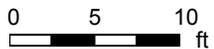
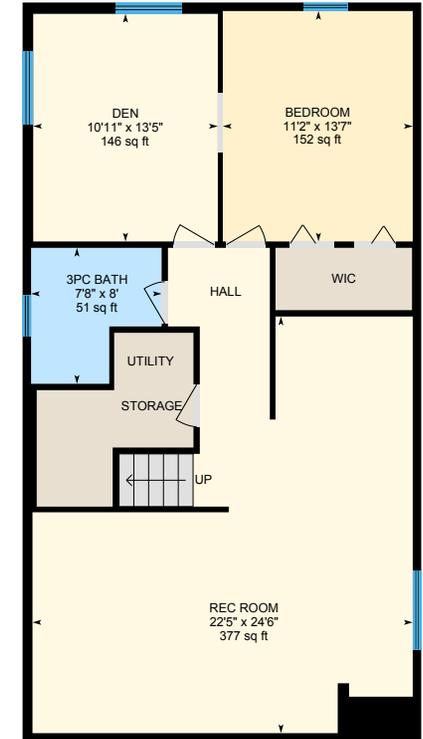
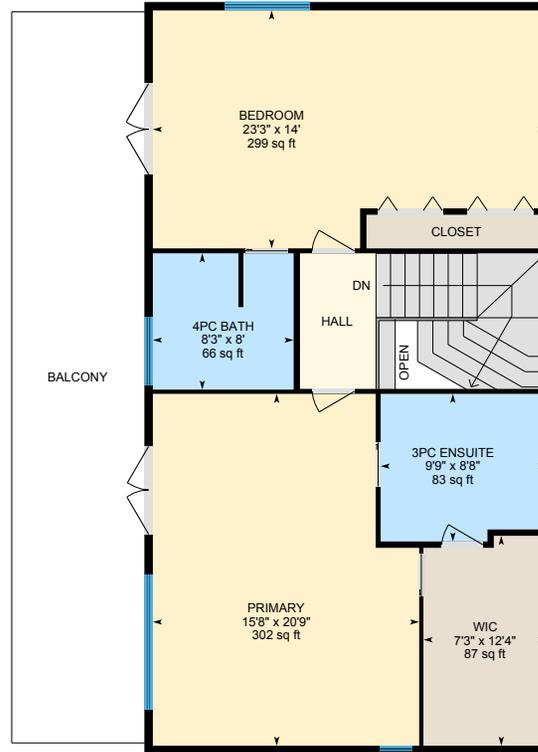


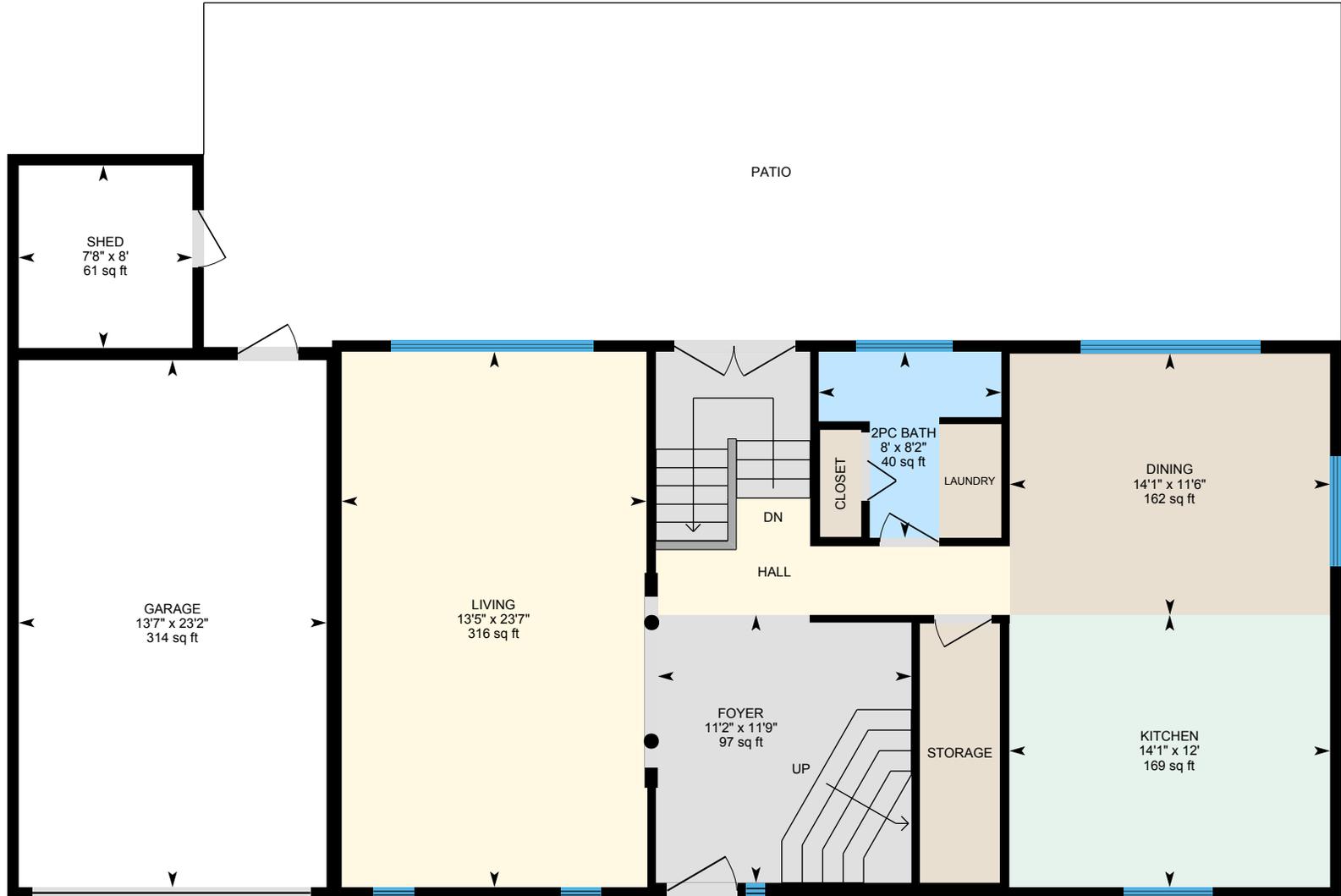
# 8211 Front Bench Rd, Summerland, BC

Main Building: Total Exterior Area Above Grade 3170.96 sq ft



# 8211 Front Bench Rd, Summerland, BC

**Main Floor** Exterior Area 1093.24 sq ft  
Interior Area 1021.38 sq ft  
Excluded Area 414.45 sq ft

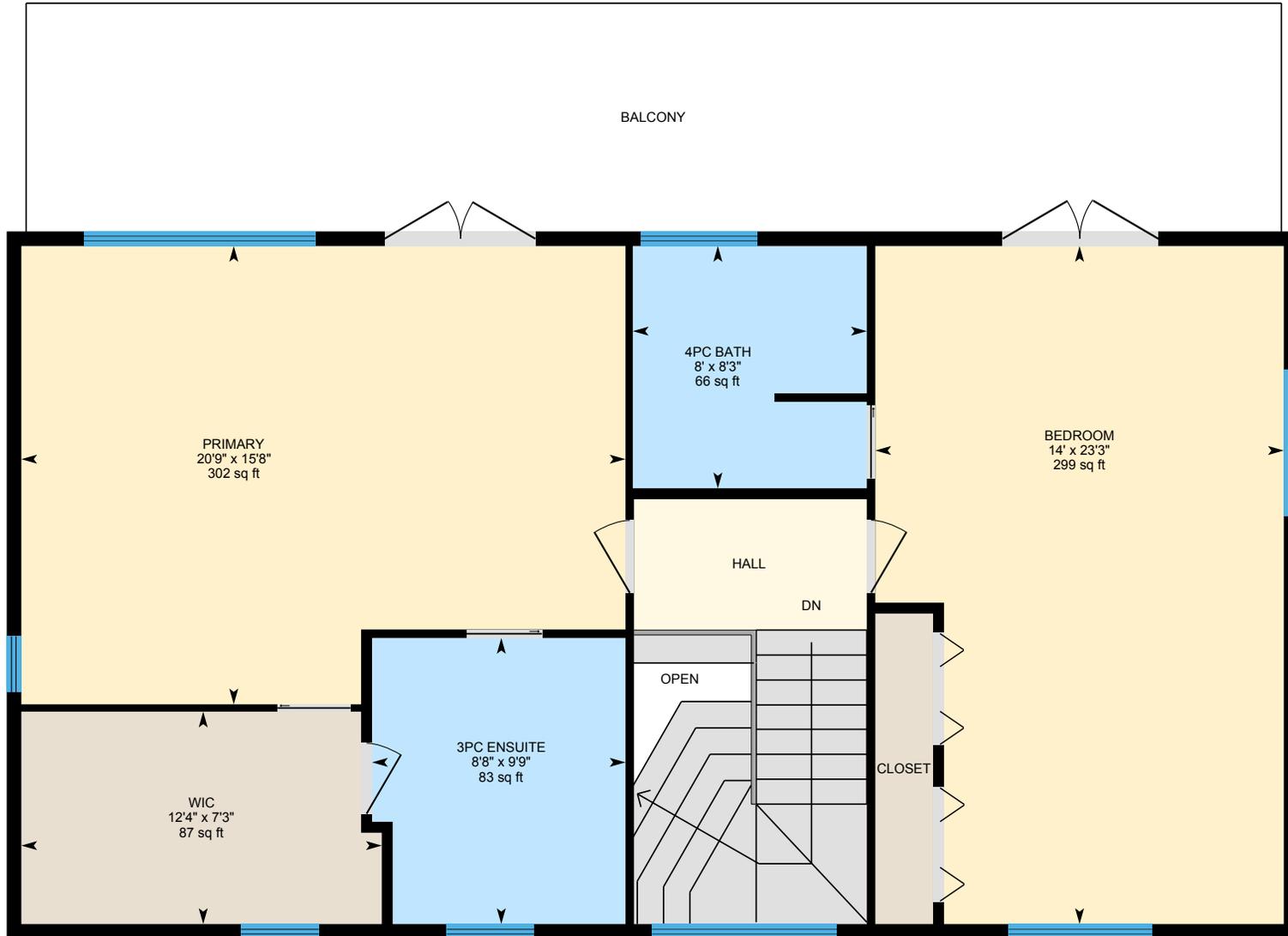


PREPARED: 2025/01/28



# 8211 Front Bench Rd, Summerland, BC

1st Floor Exterior Area 1063.94 sq ft  
Interior Area 996.64 sq ft  
Excluded Area 7.61 sq ft

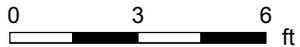
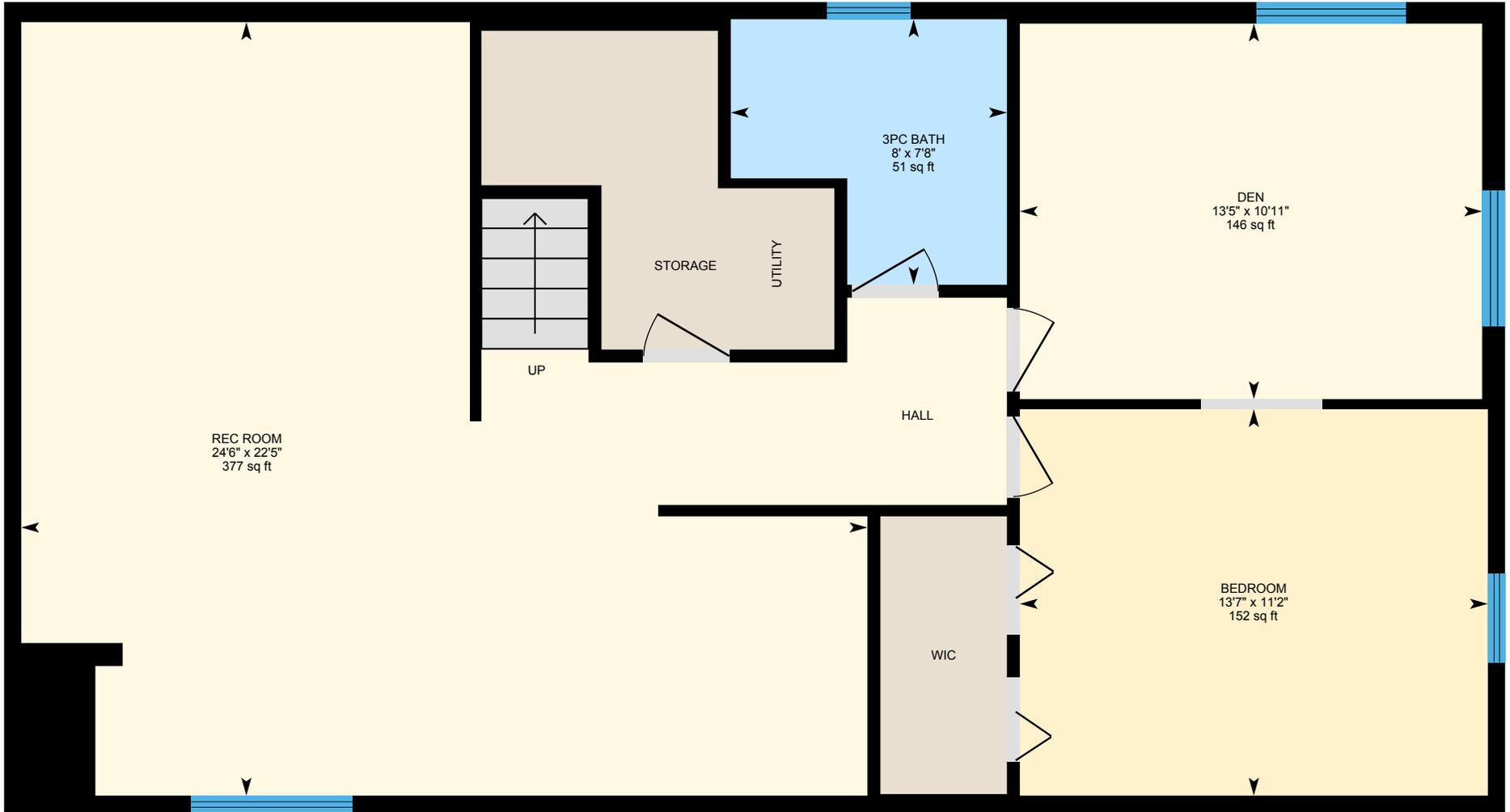


PREPARED: 2025/01/28



# 8211 Front Bench Rd, Summerland, BC

Lower Level Exterior Area 1013.78 sq ft  
Interior Area 948.14 sq ft

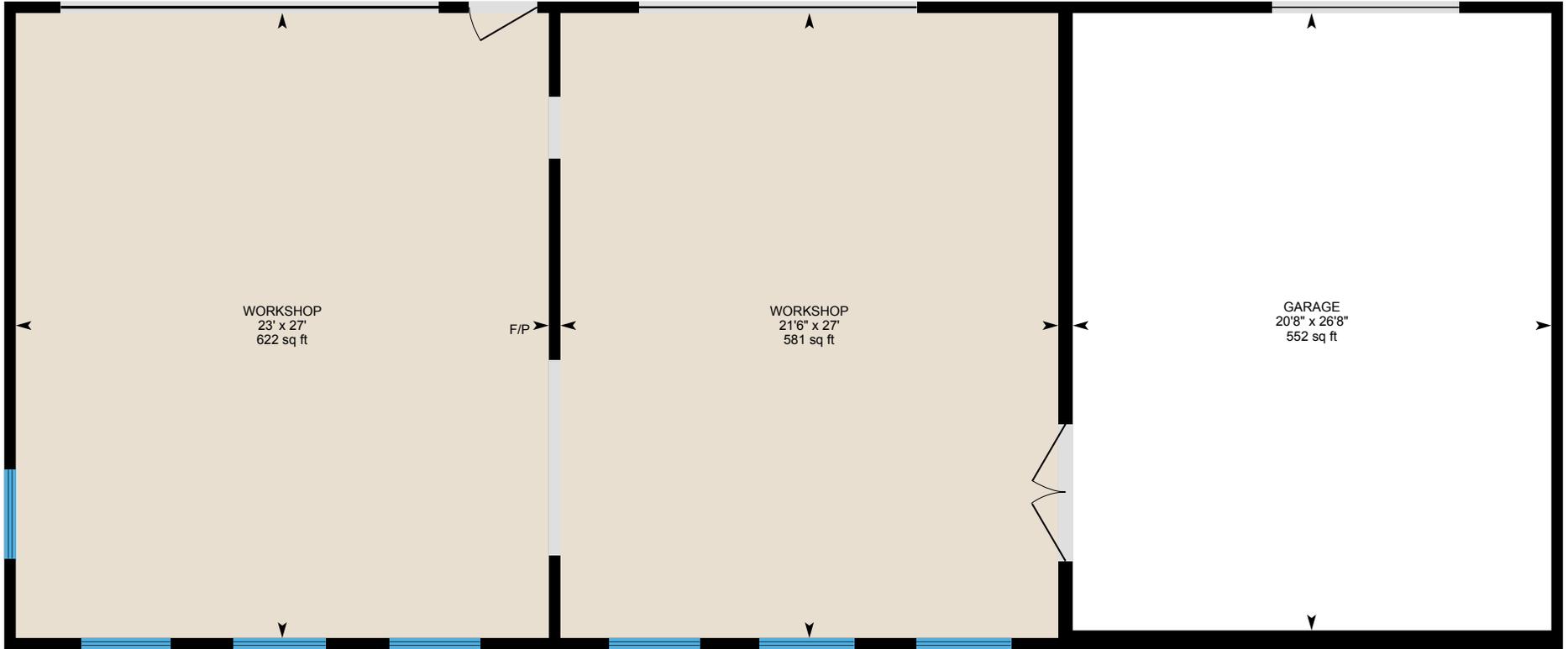


PREPARED: 2025/01/28



# 8211 Front Bench Rd, Summerland, BC

**Workshop** Exterior Area 1293.19 sq ft  
Interior Area 1216.76 sq ft  
Excluded Area 586.71 sq ft

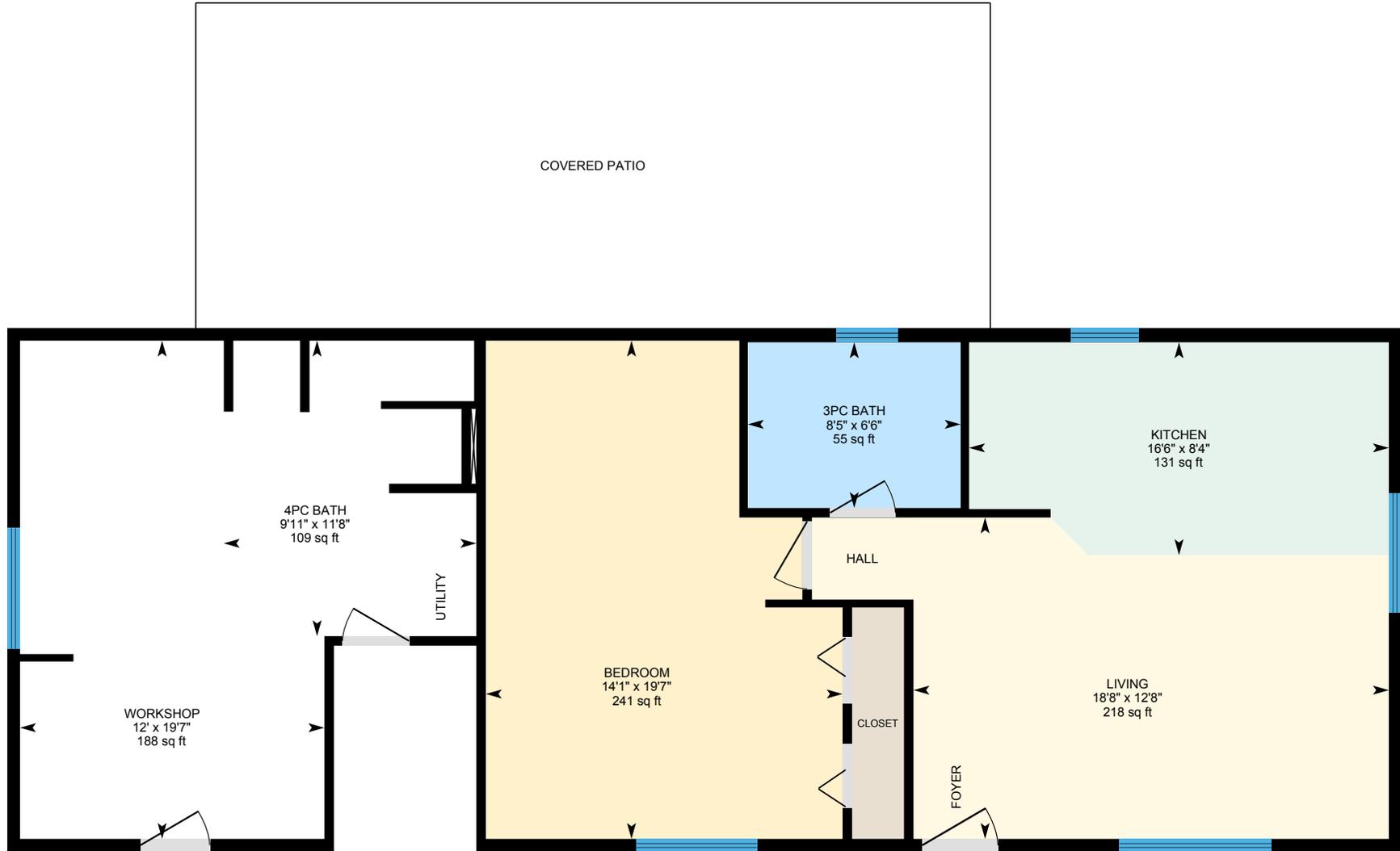


PREPARED: 2025/01/28



# 8211 Front Bench Rd, Summerland, BC

**Cottage Home** Exterior Area 781.96 sq ft  
Interior Area 699.66 sq ft  
Excluded Area 304.22 sq ft

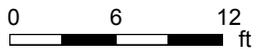
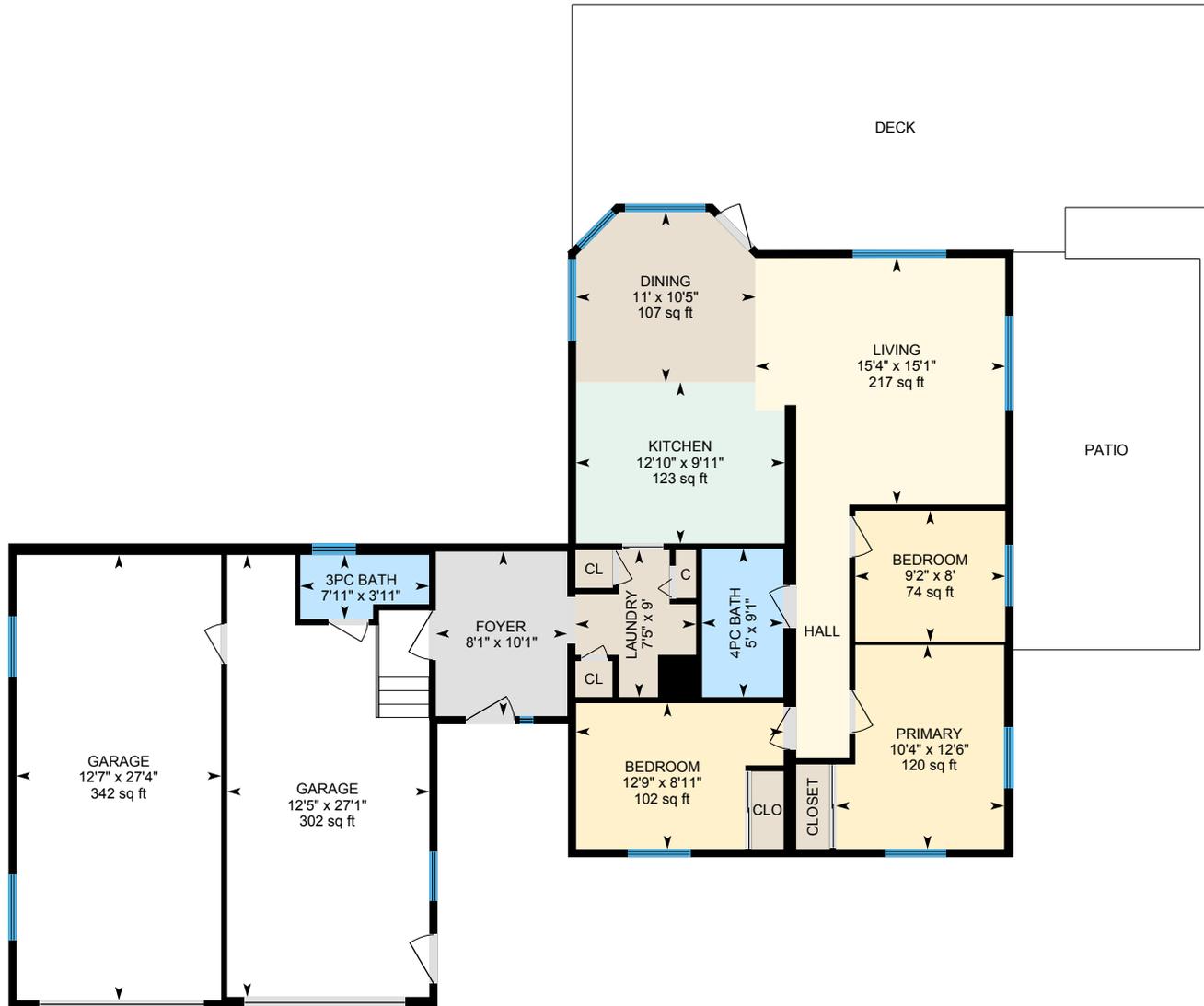


PREPARED: 2025/01/28



# 8211 Front Bench Rd, Summerland, BC

**Secondary House** Exterior Area 1171.82 sq ft  
Interior Area 1092.25 sq ft  
Excluded Area 699.93 sq ft



PREPARED: 2025/01/28



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.

# 8211 Front Bench Rd, Summerland, 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: 8'2" x 8' | 40 sq ft  
Dining: 11'6" x 14'1" | 162 sq ft  
Foyer: 11'9" x 11'2" | 97 sq ft  
Garage: 23'2" x 13'7" | 314 sq ft  
Kitchen: 12' x 14'1" | 169 sq ft  
Living: 23'7" x 13'5" | 316 sq ft  
Shed: 8' x 7'8" | 61 sq ft

##### 1ST FLOOR

3pc Ensuite: 9'9" x 8'8" | 83 sq ft  
4pc Bath: 8'3" x 8' | 66 sq ft  
Bedroom: 23'3" x 14' | 299 sq ft  
Primary: 15'8" x 20'9" | 302 sq ft  
Wic: 7'3" x 12'4" | 87 sq ft

##### LOWER LEVEL

3pc Bath: 7'8" x 8' | 51 sq ft  
Bedroom: 11'2" x 13'7" | 152 sq ft  
Den: 10'11" x 13'5" | 146 sq ft  
Rec Room: 22'5" x 24'6" | 377 sq ft

#### Detached Workshop

##### WORKSHOP

Garage: 26'8" x 20'8" | 552 sq ft  
Workshop: 27' x 21'6" | 581 sq ft  
Workshop: 27' x 23' | 622 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: 1021.38 sq ft  
Excluded Area: 414.45 sq ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 1093.24 sq ft

##### 1ST FLOOR

Interior Area: 996.64 sq ft  
Excluded Area: 7.61 sq ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 1063.94 sq ft

##### LOWER LEVEL

Interior Area: 948.14 sq ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 1013.78 sq ft

#### Detached Workshop

##### WORKSHOP

Interior Area: 1216.76 sq ft  
Excluded Area: 586.71 sq ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 1293.19 sq ft

# 8211 Front Bench Rd, Summerland, BC

## Property Details

### Room Measurements

#### Cottage Home

##### COTTAGE HOME

3pc Bath: 6'6" x 8'5" | 55 sq ft  
4pc Bath: 11'8" x 9'11" | 109 sq ft  
Bedroom: 19'7" x 14'1" | 241 sq ft  
Kitchen: 8'4" x 16'6" | 131 sq ft  
Living: 12'8" x 18'8" | 218 sq ft  
Workshop: 19'7" x 12' | 188 sq ft

#### Secondary House

##### SECONDARY HOUSE

3pc Bath: 3'11" x 7'11" | 28 sq ft  
4pc Bath: 9'1" x 5' | 45 sq ft  
Bedroom: 8'11" x 12'9" | 102 sq ft  
Bedroom: 8' x 9'2" | 74 sq ft  
Dining: 10'5" x 11' | 107 sq ft  
Foyer: 10'1" x 8'1"  
Garage: 27'1" x 12'5" | 302 sq ft  
Garage: 27'4" x 12'7" | 342 sq ft  
Kitchen: 9'11" x 12'10" | 123 sq ft  
Laundry: 9' x 7'5"  
Living: 15'1" x 15'4" | 217 sq ft  
Primary: 12'6" x 10'4" | 120 sq ft

### Floor Area Information

#### Cottage Home

##### COTTAGE HOME

Interior Area: 699.66 sq ft  
Excluded Area: 304.22 sq ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 781.96 sq ft

#### Secondary House

##### SECONDARY HOUSE

Interior Area: 1092.25 sq ft  
Excluded Area: 699.93 sq ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 1171.82 sq ft

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

Interior Area: 2966.16 sq ft  
Excluded Area: 422.06 sq ft  
Exterior Area: 3170.96 sq ft

#### Total Above Grade Floor Area, Detached Workshop

Interior Area: 1216.76 sq ft  
Excluded Area: 586.71 sq ft  
Exterior Area: 1293.19 sq ft

#### Total Above Grade Floor Area, Cottage Home

Interior Area: 699.66 sq ft  
Excluded Area: 304.22 sq ft  
Exterior Area: 781.96 sq ft

# 8211 Front Bench Rd, Summerland, BC

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## Property Details

### Room Measurements

### Floor Area Information

#### Total Above Grade Floor Area, Secondary House

Interior Area: 1092.25 sq ft

Excluded Area: 699.93 sq ft

Exterior Area: 1171.82 sq ft

# 8211 Front Bench Rd, Summerland, 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>