

Residential Measure Report



Property Address

33 Sandhills Drive, Spruce Grove

PREPARED FOR:

Customer Name

Justin La Favor

Brokerage Name

Realty Executive Challenge

Email Address

justins.assistant@gmail.com

Date Prepared

08/25/16

RECEIVED BY:

Name

Justin La Favor

Signature

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PROPERTY MEASUREMENTS

Property Type	Select
Exterior Wall	6" (2x6)
Main Level	1629 sq feet (151.34 sq meters)
Upper Level	N/A
Third Level	N/A
Lower Level	N/A
Basement	1438 sq feet (133.59 sq meters)
Total RMS Area	1629 sq feet (151.34 sq meters)

BATHROOM PIECES

2 Piece	N/A	3 Piece	2
4 Piece	2 (one ensuite)	5 Piece	N/A
6 Piece	N/A	7 Piece	N/A

LEGEND

M = Main T = Third
U = Upper D = Detached

ROOM MEASUREMENTS - Name, Size (In Meters), and Level (See Legend)

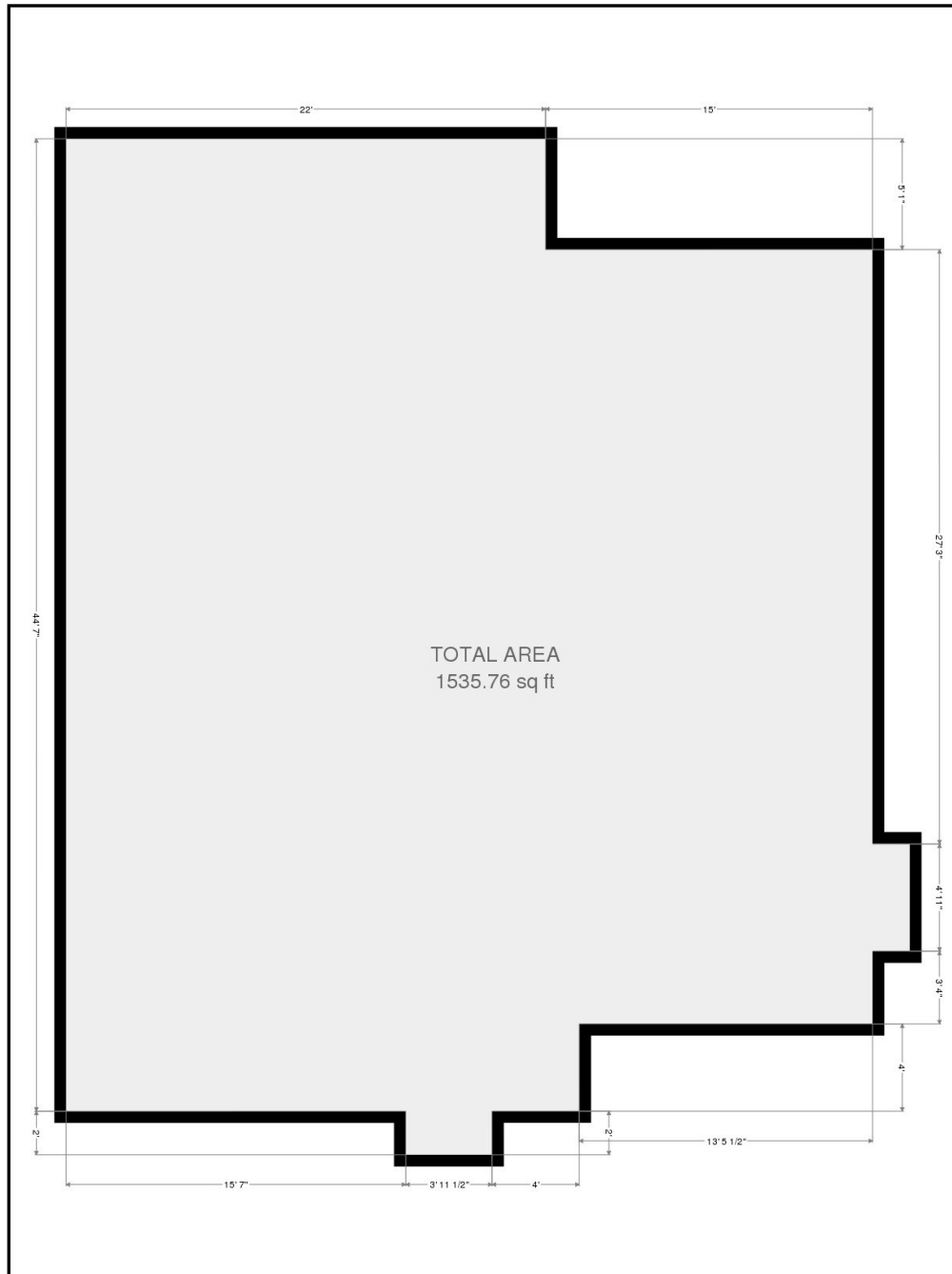
Great Room	3.66x5.36	M	Bonus Room	3.68x7.40	
Dining Nook	4.11x3.51	M	N/A	N/A	
Kitchen	3.80x4.94	M	N/A	N/A	
Master Bedroom	3.37x4.32	M	N/A	N/A	
Bedroom #2	2.88x3.18	M	N/A	N/A	
Bedroom #3	3.80x3.99		N/A	N/A	
Bedroom #4	3.15x3.59		N/A	N/A	
Bedroom #5	3.15x3.85		N/A	N/A	
Family Room	3.79x5.12		N/A	N/A	

All measurements completed and insured by Residence By Design Inc using the RMS guidelines as set forth by the RECA. Measurement insurance shall be considered void if the above measurements are altered in any way.

As per the RMS guide, the total area is based on the area inside the allowable perimeter of the house or condominium, not by adding up the room areas, and DOES NOT include garages, decks, porches, patios, "open to below" areas, fireplace cantilevers, plant ledge windows, or any area with a ceiling height less than 5'-0".

For more information on the RMS guide, please visit www.reca.ca

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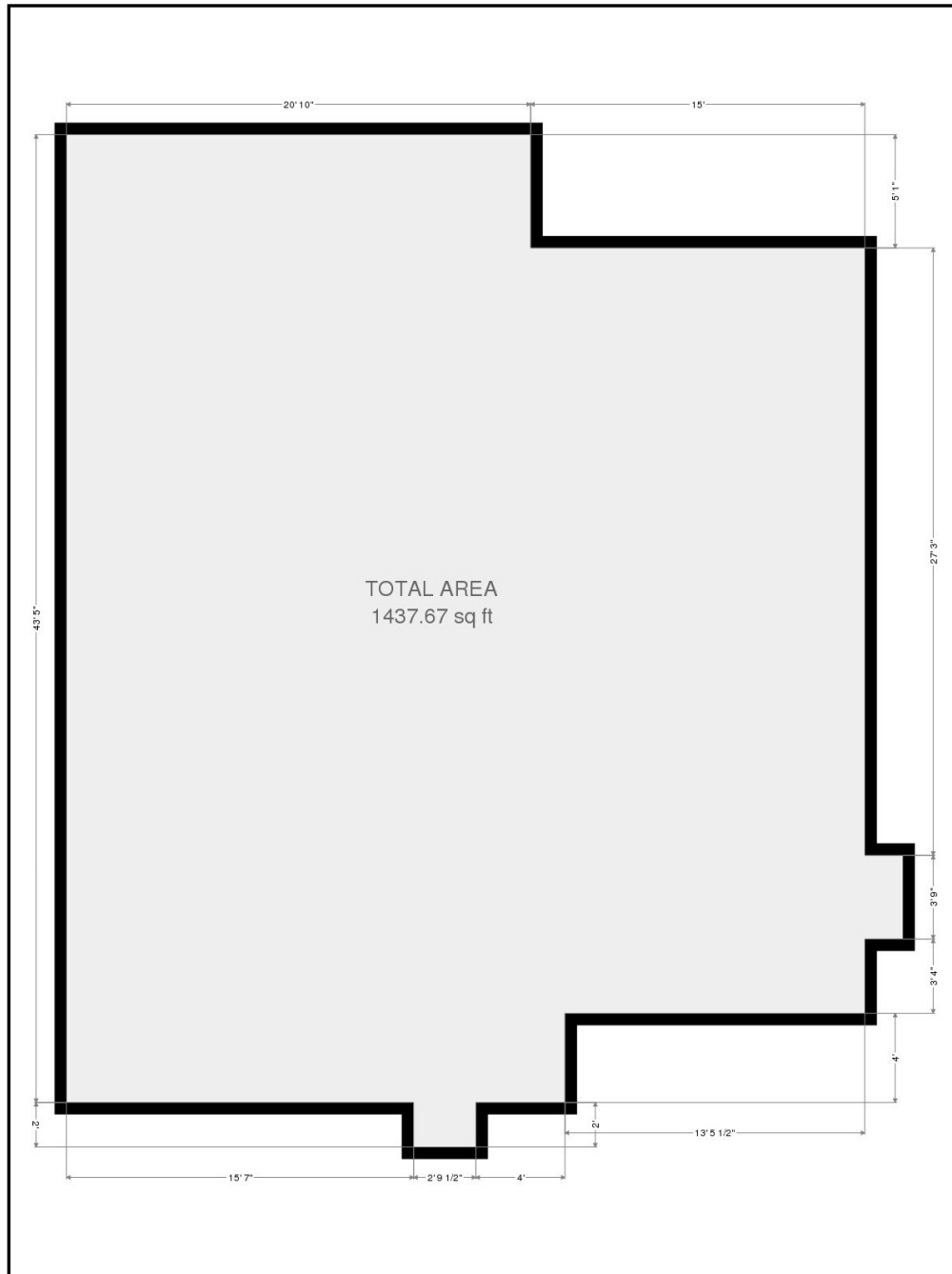


Main Level

Above drawing dimensions and floor area shown reflect drywall to drywall measurements and, while applicable for semi-detached properties such as duplexes, townhomes and condominiums or below grade levels, they do not represent the RMS measurement indicated on page one. This is a limitation in the software used to create the above drawing however the software does produce a written summary of floor areas which correctly takes into account the thickness of the exterior wall giving the proper RMS measurement for detached properties.

Please contact Residence By Design if you require further clarification.

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Basement

Above drawing dimensions and floor area shown reflect drywall to drywall measurements and, while applicable for semi-detached properties such as duplexes, townhomes and condominiums or below grade levels, they do not represent the RMS measurement indicated on page one. This is a limitation in the software used to create the above drawing however the software does produce a written summary of floor areas which correctly takes into account the thickness of the exterior wall giving the proper RMS measurement for detached properties.

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