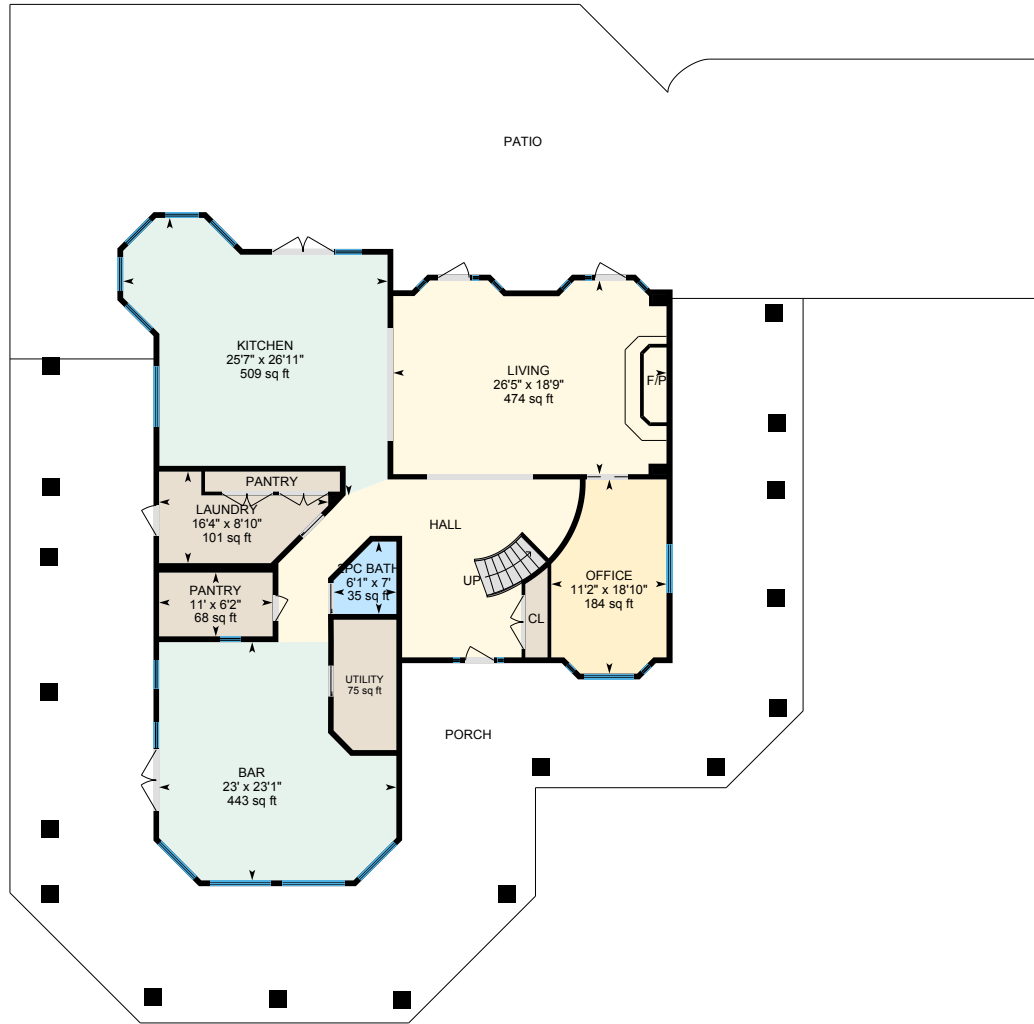
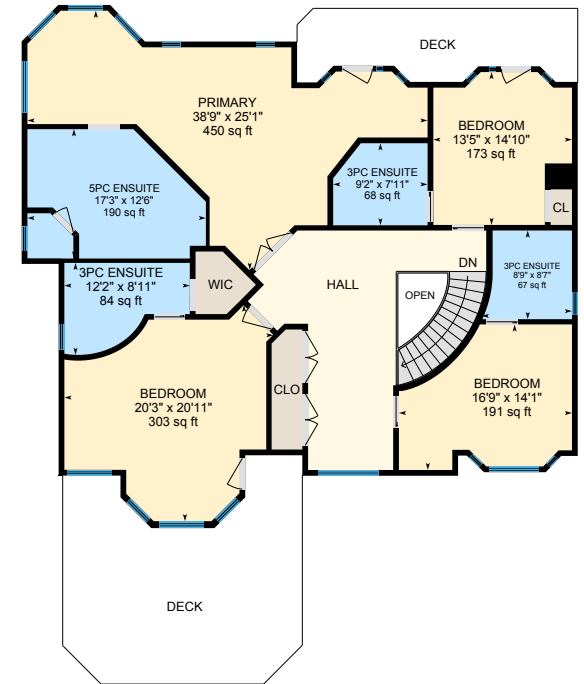


8705 Rd 22, Osoyoos, BC

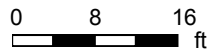
Main Building: Total Exterior Area Above Grade 4620.87 sq ft



Main Floor
Exterior Area 2487.05 sq ft



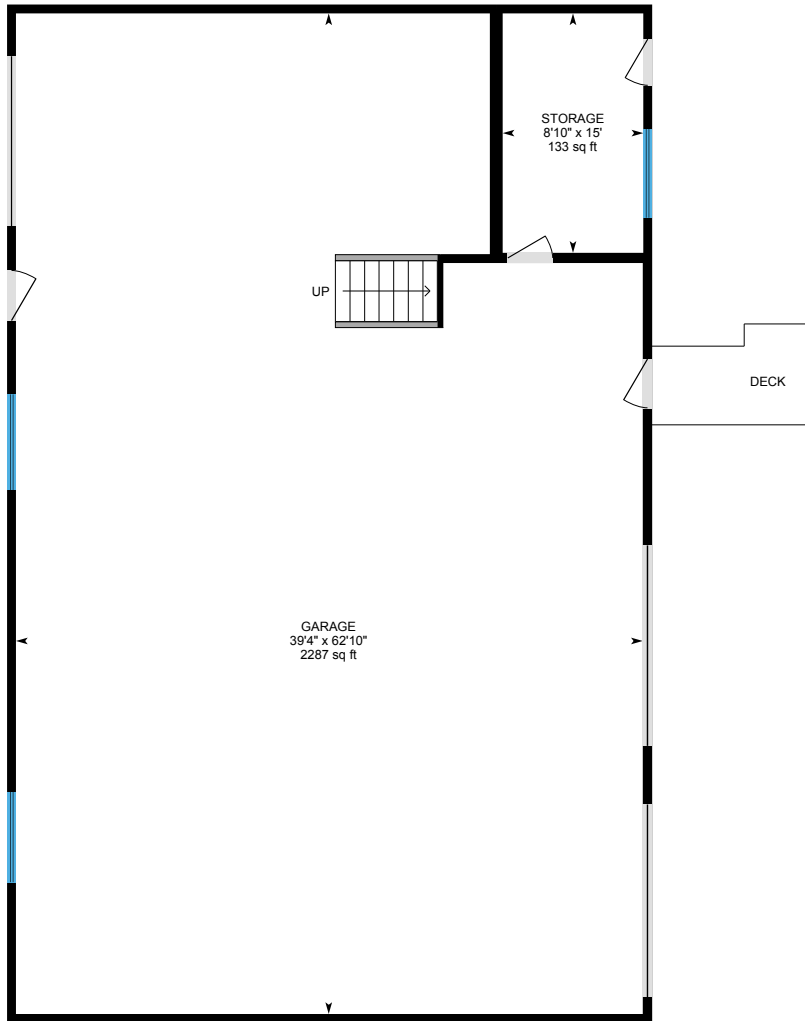
Upper Floor
Exterior Area 2133.82 sq ft



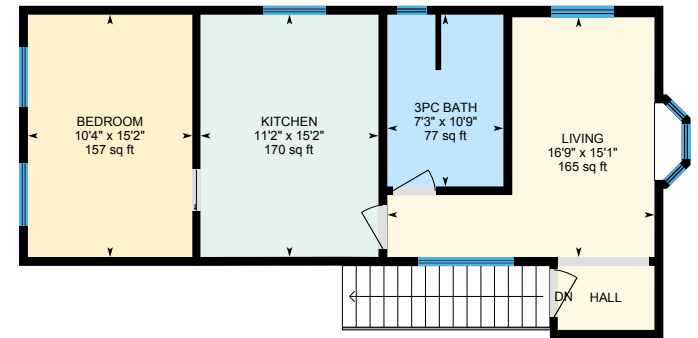
PREPARED: 2025/07/26

8705 Rd 22, Osoyoos, BC

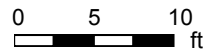
Shop and Suite: Total Exterior Area Above Grade 687.81 sq ft



Main Floor



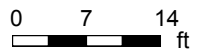
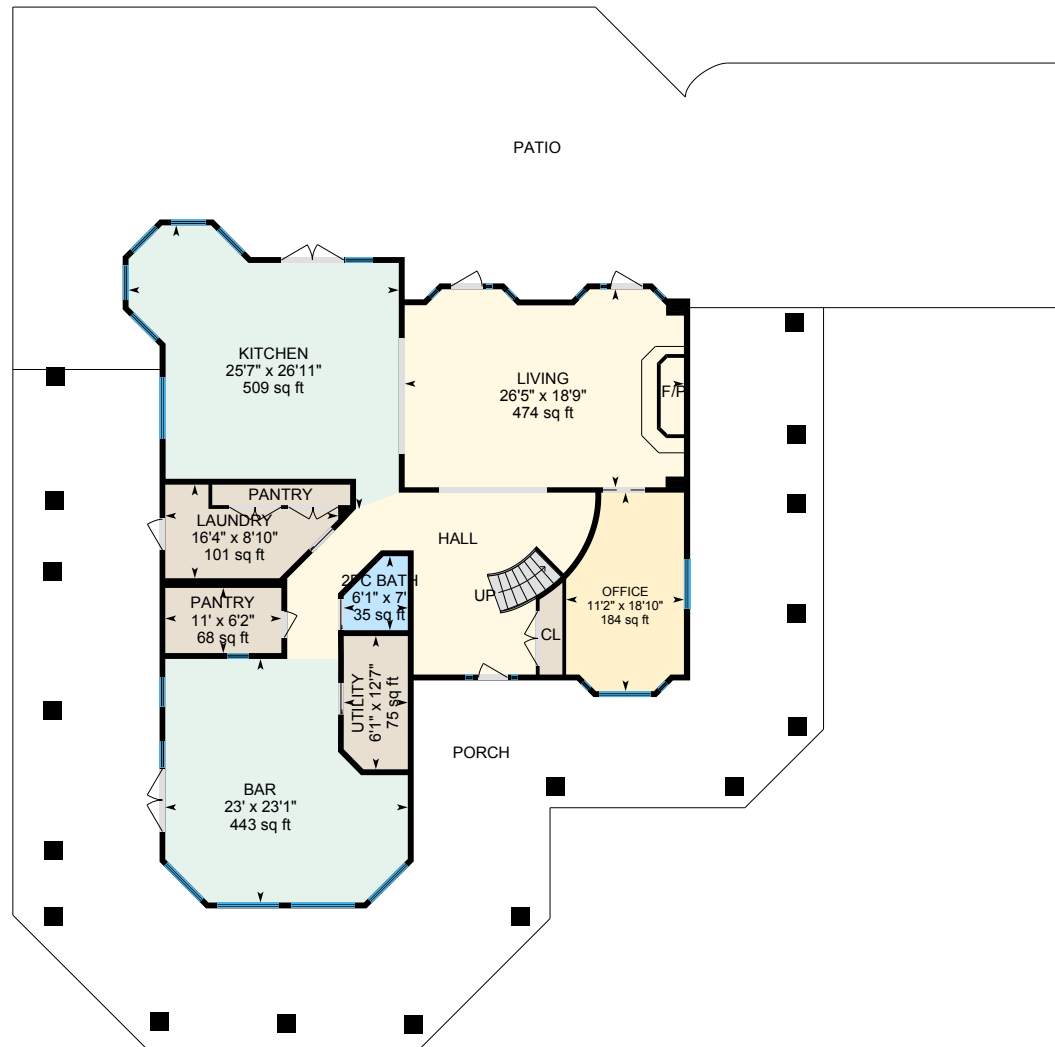
Upper Floor



PREPARED: 2025/07/26

8705 Rd 22, Osoyoos, BC

Main Floor Exterior Area 2487.05 sq ft
Interior Area 2367.15 sq ft

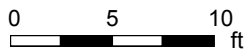
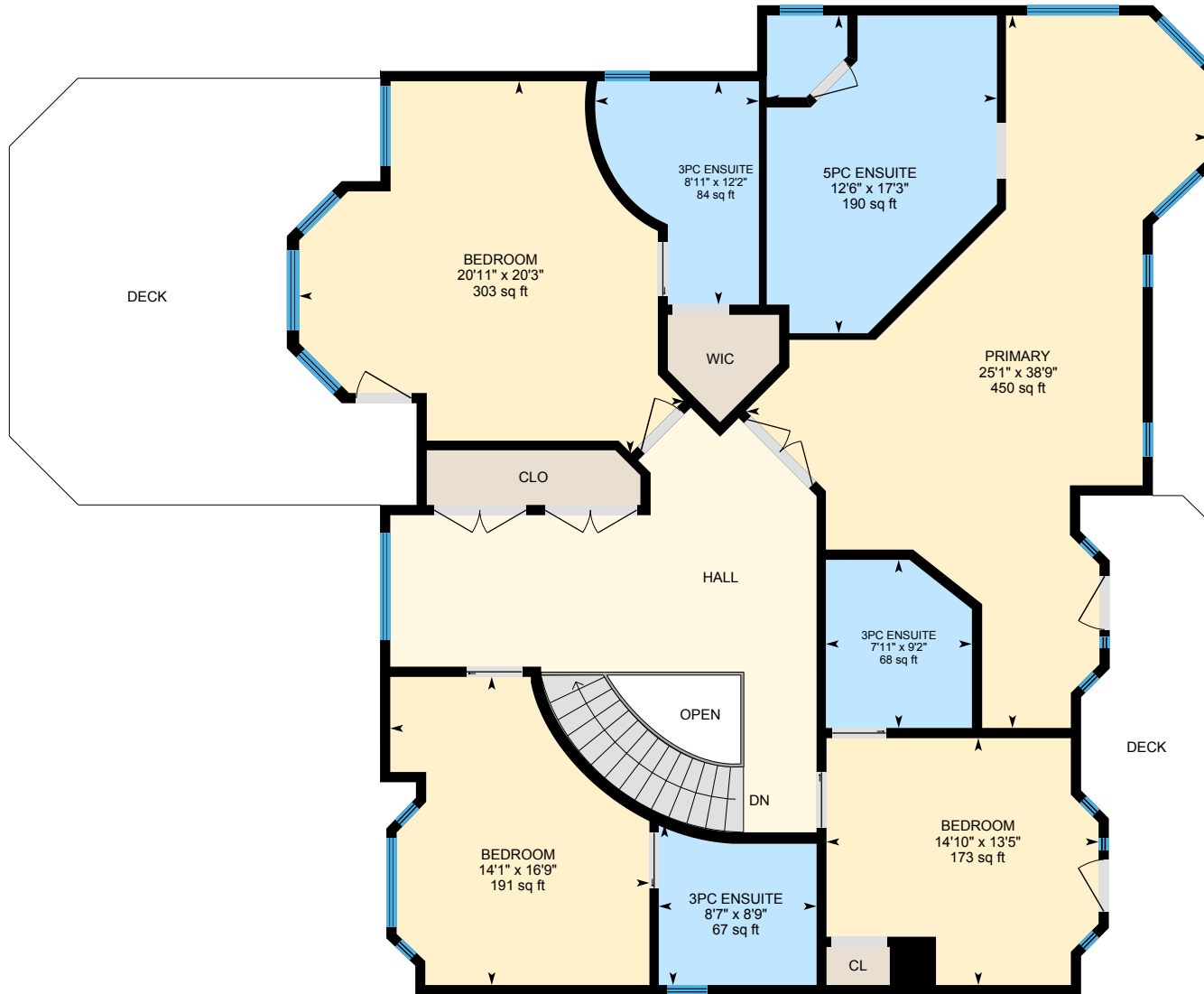


PREPARED: 2025/07/26

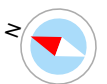


8705 Rd 22, Osoyoos, BC

Upper Floor Exterior Area 2133.82 sq ft
Interior Area 2025.14 sq ft
Excluded Area 24.37 sq ft

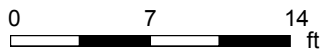


PREPARED: 2025/07/26



8705 Rd 22, Osoyoos, BC

Main Floor Exterior Area 1493.57 sq ft
Interior Area 1379.96 sq ft



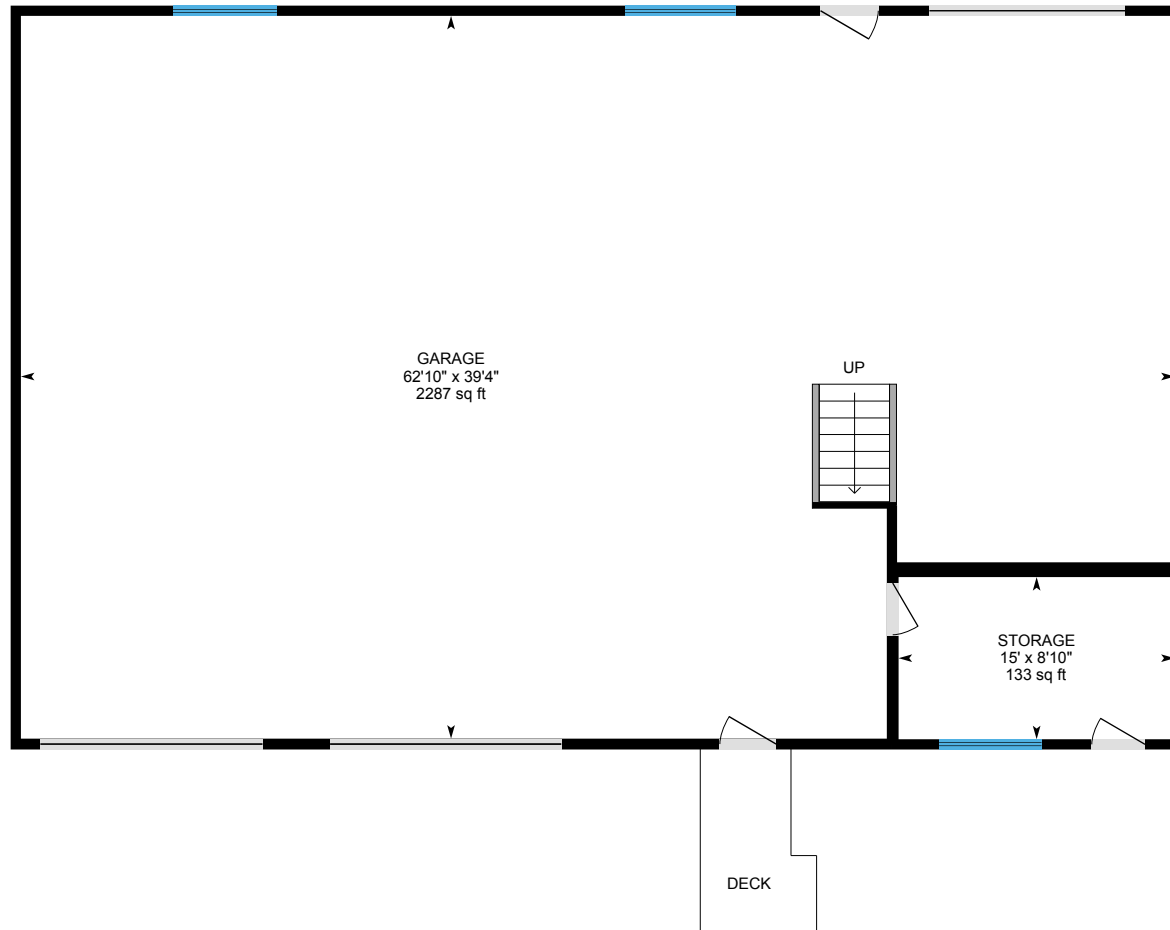
PREPARED: 2025/07/26



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.

8705 Rd 22, Osoyoos, BC

Main Floor Excluded Area 2579.34 sq ft



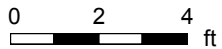
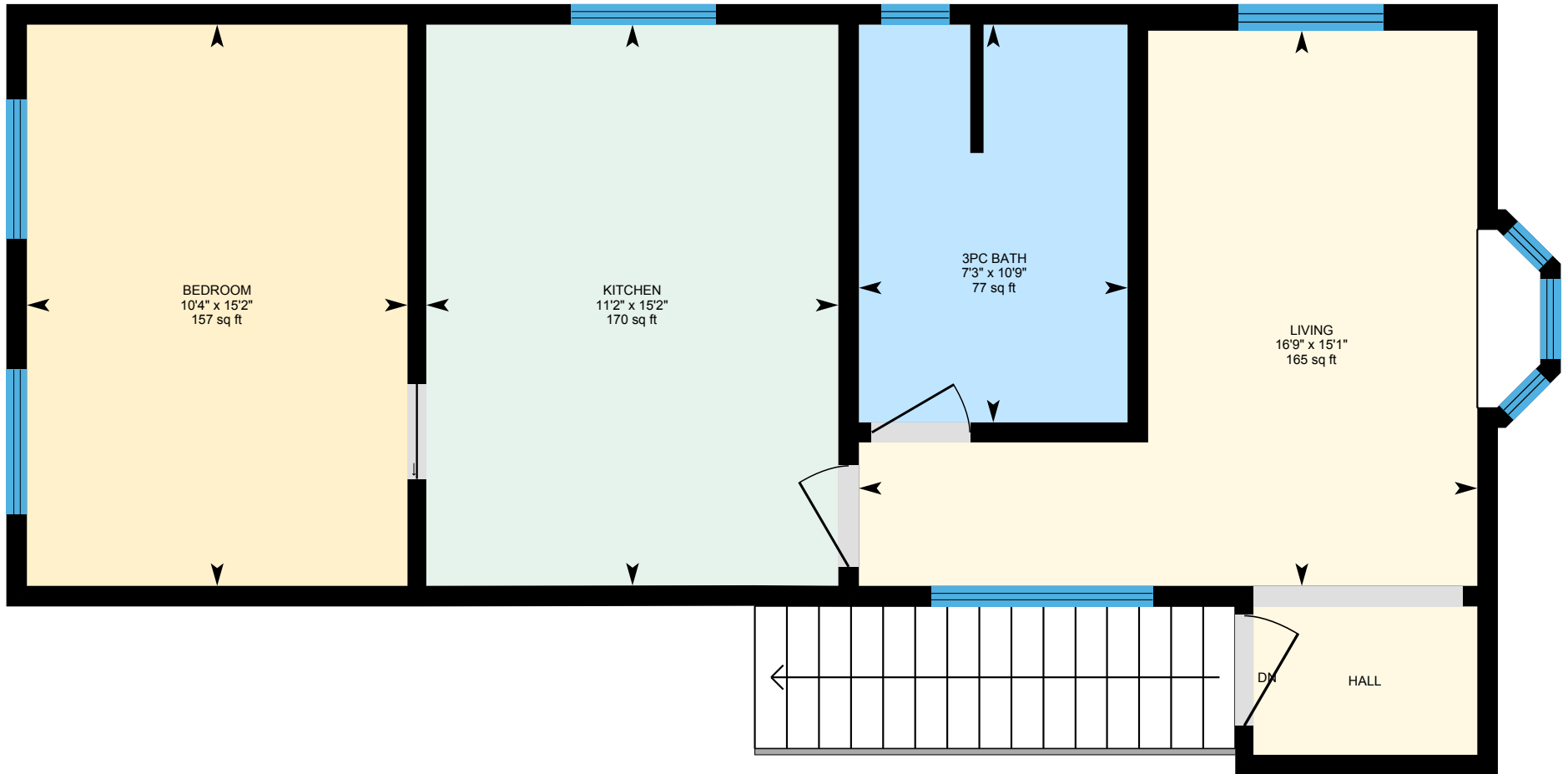
0 5 10
ft

PREPARED: 2025/07/26



8705 Rd 22, Osoyoos, BC

Upper Floor Exterior Area 687.81 sq ft
Interior Area 624.16 sq ft
Excluded Area 57.24 sq ft

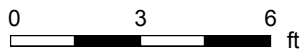
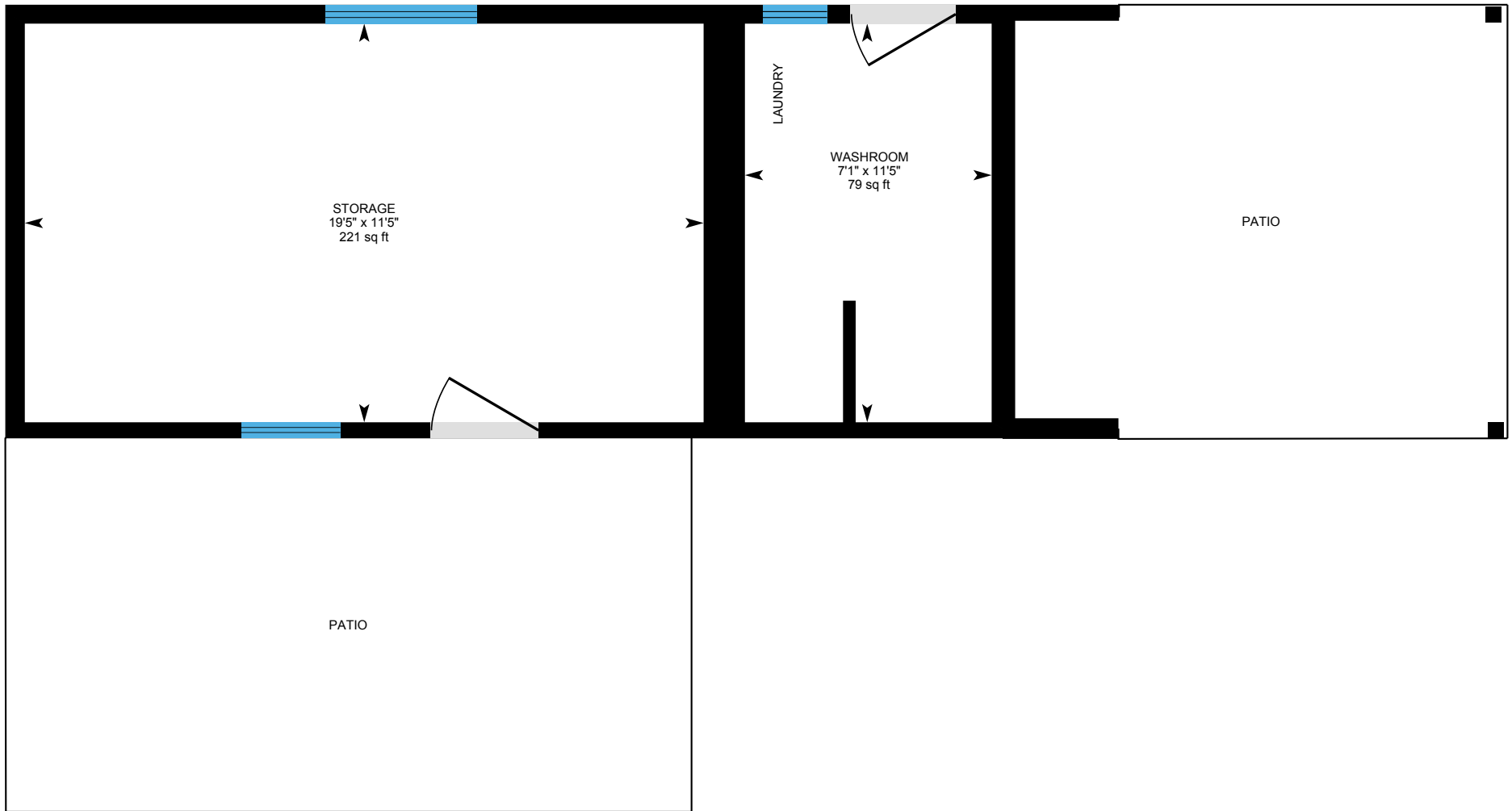


PREPARED: 2025/07/26



8705 Rd 22, Osoyoos, BC

Main Floor Excluded Area 357.37 sq ft

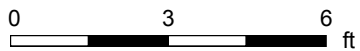
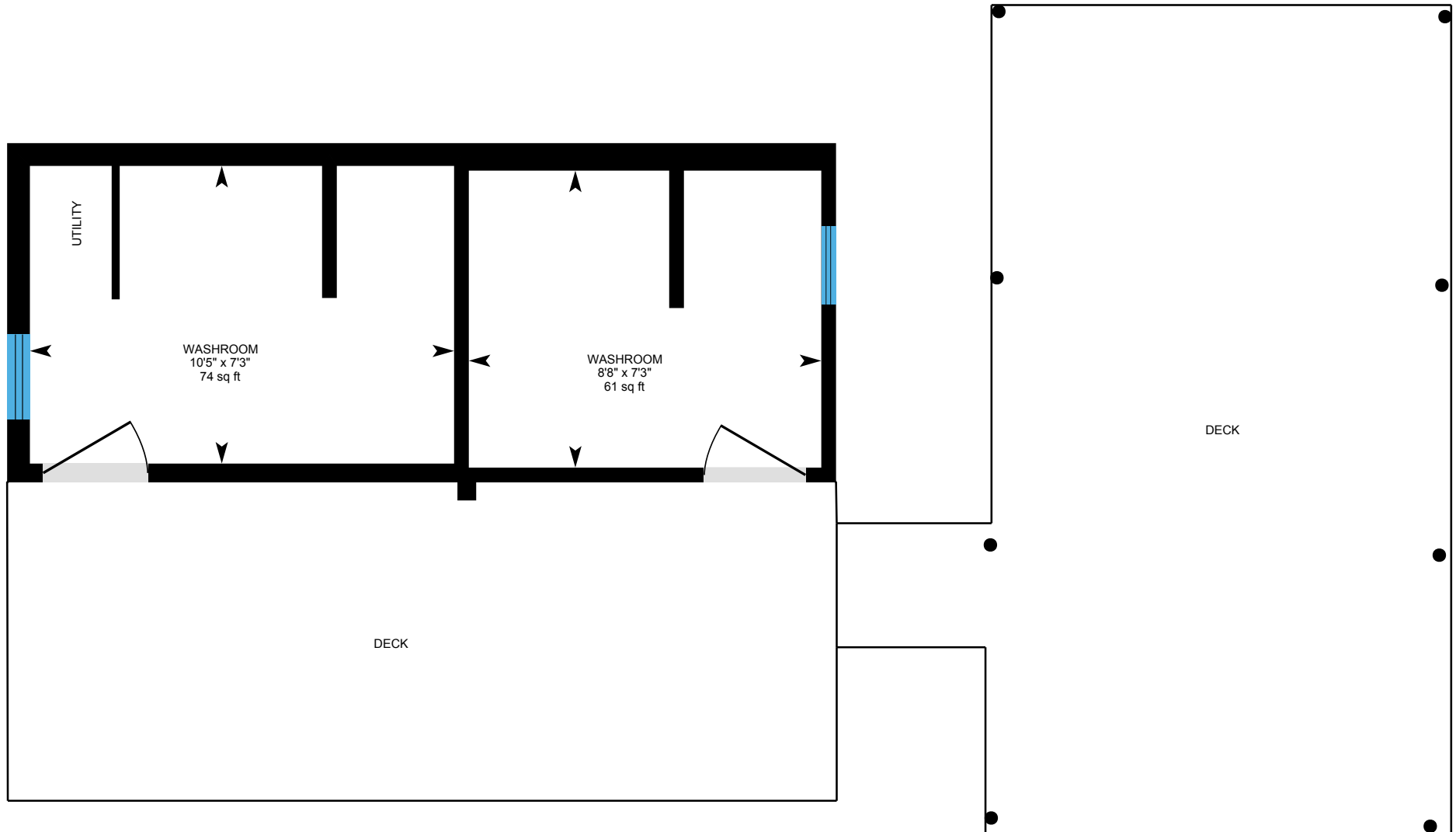


PREPARED: 2025/07/26



8705 Rd 22, Osoyoos, BC

Main Floor Excluded Area 170.27 sq ft



PREPARED: 2025/07/26



8705 Rd 22, Osoyoos, 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

MAIN FLOOR

2pc Bath: 6'1" x 7' | 35 sq ft
Bar: 23' x 23'1" | 443 sq ft
Kitchen: 25'7" x 26'11" | 509 sq ft
Laundry: 16'4" x 8'10" | 101 sq ft
Living: 26'5" x 18'9" | 474 sq ft
Office: 11'2" x 18'10" | 184 sq ft
Pantry: 11' x 6'2" | 68 sq ft
Utility: 6'1" x 12'7" | 75 sq ft

UPPER FLOOR

3pc Ensuite: 12'2" x 8'11" | 84 sq ft
3pc Ensuite: 8'9" x 8'7" | 67 sq ft
3pc Ensuite: 9'2" x 7'11" | 68 sq ft
5pc Ensuite: 17'3" x 12'6" | 190 sq ft
Bedroom: 13'5" x 14'10" | 173 sq ft
Bedroom: 20'3" x 20'11" | 303 sq ft
Bedroom: 16'9" x 14'1" | 191 sq ft
Primary: 38'9" x 25'1" | 450 sq ft

Secondary Residence

MAIN FLOOR

4pc Bath: 8'6" x 4'11" | 41 sq ft
4pc Ensuite: 4'11" x 9'8" | 48 sq ft
Bedroom: 10'2" x 12'5" | 126 sq ft
Dining: 12'9" x 11'8" | 148 sq ft
Kitchen: 12'9" x 25'1" | 245 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: 2367.15 sq ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 2487.05 sq ft

UPPER FLOOR

Interior Area: 2025.14 sq ft
Excluded Area: 24.37 sq ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 2133.82 sq ft

Secondary Residence

MAIN FLOOR

Interior Area: 1379.96 sq ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 1493.57 sq ft

Shop And Suite

MAIN FLOOR

All space is excluded

UPPER FLOOR

Interior Area: 624.16 sq ft
Excluded Area: 57.24 sq ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 687.81 sq ft

8705 Rd 22, Osoyoos, BC

Property Details

Room Measurements

Laundry: 11'8" x 19' | 207 sq ft
Living: 15'6" x 19'1" | 272 sq ft
Primary: 12'9" x 10'3" | 128 sq ft

Shop And Suite

MAIN FLOOR

Garage: 39'4" x 62'10" | 2287 sq ft
Storage: 8'10" x 15' | 133 sq ft

UPPER FLOOR

3pc Bath: 7'3" x 10'9" | 77 sq ft
Bedroom: 10'4" x 15'2" | 157 sq ft
Kitchen: 11'2" x 15'2" | 170 sq ft
Living: 16'9" x 15'1" | 165 sq ft

Outbuilding 1 (storage/ Outdoor Kitchen)

MAIN FLOOR

Storage: 11'5" x 19'5" | 221 sq ft
Washroom: 11'5" x 7'1" | 79 sq ft

Outbuilding 2 (washrooms)

MAIN FLOOR

Washroom: 7'3" x 10'5" | 74 sq ft
Washroom: 7'3" x 8'8" | 61 sq ft

Floor Area Information

Outbuilding 1 (storage/ Outdoor Kitchen)

MAIN FLOOR

All space is excluded

Outbuilding 2 (washrooms)

MAIN FLOOR

All space is excluded

Total Above Grade Floor Area, Main Building

Interior Area: 4392.29 sq ft
Excluded Area: 24.37 sq ft
Exterior Area: 4620.87 sq ft

Total Above Grade Floor Area, Secondary Residence

Interior Area: 1379.96 sq ft
Exterior Area: 1493.57 sq ft

Total Above Grade Floor Area, Shop And Suite

Interior Area: 624.16 sq ft
Excluded Area: 2636.57 sq ft
Exterior Area: 687.81 sq ft

Total Above Grade Floor Area, Outbuilding 1 (storage/ Outdoor Kitchen)

Excluded Area: 357.37 sq ft

Total Above Grade Floor Area, Outbuilding 2 (washrooms)

Excluded Area: 170.27 sq ft

8705 Rd 22, Osoyoos, 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>