

# 325 Berry Side Rd, Dunrobin, ON

Main Building: Total Exterior Area Above Grade 5486.35 sq ft



### Entry Level

Exterior Area 1060.61 sq ft



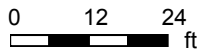
### Main Level

Exterior Area 4425.75 sq ft



### Lower Level (Below Grade)

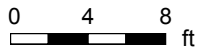
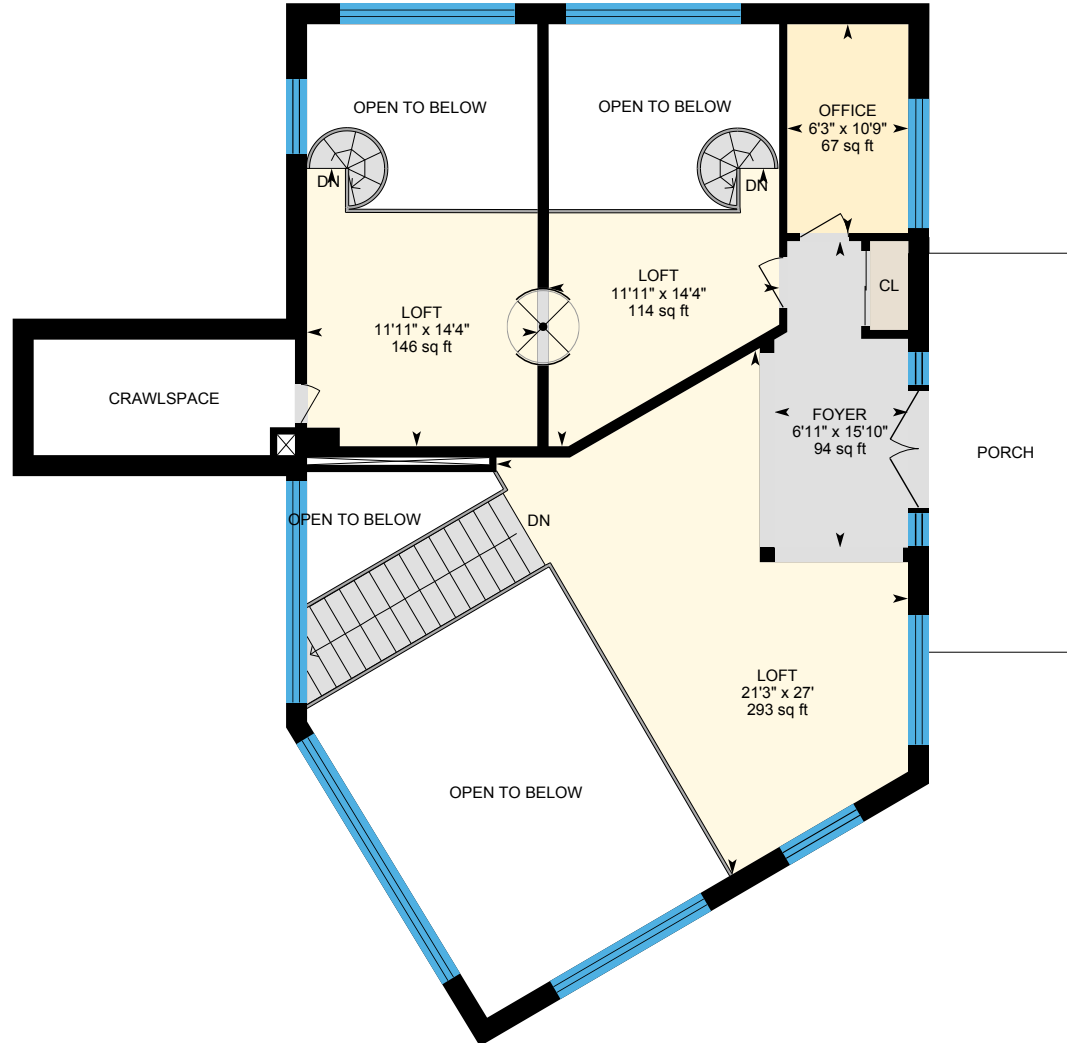
Exterior Area 4138.69 sq ft



PREPARED: 2024/05/08

# 325 Berry Side Rd, Dunrobin, ON

**Entry Level** Exterior Area 1060.61 sq ft  
Interior Area 864.56 sq ft  
Excluded Area 600.02 sq ft

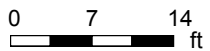


PREPARED: 2024/05/08



# 325 Berry Side Rd, Dunrobin, ON

Main Level Exterior Area 4425.75 sq ft  
Interior Area 4097.28 sq ft  
Excluded Area 914.68 sq ft



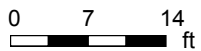
PREPARED: 2024/05/08



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.

# 325 Berry Side Rd, Dunrobin, ON

Lower Level (Below Grade) Exterior Area 4138.69 sq ft  
Interior Area 3783.79 sq ft  
Excluded Area 91.58 sq ft



PREPARED: 2024/05/08



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.

# 325 Berry Side Rd, Dunrobin, 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

##### ENTRY LEVEL

Foyer: 6'11" x 15'10" | 94 sq ft  
Loft: 21'3" x 27' | 293 sq ft  
Loft: 11'11" x 14'4" | 146 sq ft  
Loft: 11'11" x 14'4" | 114 sq ft  
Office: 6'3" x 10'9" | 67 sq ft

##### MAIN LEVEL

1pc Bath: 7'5" x 6'3" | 43 sq ft  
2pc: 4'10" x 4'10" | 23 sq ft  
2pc Bath: 6'11" x 6' | 42 sq ft  
3pc Ensuite: 5' x 10'5" | 49 sq ft  
3pc Ensuite: 5'11" x 6'7" | 39 sq ft  
5pc Ensuite: 19'1" x 11'4" | 146 sq ft  
Bar: 8'3" x 7'9"  
Bedroom: 11'10" x 19'8" | 149 sq ft  
Bedroom: 11'10" x 19'8" | 148 sq ft  
Den: 12'2" x 10'3" | 80 sq ft  
Dining: 23'1" x 23'1" | 416 sq ft  
Family: 19'10" x 22'6" | 369 sq ft  
Garage: 21' x 39' | 819 sq ft  
Hottub: 10'6" x 17'1" | 154 sq ft  
Kitchen: 16'10" x 15'6" | 226 sq ft  
Laundry: 14'8" x 15'1" | 143 sq ft  
Living: 24'2" x 21'5" | 398 sq ft  
Primary: 24'6" x 25'1" | 354 sq ft  
Wic: 19'2" x 9'9" | 160 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

##### ENTRY LEVEL

Interior Area: 864.56 sq ft  
Excluded Area: 600.02 sq ft  
Perimeter Wall Thickness: 13.0 in  
Exterior Area: 1060.61 sq ft

##### MAIN LEVEL

Interior Area: 4097.28 sq ft  
Excluded Area: 914.68 sq ft  
Perimeter Wall Thickness: 13.0 in  
Exterior Area: 4425.75 sq ft

##### LOWER LEVEL (Below Grade)

Interior Area: 3783.79 sq ft  
Excluded Area: 91.58 sq ft  
Perimeter Wall Thickness: 13.0 in  
Exterior Area: 4138.69 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 4961.83 sq ft  
Excluded Area: 1514.70 sq ft  
Exterior Area: 5486.35 sq ft

# 325 Berry Side Rd, Dunrobin, ON

## Property Details

### Room Measurements

Wic: 10'11" x 11'6" | 106 sq ft

#### LOWER LEVEL

3pc Bath: 9'11" x 6'4" | 63 sq ft

Bar: 12'1" x 3'

Bedroom: 16'5" x 16'10" | 206 sq ft

Bedroom: 19'4" x 21'7" | 285 sq ft

Bonus: 27'6" x 18'2" | 402 sq ft

Bonus: 21'7" x 20'8" | 383 sq ft

Mudroom: 4'1" x 11'10"

Rec Room: 23'5" x 20'1" | 429 sq ft

Storage: 10'9" x 15'10" | 162 sq ft

Storage: 7'7" x 9'6" | 72 sq ft

Storage: 19'8" x 10'4" | 92 sq ft

Study: 12' x 9'6" | 115 sq ft

Unfinished: 32'11" x 46' | 1050 sq ft

Utility: 20'3" x 4'5" | 89 sq ft

### Floor Area Information

Customer Name: Distinctive Homes Team

Customer Company: Innovation Realty

Prepared: May 8, 2024

Images and Floorplans by London House Photography, using iGuide technology. 613.850.3750

# 325 Berry Side Rd, Dunrobin, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. 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.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**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.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>