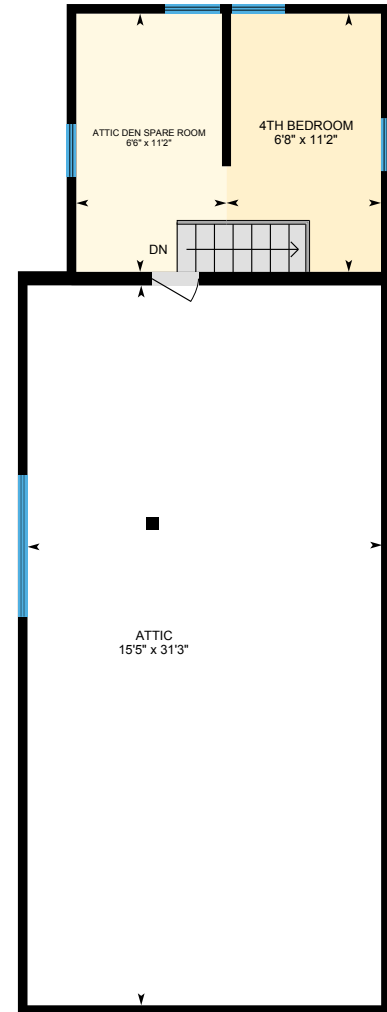


# 2528 Muskoka District Road 169, Bala, ON

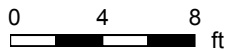
Main Building: Total Exterior Area Above Grade 1327 sq ft



**Main Floor**  
Exterior Area 1121 sq ft



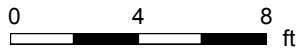
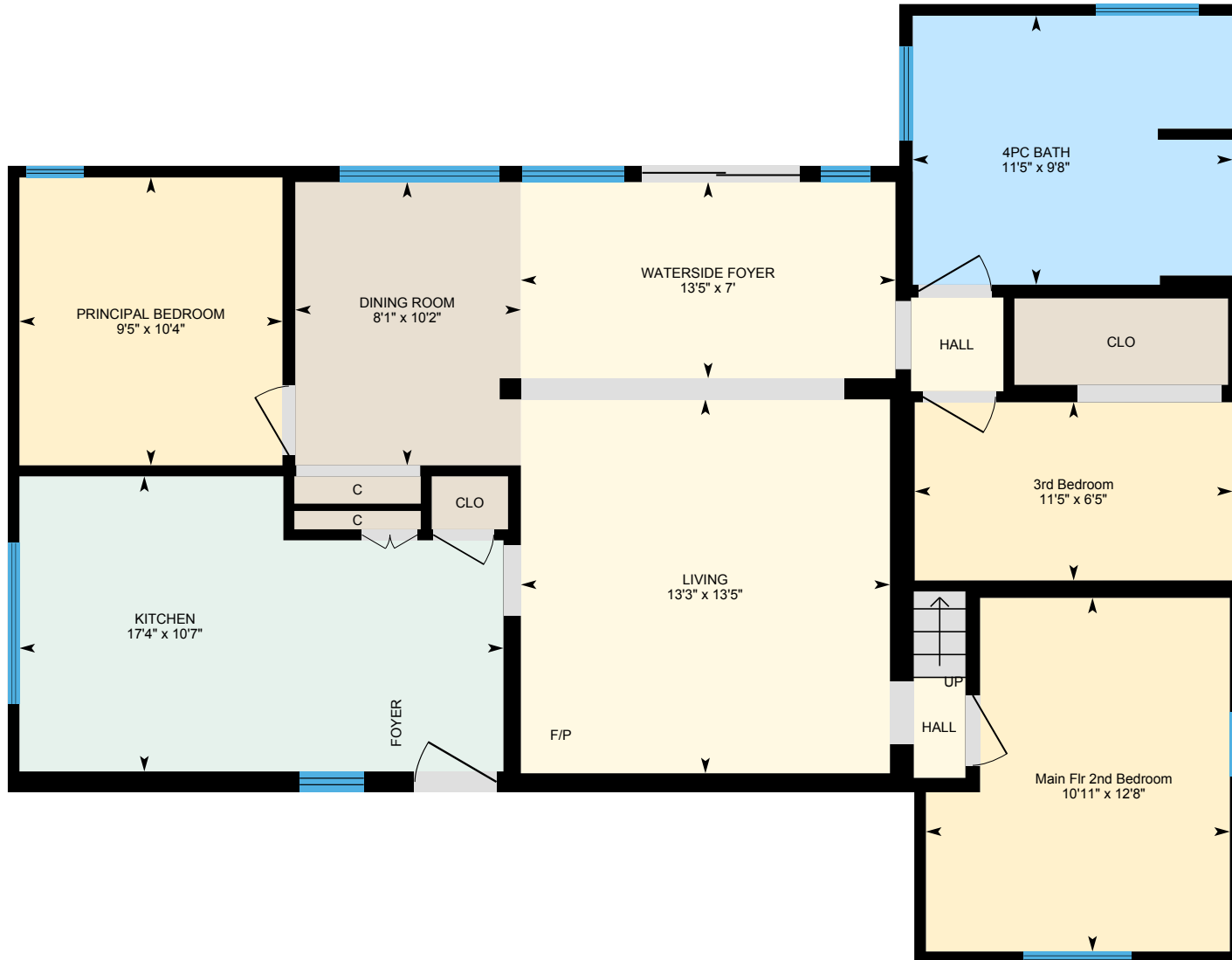
**1st Floor**  
Exterior Area 205 sq ft



PREPARED: Oct 2020

# 2528 Muskoka District Road 169, Bala, ON

Main Floor Total Exterior Area 1121 sq ft  
Total Interior Area 1057 sq ft

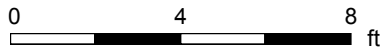
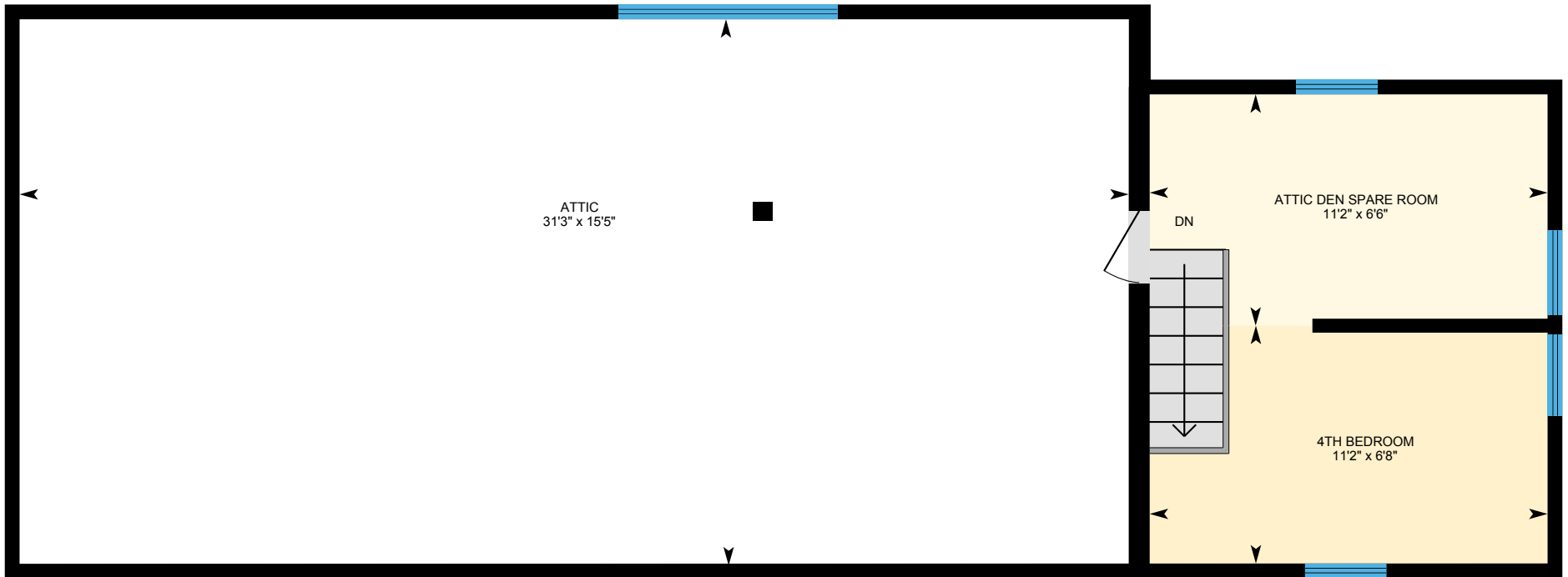


PREPARED: Oct 2020

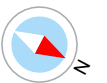


# 2528 Muskoka District Road 169, Bala, ON

1st Floor Total Exterior Area 205 sq ft  
Total Interior Area 156 sq ft

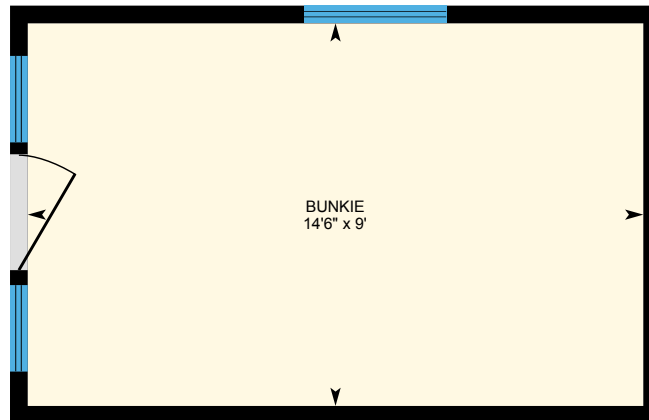


PREPARED: Oct 2020



# 2528 Muskoka District Road 169, Bala, ON

**Bunkie** Total Exterior Area 151 sq ft  
Total Interior Area 130 sq ft



0 2 4 ft

PREPARED: Oct 2020



# 2528 Muskoka District Road 169, Bala, 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

3rd Bedroom: 6'5" x 11'5"

4pc Bath: 9'8" x 11'5"

Dining Room: 10'2" x 8'1"

Kitchen: 10'7" x 17'4"

Living: 13'5" x 13'3"

Main Flr 2nd Bedroom: 12'8" x 10'11"

Principal Bedroom: 10'4" x 9'5"

Waterside Foyer: 7' x 13'5"

##### 1ST FLOOR

4th Bedroom: 6'8" x 11'2"

Attic: 15'5" x 31'3"

Attic Den Spare Room: 6'6" x 11'2"

#### Bunkie

##### BUNKIE

Bunkie: 14'6" x 9'

### 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: 1057 sq ft

Perimeter Wall Length: 156 ft

Perimeter Wall Thickness: 5.0 in

Exterior Area: 1121 sq ft

##### 1ST FLOOR

Interior Area: 156 sq ft

Excluded Area: 278 sq ft

Perimeter Wall Length: 119 ft

Perimeter Wall Thickness: 5.0 in

Exterior Area: 205 sq ft

#### Bunkie

##### BUNKIE

Interior Area: 130 sq ft

Perimeter Wall Length: 49 ft

Perimeter Wall Thickness: 5.0 in

Exterior Area: 151 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 1213 sq ft

Main Building Excluded: 278 sq ft

**Main Building Exterior: 1327 sq ft**

# 2528 Muskoka District Road 169, Bala, ON

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## Property Details

### Room Measurements

### Floor Area Information

Bunkie Interior: 130 sq ft

**Bunkie Exterior: 151 sq ft**

# 2528 Muskoka District Road 169, Bala, ON

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## 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.