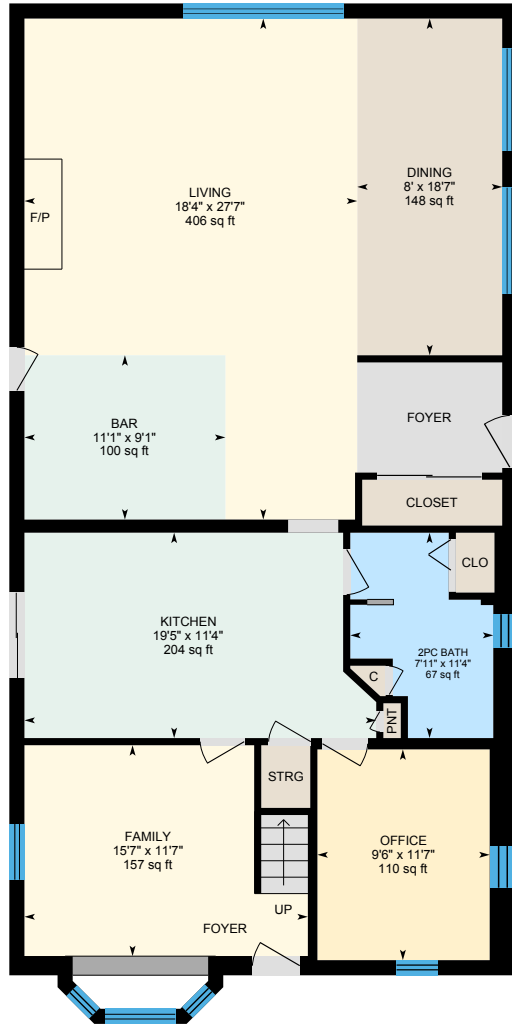
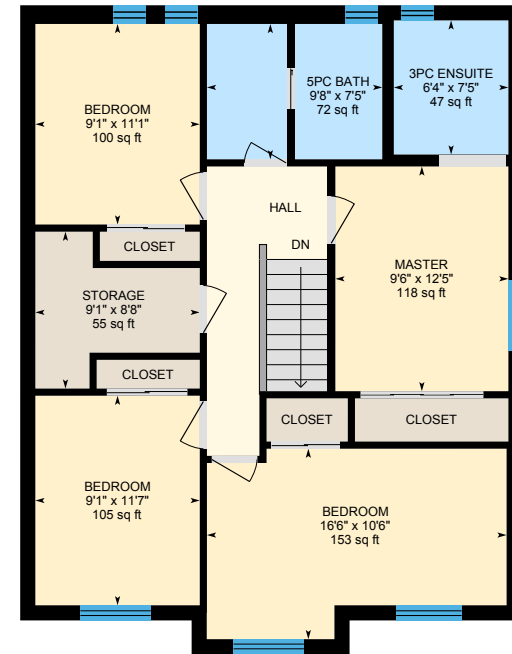


# 11438 Loyalist Pkwy, Prince Edward, ON

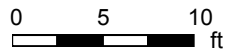
Main Building: Total Exterior Area 2434 sq ft



**Main Floor**  
Exterior Area 1482 sq ft



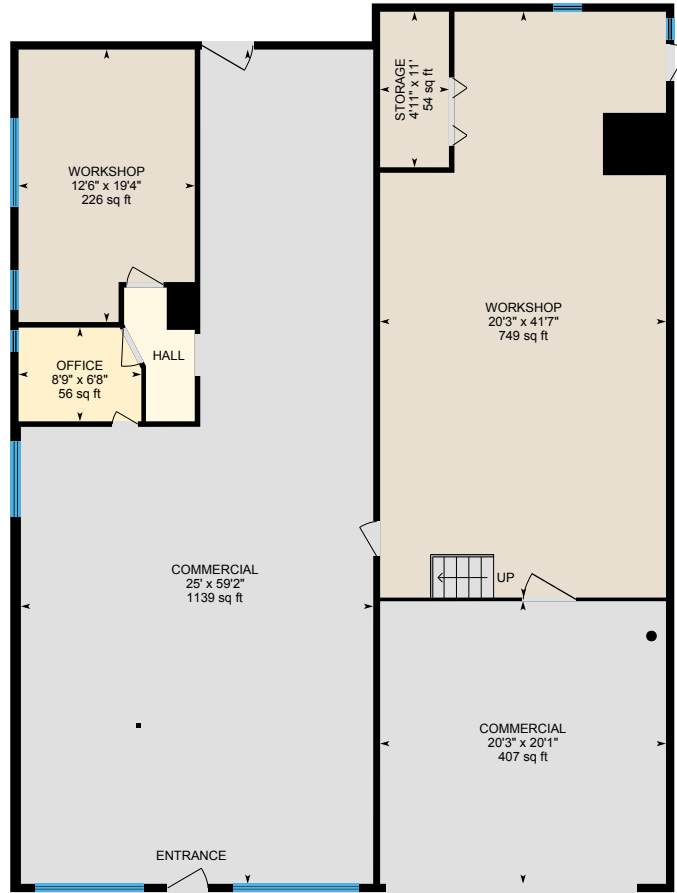
**2nd Floor**  
Exterior Area 952 sq ft



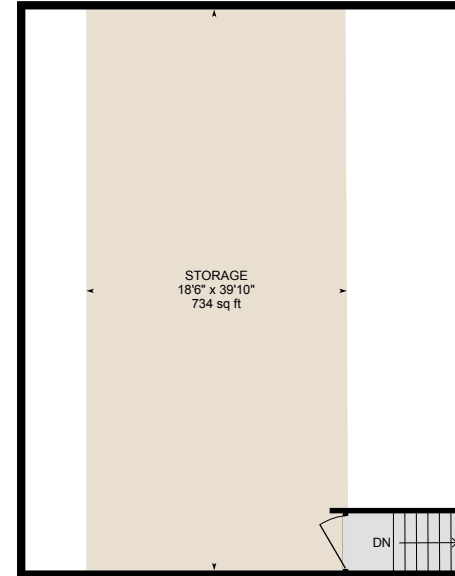
PREPARED: Sep 2020

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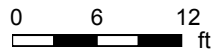
Commercial



Commercial Main Floor



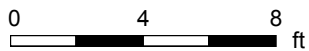
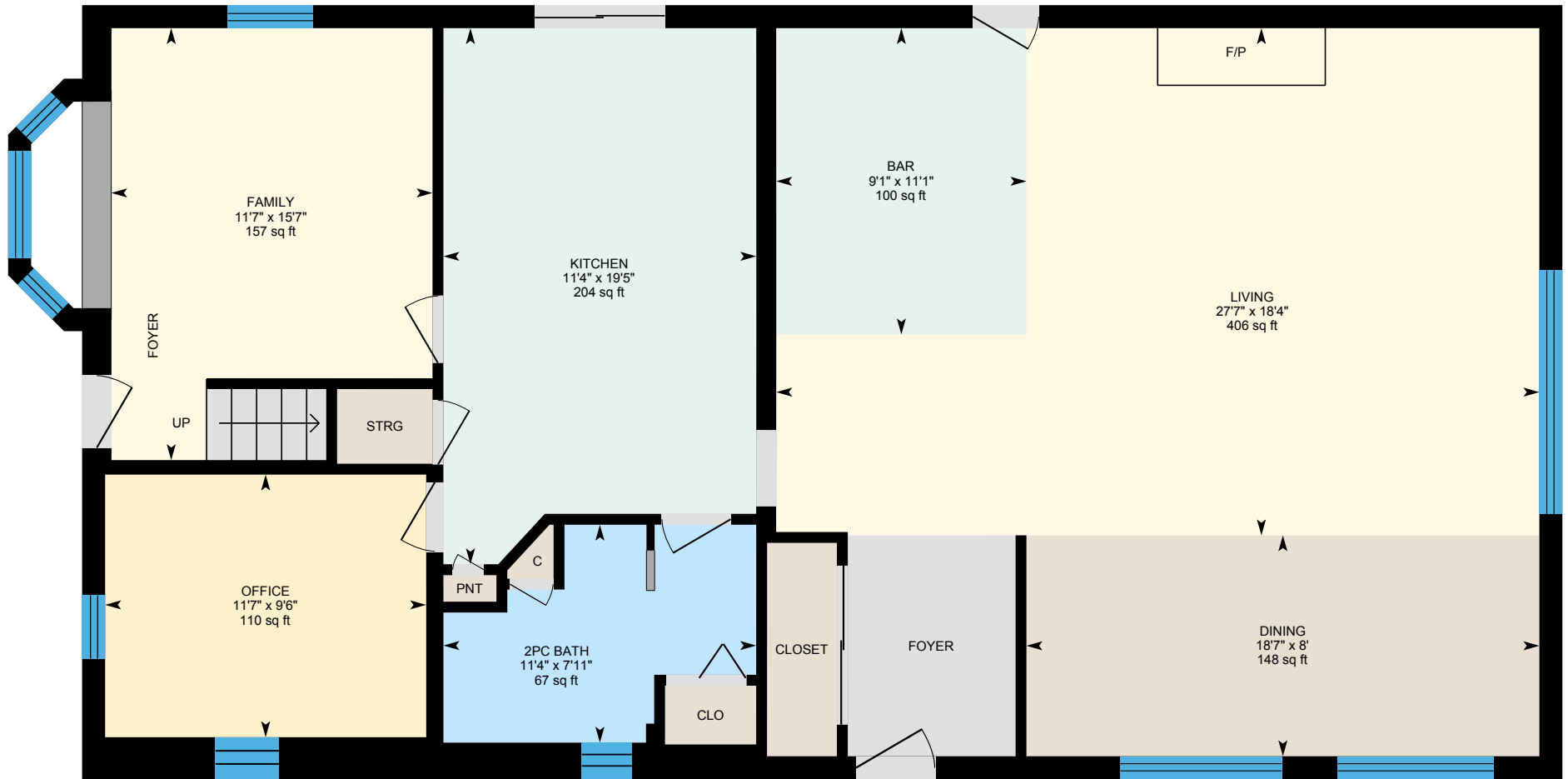
Commercial Upper Space



PREPARED: Sep 2020

# 11438 Loyalist Pkwy, Prince Edward, ON

Main Floor Total Exterior Area 1482 sq ft  
Total Interior Area 1349 sq ft



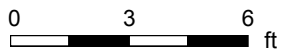
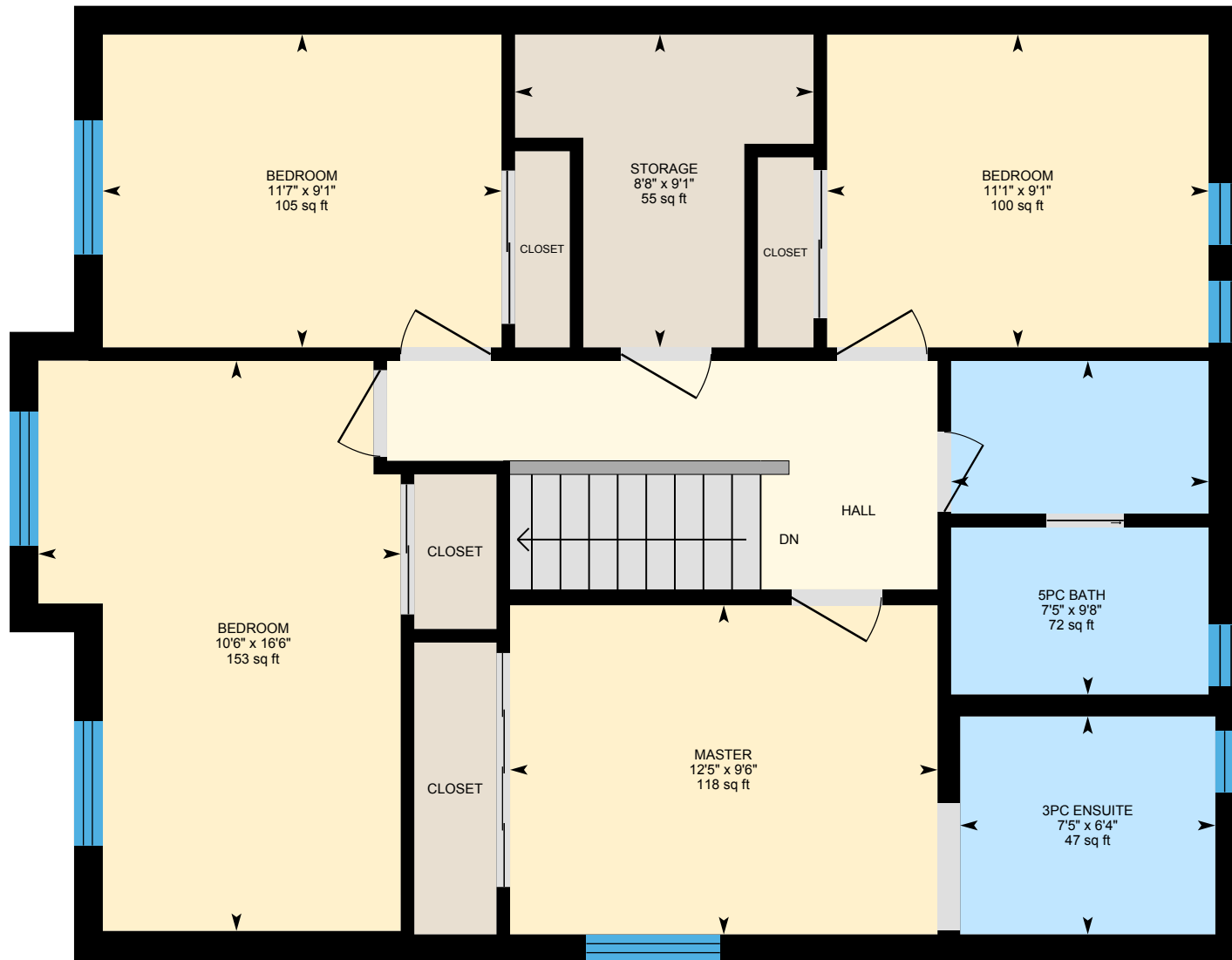
PREPARED: Sep 2020



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.

# 11438 Loyalist Pkwy, Prince Edward, ON

2nd Floor Total Exterior Area 952 sq ft  
Total Interior Area 849 sq ft

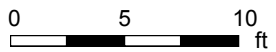


PREPARED: Sep 2020



# 11438 Loyalist Pkwy, Prince Edward, ON

Commercial Main Floor Total Interior Area 2769 sq ft

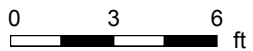
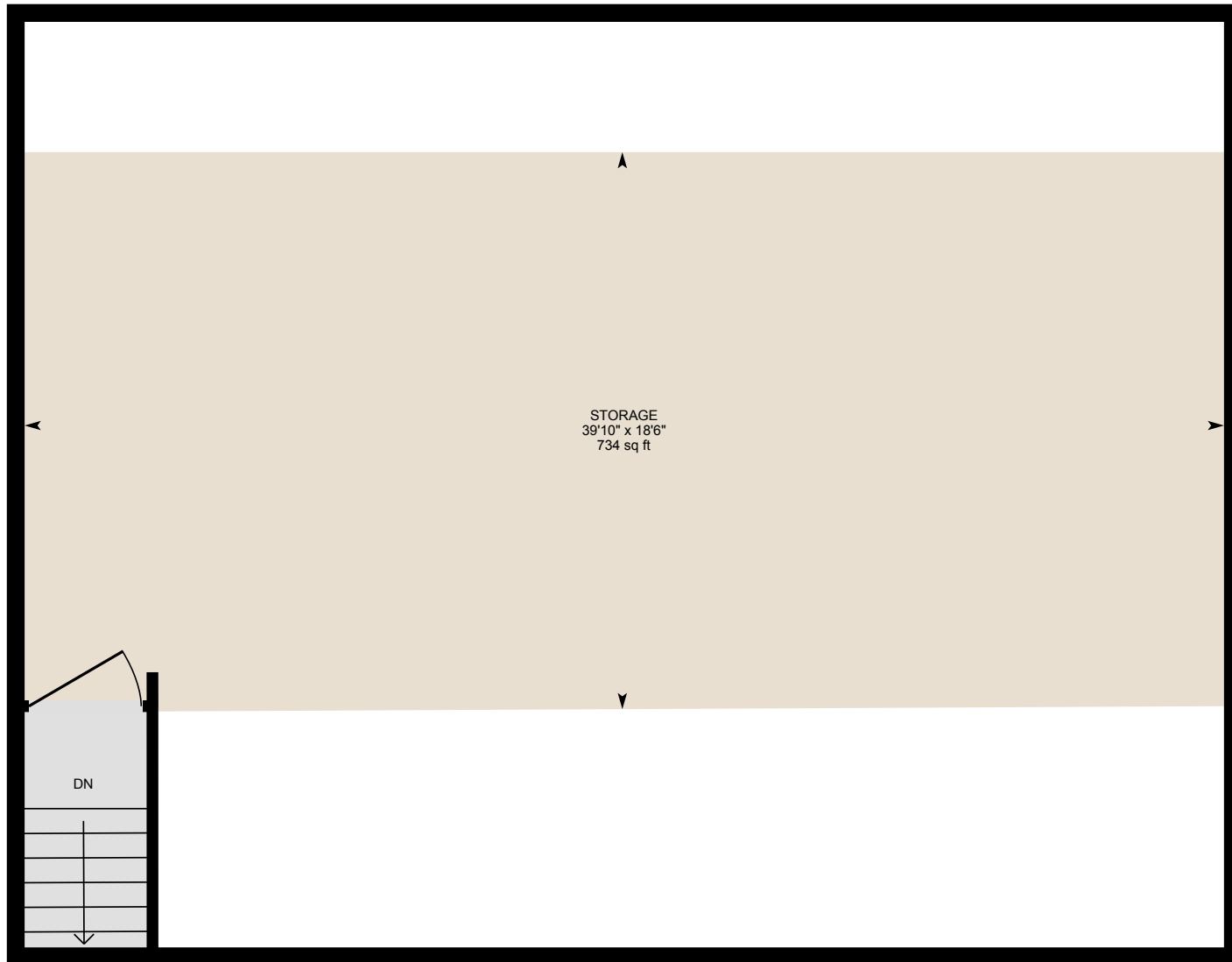


PREPARED: Sep 2020



# 11438 Loyalist Pkwy, Prince Edward, ON

Commercial Upper Space Total Interior Area 771 sq ft



PREPARED: Sep 2020



# 11438 Loyalist Pkwy, Prince Edward, 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 Bath: 7'11" x 11'4" | 67 sq ft  
Bar: 11'1" x 9'1" | 100 sq ft  
Dining: 8' x 18'7" | 148 sq ft  
Family: 15'7" x 11'7" | 157 sq ft  
Kitchen: 19'5" x 11'4" | 204 sq ft  
Living: 18'4" x 27'7" | 406 sq ft  
Office: 9'6" x 11'7" | 110 sq ft

##### 2ND FLOOR

3pc Ensuite: 6'4" x 7'5" | 47 sq ft  
5pc Bath: 9'8" x 7'5" | 72 sq ft  
Bedroom: 16'6" x 10'6" | 153 sq ft  
Bedroom: 9'1" x 11'7" | 105 sq ft  
Bedroom: 9'1" x 11'1" | 100 sq ft  
Master: 9'6" x 12'5" | 118 sq ft  
Storage: 9'1" x 8'8" | 55 sq ft

#### Commercial

##### COMMERCIAL MAIN FLOOR

Commercial: 20'3" x 20'1" | 407 sq ft  
Commercial: 25' x 59'2" | 1139 sq ft  
Office: 8'9" x 6'8" | 56 sq ft  
Storage: 4'11" x 11' | 54 sq ft  
Workshop: 20'3" x 41'7" | 749 sq ft  
Workshop: 12'6" x 19'4" | 226 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. 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: 1349 sq ft  
Perimeter Wall Length: 160 ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 1482 sq ft

##### 2ND FLOOR

Interior Area: 849 sq ft  
Perimeter Wall Length: 124 ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 952 sq ft

#### Commercial

##### COMMERCIAL MAIN FLOOR

Interior Area: 2769 sq ft  
Perimeter Wall Length: 218 ft

##### COMMERCIAL UPPER SPACE

Interior Area: 771 sq ft  
Perimeter Wall Length: 143 ft

### Total Floor Area

Main Building Interior: 2198 sq ft  
**Main Building Exterior: 2434 sq ft**

# 11438 Loyalist Pkwy, Prince Edward, ON

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## Property Details

### Room Measurements

COMMERCIAL UPPER SPACE  
Storage: 18'6" x 39'10" | 734 sq ft

### Floor Area Information

Commercial Interior: 3540 sq ft



# 11438 Loyalist Pkwy, Prince Edward, 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.