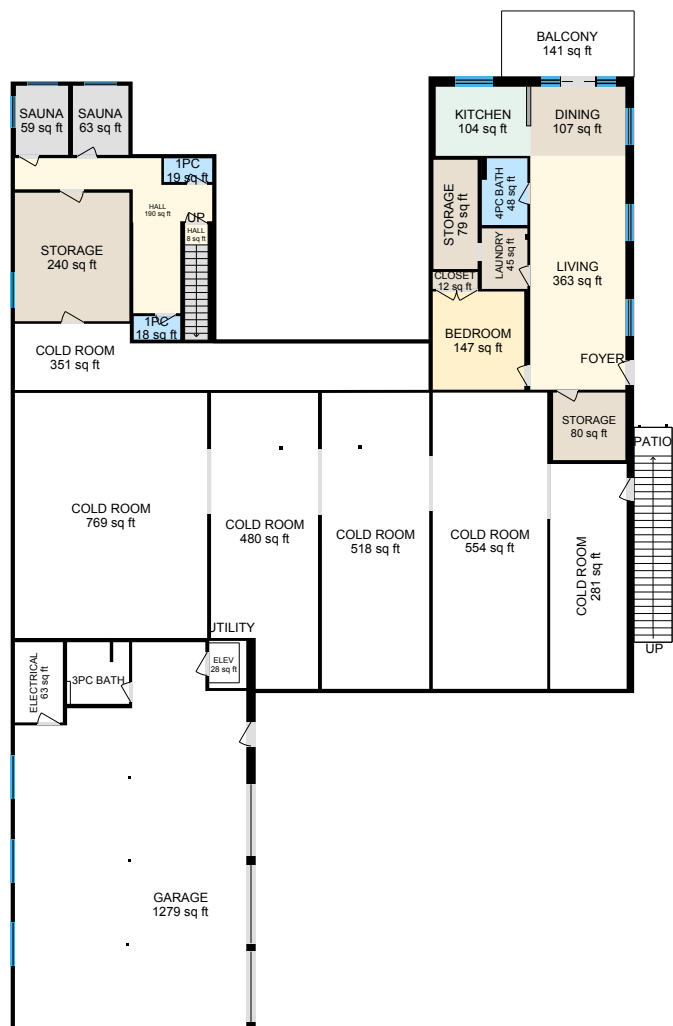
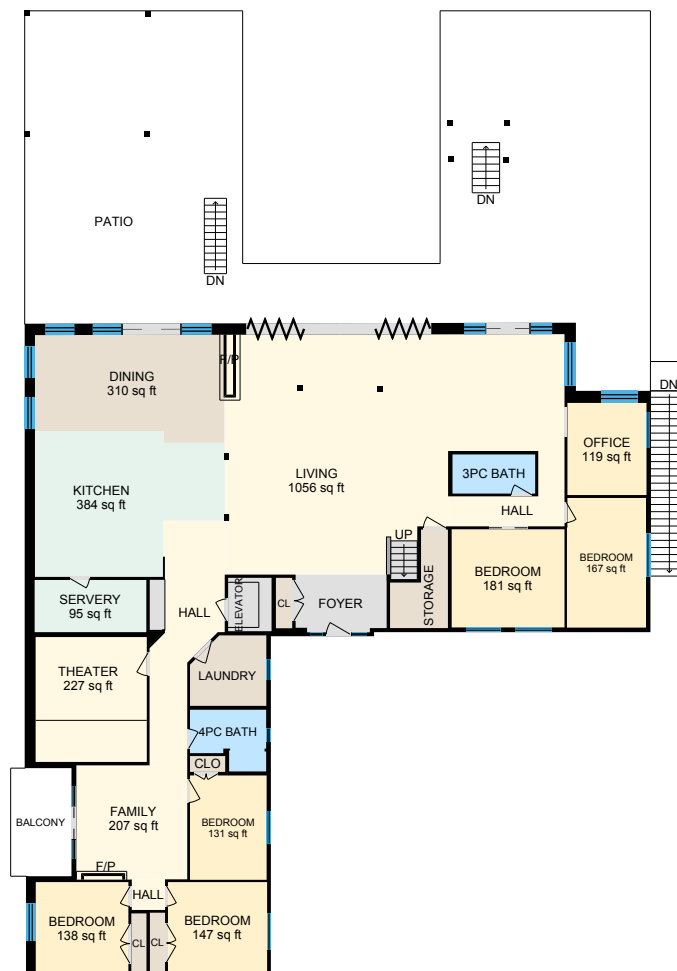


148 Garnet Way, Penticton, BC

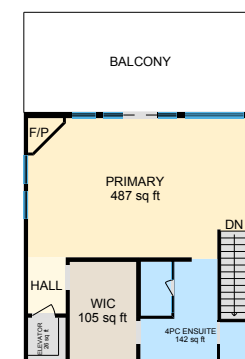
Main Building: Total Exterior Area Above Grade 7101.03 sq ft



First Floor
Exterior Area 1934.22 sq ft



Second Floor
Exterior Area 4237.14 sq ft



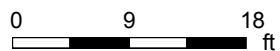
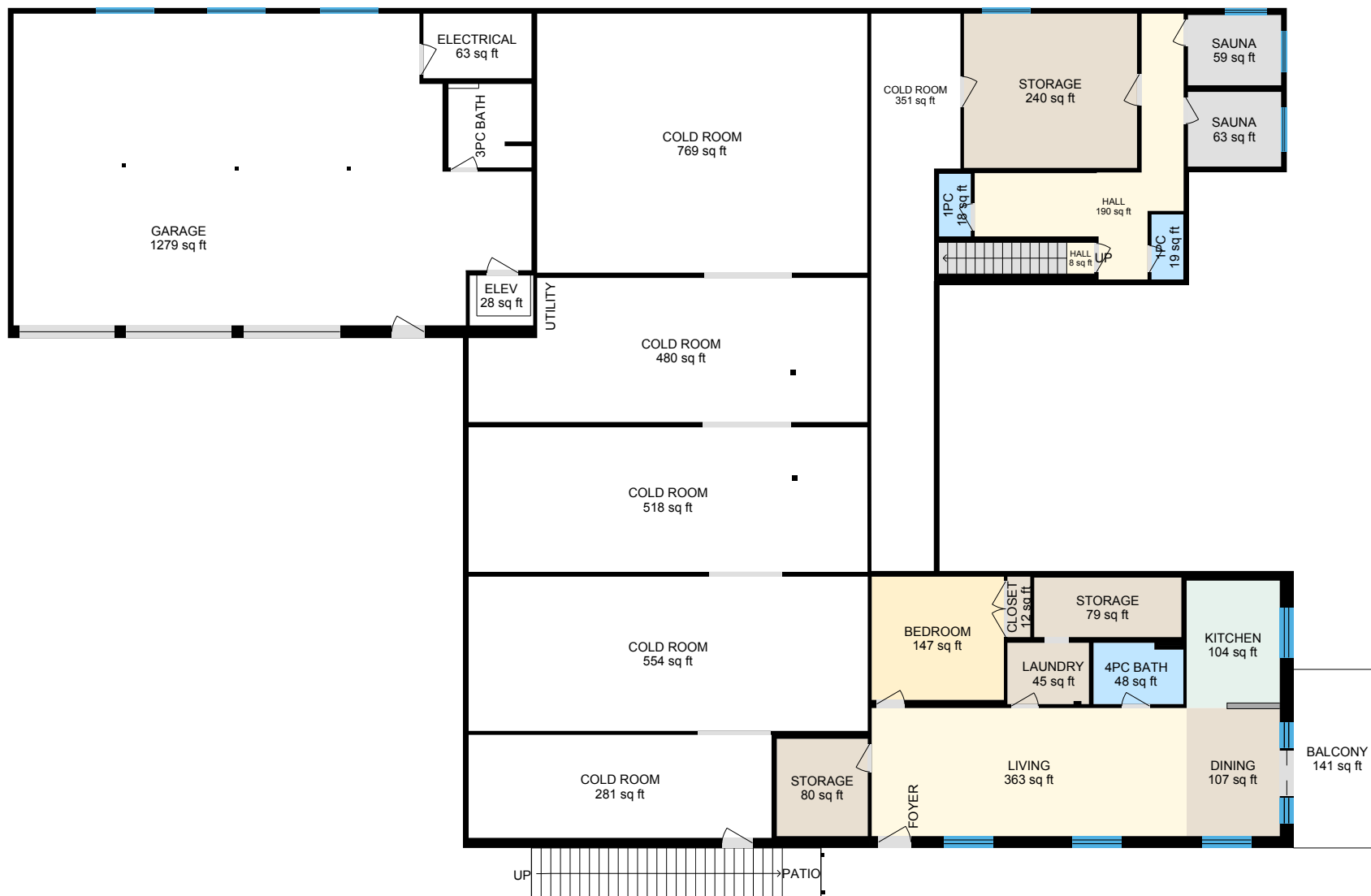
Upstairs
Exterior Area 929.67 sq ft

0 10 20
ft

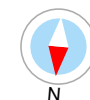


148 Garnet Way, Penticton, BC

First Floor Exterior Area 1934.22 sq ft
Interior Area 1736.33 sq ft
Excluded Area 4557.95 sq ft



PREPARED: 2025/04/02



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.

148 Garnet Way, Penticton, BC

Second Floor Exterior Area 4237.14 sq ft
Interior Area 4062.95 sq ft



0 9 18
ft

PREPARED: 2025/04/02

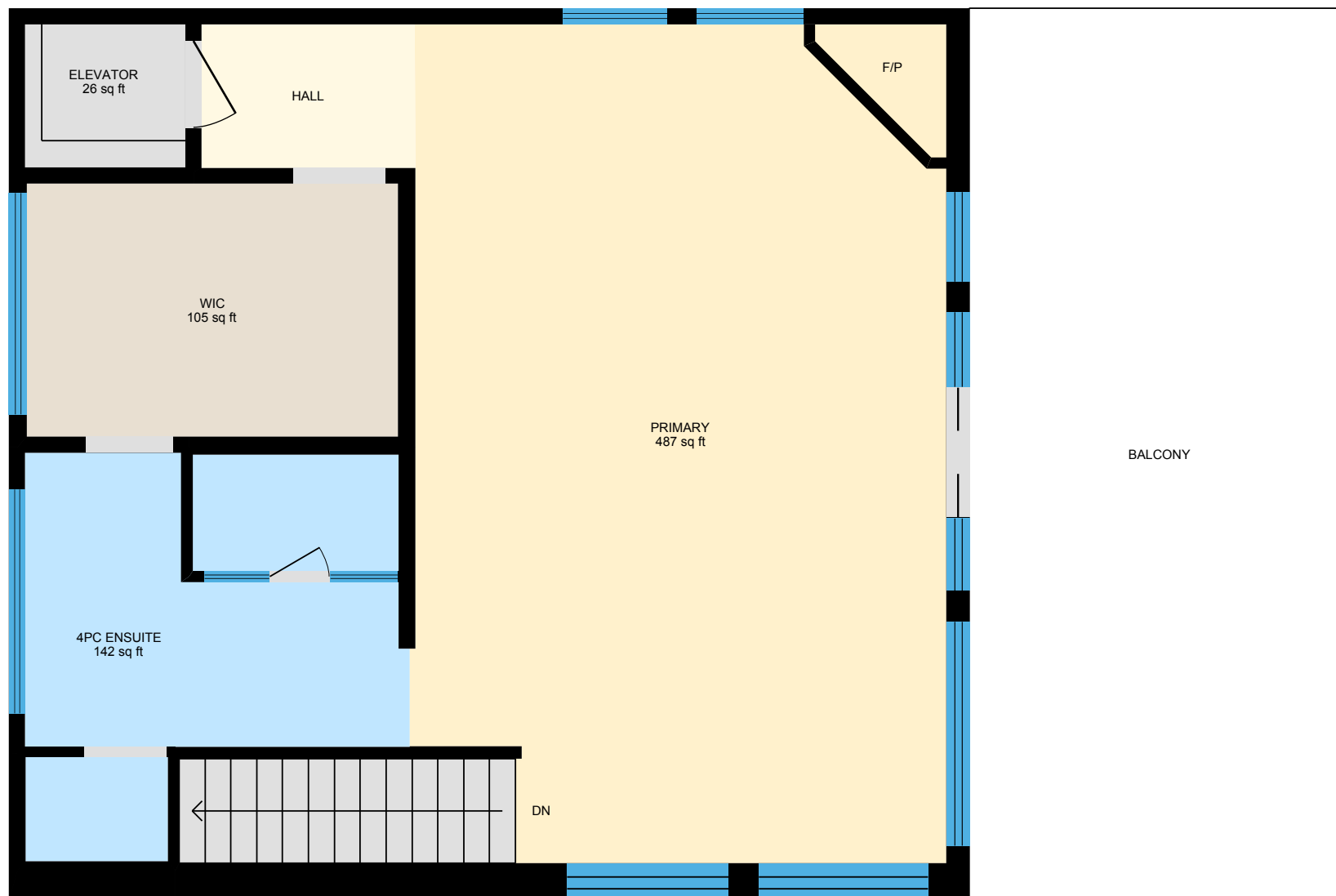


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

148 Garnet Way, Penticton, BC

Upstairs Exterior Area 929.67 sq ft
Interior Area 866.77 sq ft



0 4 8 ft

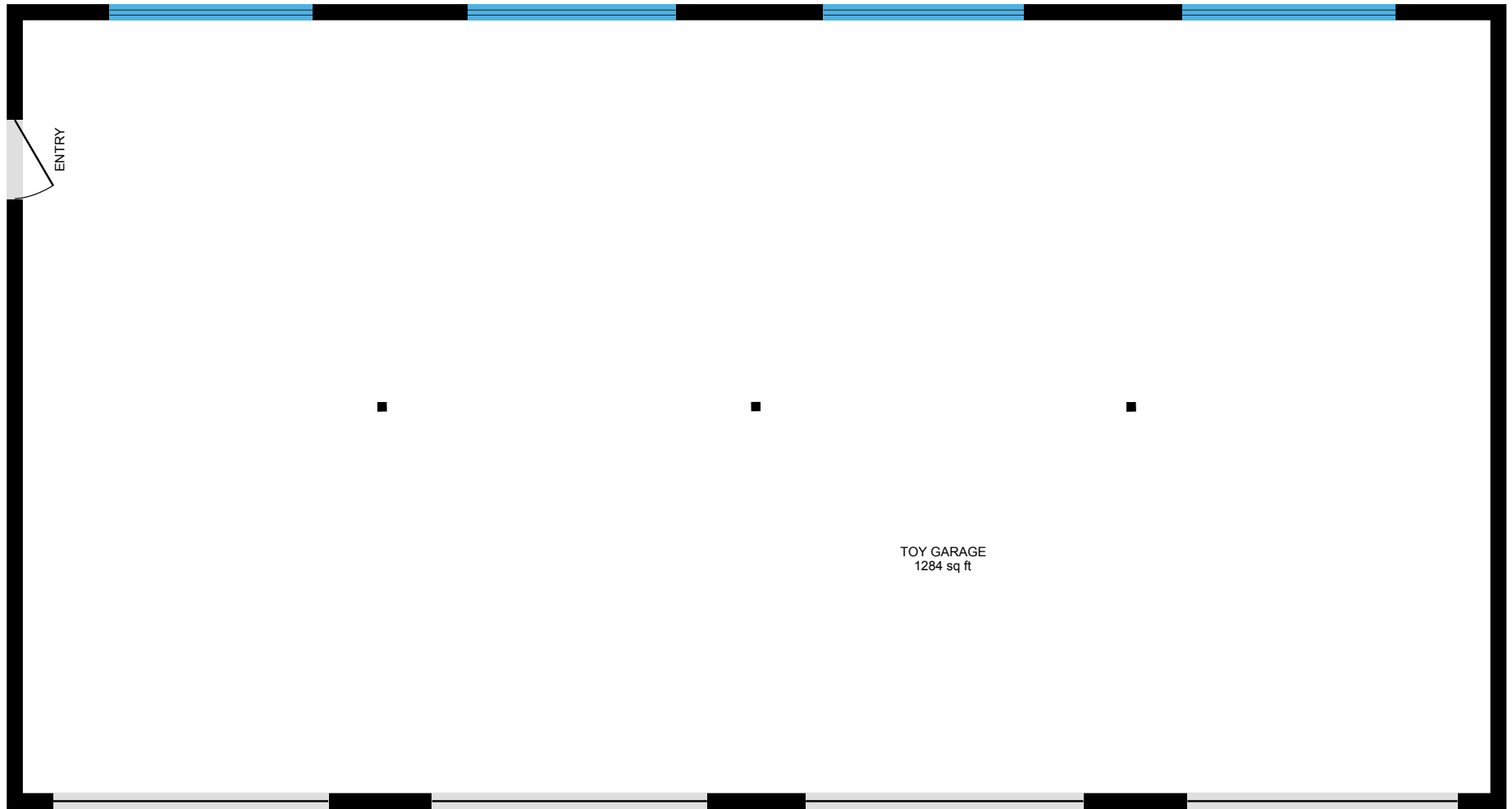
PREPARED: 2025/04/02



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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Main Floor Excluded Area 1363.78 sq ft



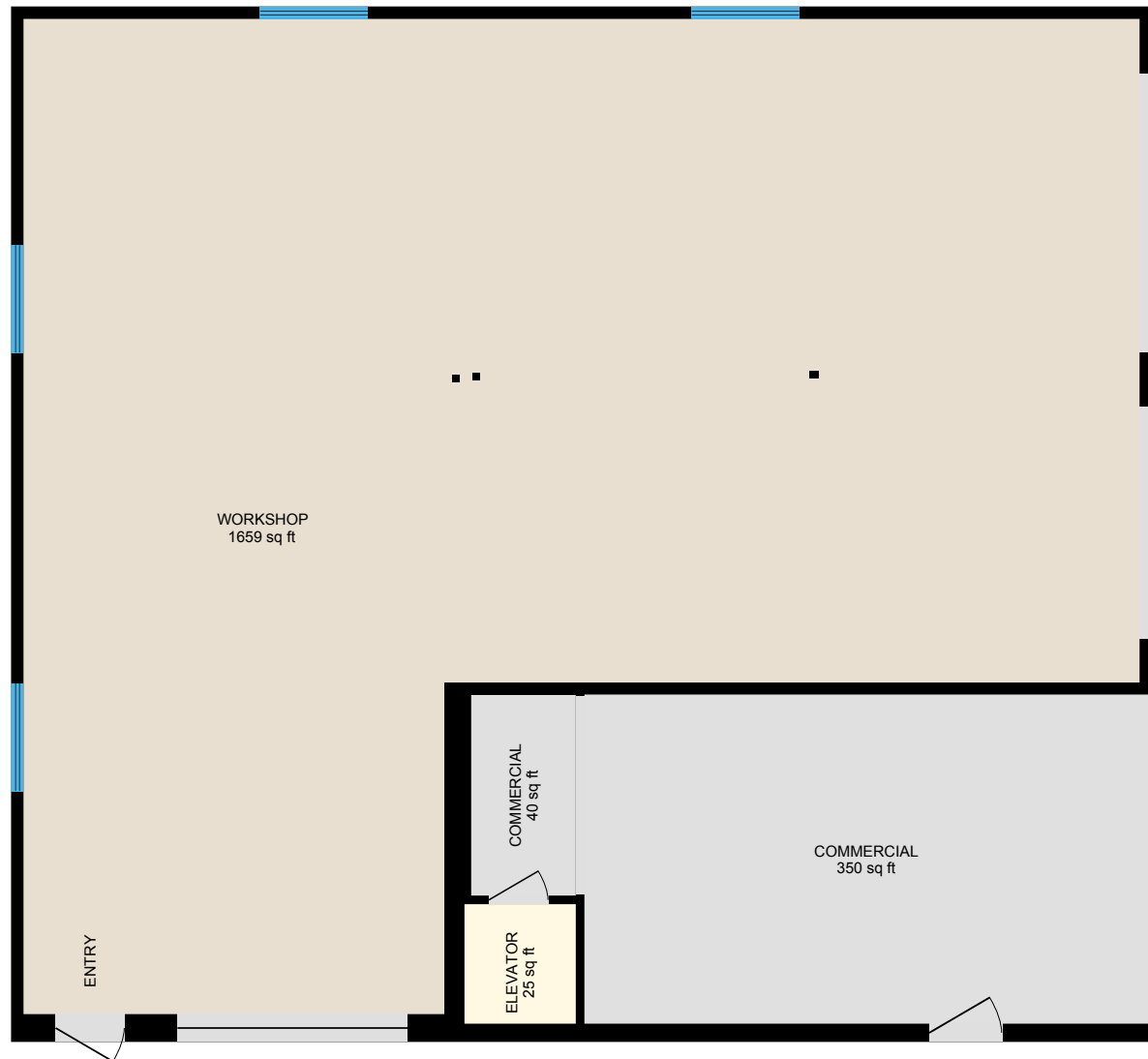
0 4 8 ft

PREPARED: 2025/04/02



148 Garnet Way, Penticton, BC

Shop Exterior Area 2209.62 sq ft
Interior Area 2111.96 sq ft



0 4 8
ft

PREPARED: 2025/04/02



148 Garnet Way, Penticton, BC

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

FIRST FLOOR

1pc: 18 sq ft
1pc: 19 sq ft
3pc Bath: 60 sq ft
4pc Bath: 48 sq ft
Balcony: 141 sq ft
Bedroom: 147 sq ft
Closet: 12 sq ft
Cold Room: 351 sq ft
Cold Room: 281 sq ft
Cold Room: 518 sq ft
Cold Room: 480 sq ft
Cold Room: 769 sq ft
Cold Room: 554 sq ft
Dining: 107 sq ft
Electrical: 63 sq ft
Elev: 28 sq ft
Garage: 1279 sq ft
Hall: 190 sq ft
Hall: 8 sq ft
Kitchen: 104 sq ft
Laundry: 45 sq ft
Living: 363 sq ft
Sauna: 63 sq ft
Sauna: 59 sq ft
Storage: 240 sq ft
Storage: 80 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

FIRST FLOOR

Interior Area: 1736.33 sq ft
Excluded Area: 4557.95 sq ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 1934.22 sq ft

SECOND FLOOR

Interior Area: 4062.95 sq ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 4237.14 sq ft

UPSTAIRS

Interior Area: 866.77 sq ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 929.67 sq ft

Toy Garage

MAIN FLOOR

All space is excluded

148 Garnet Way, Penticton, BC

Property Details

Room Measurements

Storage: 79 sq ft

SECOND FLOOR

3pc Bath: 53 sq ft

4pc Bath: 64 sq ft

Bedroom: 147 sq ft

Bedroom: 181 sq ft

Bedroom: 131 sq ft

Bedroom: 138 sq ft

Bedroom: 167 sq ft

Dining: 310 sq ft

Family: 207 sq ft

Kitchen: 384 sq ft

Living: 1056 sq ft

Office: 119 sq ft

Servery: 95 sq ft

Theater: 227 sq ft

UPSTAIRS

4pc Ensuite: 142 sq ft

Elevator: 26 sq ft

Primary: 487 sq ft

Wic: 105 sq ft

Toy Garage

MAIN FLOOR

Toy Garage: 1284 sq ft

Carriage House

SHOP

Commercial: 350 sq ft

Floor Area Information

Carriage House

SHOP

Interior Area: 2111.96 sq ft

Perimeter Wall Thickness: 6.3 in

Exterior Area: 2209.62 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 6666.04 sq ft

Excluded Area: 4557.95 sq ft

Exterior Area: 7101.03 sq ft

Total Above Grade Floor Area, Toy Garage

Excluded Area: 1363.78 sq ft

Total Above Grade Floor Area, Carriage House

Interior Area: 2111.96 sq ft

Exterior Area: 2209.62 sq ft

148 Garnet Way, Penticton, BC

Property Details

Room Measurements

Commercial: 40 sq ft
Elevator: 25 sq ft
Workshop: 1659 sq ft

Floor Area Information

148 Garnet Way, Penticton, BC

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>