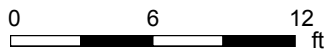


# 1401 Muskoka District Road 169, Gravenhurst, ON

Main Floor Total Exterior Area 2562 sq ft  
Total Interior Area 2431 sq ft



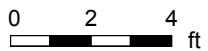
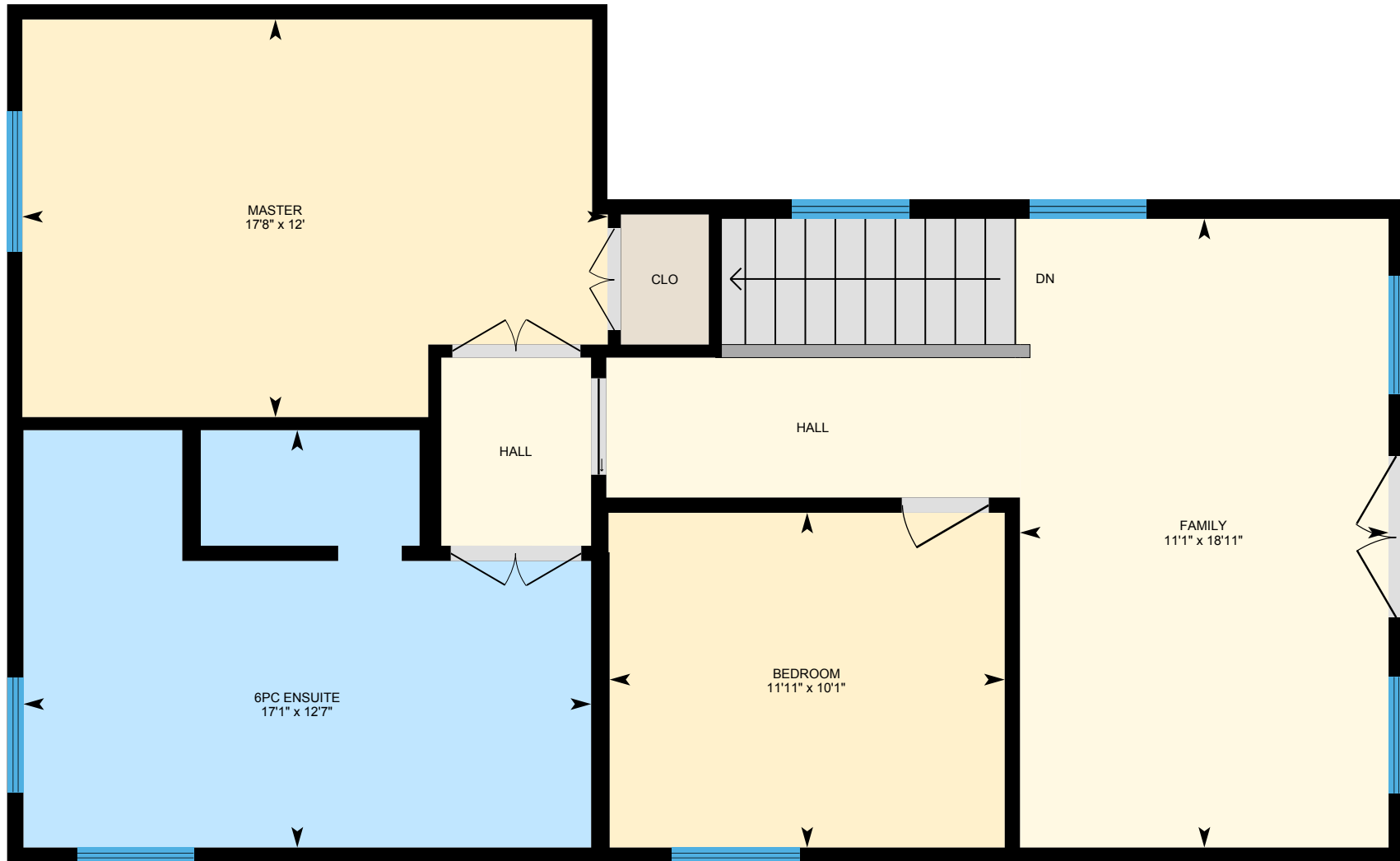
PREPARED: Jul, 2020



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/>.

# 1401 Muskoka District Road 169, Gravenhurst, ON

1st Floor Total Exterior Area 946 sq ft  
Total Interior Area 884 sq ft



PREPARED: Jul, 2020



# 1401 Muskoka District Road 169, 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

2pc Bath: 5'4" x 5'  
3pc Bath: 7'10" x 5'5"  
3pc Ensuite: 6' x 8'3"  
3pc Ensuite: 6'1" x 8'3"  
Bedroom: 16'4" x 13'5"  
Bedroom: 12'7" x 10'4"  
Bedroom: 12'8" x 11'2"  
Bedroom: 9'2" x 13'  
Dining: 8'1" x 11'9"  
Kitchen: 18' x 12'  
Kitchen: 23'7" x 19'  
Laundry: 12'8" x 14'3"  
Living: 17'1" x 12'1"  
Storage: 3'9" x 5'1"

##### 1ST FLOOR

6pc Ensuite: 17'1" x 12'7"  
Bedroom: 11'11" x 10'1"  
Family: 11'1" x 18'11"  
Master: 17'8" x 12'

#### Shop

##### SHOP

Garage: 29'3" x 30'5"  
Workshop: 29'3" x 16'6"

### 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: 2431 sq ft  
Perimeter Wall Length: 285 ft  
Perimeter Wall Thickness: 5.5 in  
Exterior Area: 2562 sq ft

##### 1ST FLOOR

Interior Area: 884 sq ft  
Perimeter Wall Length: 134 ft  
Perimeter Wall Thickness: 5.5 in  
Exterior Area: 946 sq ft

#### Shop

##### SHOP

Excluded Area: 1372 sq ft  
Perimeter Wall Length: 93 ft  
Perimeter Wall Thickness: 7.5 in  
Exterior Area: 59 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 3315 sq ft  
**Main Building Exterior: 3508 sq ft**

Shop Excluded: 1372 sq ft  
**Shop Exterior: 59 sq ft**