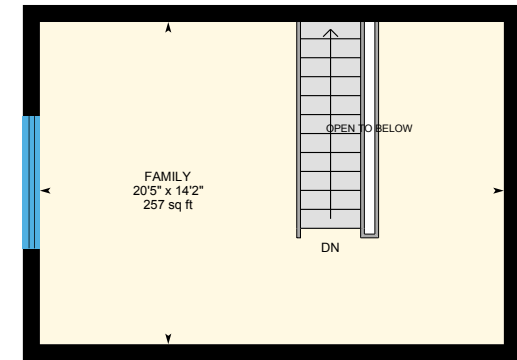


# 41 Edwin Crescent, Tillsonburg, ON

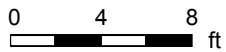
Main Building: Total Exterior Area Above Grade 1932 sq ft



**Main Floor**  
Exterior Area 1592 sq ft



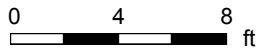
**2nd Floor**  
Exterior Area 341 sq ft



PREPARED: Sep 2020

# 41 Edwin Crescent, Tillsonburg, ON

Main Floor Total Exterior Area 1592 sq ft  
Total Interior Area 1466 sq ft



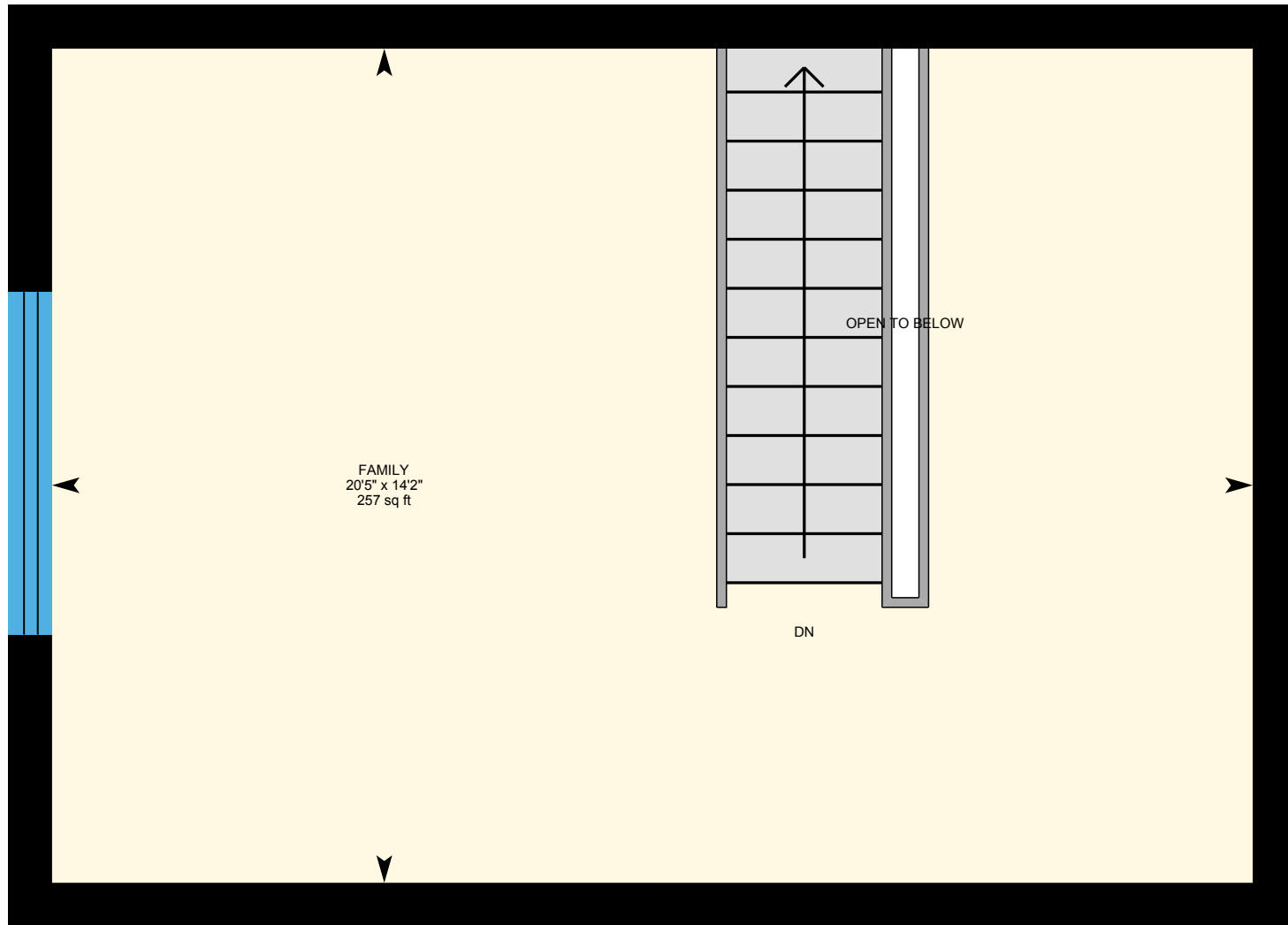
PREPARED: Sep 2020



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.

# 41 Edwin Crescent, Tillsonburg, ON

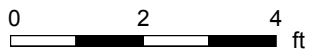
2nd Floor Total Exterior Area 341 sq ft  
Total Interior Area 286 sq ft



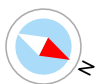
FAMILY  
20'5" x 14'2"  
257 sq ft

OPEN TO BELOW

DN



PREPARED: Sep 2020



# 41 Edwin Crescent, Tillsonburg, 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

3pc Ensuite: 5'11" x 9'4" | 49 sq ft

4pc Bath: 4'10" x 10'6" | 46 sq ft

Bedroom: 10'9" x 14'9" | 154 sq ft

Dining: 10'9" x 14'7" | 153 sq ft

Foyer: 18 sq ft

Kitchen: 10'11" x 14'2" | 155 sq ft

Laundry: 15'4" x 10'7" | 115 sq ft

Living: 18'9" x 14' | 258 sq ft

Master: 15'6" x 13'6" | 209 sq ft

##### 2ND FLOOR

Family: 20'5" x 14'2" | 257 sq ft

### 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: 1466 sq ft

Perimeter Wall Length: 167 ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 1592 sq ft

##### 2ND FLOOR

Interior Area: 286 sq ft

Excluded Area: 4 sq ft

Perimeter Wall Length: 72 ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 341 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 1753 sq ft

Main Building Excluded: 4 sq ft

**Main Building Exterior: 1932 sq ft**

# 41 Edwin Crescent, Tillsonburg, ON

## 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.