237 Bathurst St, Bath, ON

Main Building: Total Exterior Area Above Grade 998.72 sq ft

Main Floor
Exterior Area 998.72 sq ft

Basement (Below Grade)
Exterior Area 920.83 sq ft

PREPARED: Mar 2021

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.
237 Bathurst St, Bath, ON

Main Floor  
Total Exterior Area 998.72 sq ft  
Total Interior Area 921.89 sq ft

LIVING  
20'11" x 11'1"  
231 sq ft

BEDROOM  
8'11" x 11'8"  
104 sq ft

GARAGE  
23'6" x 21'4"  
478 sq ft

HALL  
CLO  
4PC BATH  
6'3" x 8'3"  
44 sq ft

DEN  
8'5" x 11'9"  
93 sq ft

2PC BATH  
14' x 11'9"  
145 sq ft

CLO  
KITCHEN  
17' x 11'7"  
168 sq ft

4PC BATH  
14' x 11'9"  
145 sq ft

CLO

CLO

CLO

CLO

FOYER

0 5 10 ft

PREPARED: Mar 2021

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237 Bathurst St, Bath, ON

Basement
Total Exterior Area 920.83 sq ft
Total Interior Area 846.95 sq ft

DEN
15'7" x 8'11"
139 sq ft

UTILITY
9'1" x 22'4"
204 sq ft

FAMILY
15'11" x 14'8"
203 sq ft

F/P
10'7" x 8'11"
139 sq ft

REC ROOM
11'5" x 21'11"
250 sq ft

STRG

UP

PREPARED: Mar 2021

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.
### 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: 11'9" x 14' | 145 sq ft
- 4pc Bath: 8'3" x 6'3" | 44 sq ft
- Bedroom: 11'8" x 8'11" | 104 sq ft
- Den: 11'9" x 8'5" | 93 sq ft
- Garage: 21'4" x 23'6" | 478 sq ft
- Kitchen: 11'7" x 17' | 168 sq ft
- Living: 11'1" x 20'11" | 231 sq ft

**BASEMENT**
- Den: 8'11" x 15'7" | 139 sq ft
- Family: 14'6" x 15'11" | 203 sq ft
- Rec Room: 21'11" x 11'5" | 250 sq ft
- Utility: 22'4" x 9'1" | 204 sq ft

### Floor Area Information
Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

**MAIN FLOOR**
- Interior Area: 921.89 sq ft
- Excluded Area: 477.99 sq ft
- Perimeter Wall Length: 130 ft
- Perimeter Wall Thickness: 7.1 in
- Exterior Area: 998.72 sq ft

**BASEMENT (Below Grade)**
- Interior Area: 846.95 sq ft
- Perimeter Wall Length: 125 ft
- Perimeter Wall Thickness: 7.1 in
- Exterior Area: 920.83 sq ft

### Total Above Grade Floor Area
- Main Building Interior: 921.89 sq ft
- Main Building Excluded: 477.99 sq ft
- Main Building Exterior: 998.72 sq ft

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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.
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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.