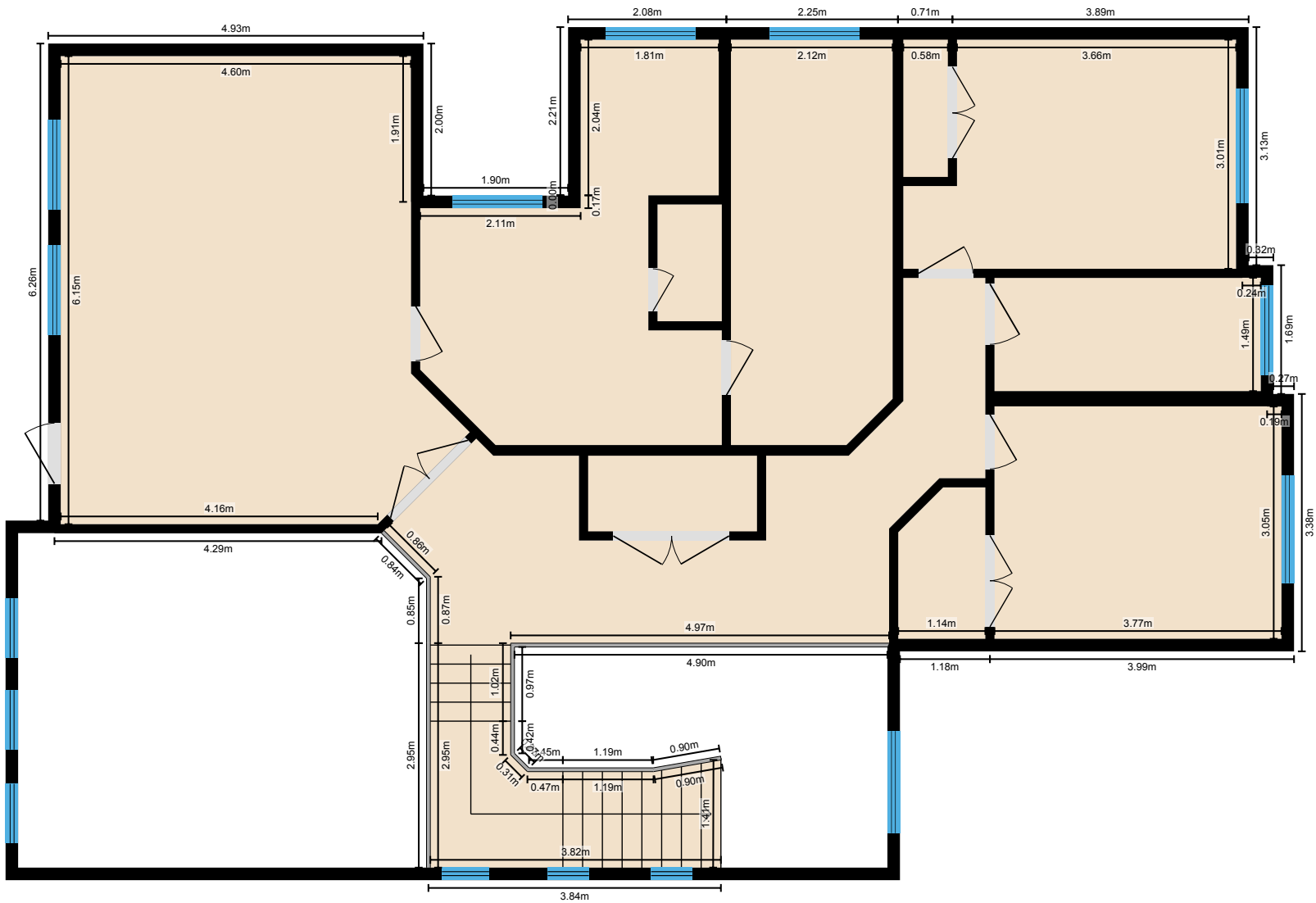
PREPARED: Apr, 2019

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/>.

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Measurement Diagram for: 2nd Floor

Exterior Wall Thickness: 17 cm



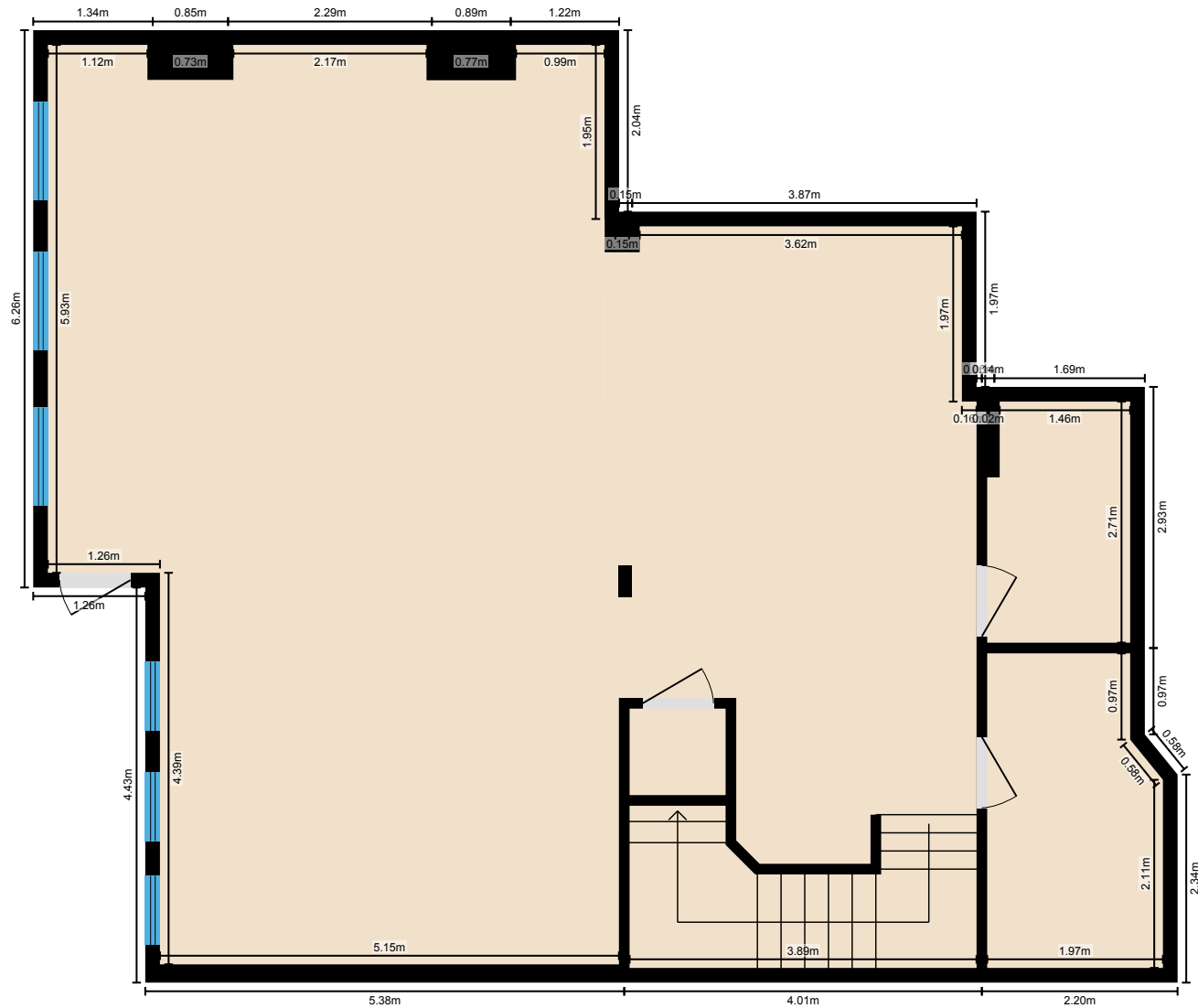
PREPARED: Apr, 2019

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/>.

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Measurement Diagram for: Basement

Exterior Wall Thickness: 17 cm



PREPARED: Apr, 2019

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/>.