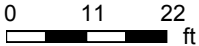
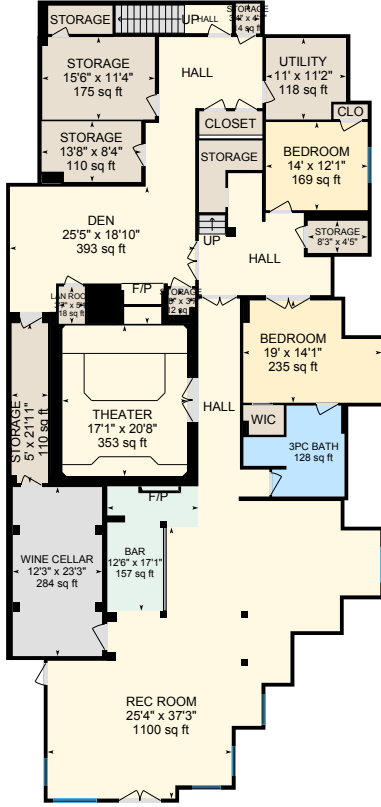
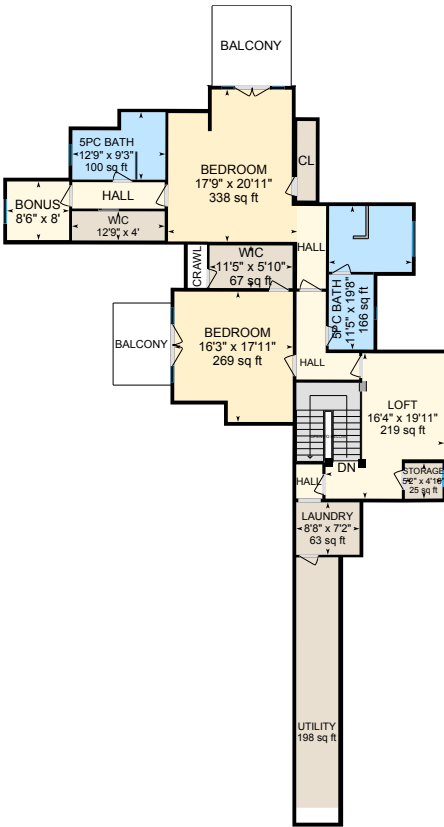
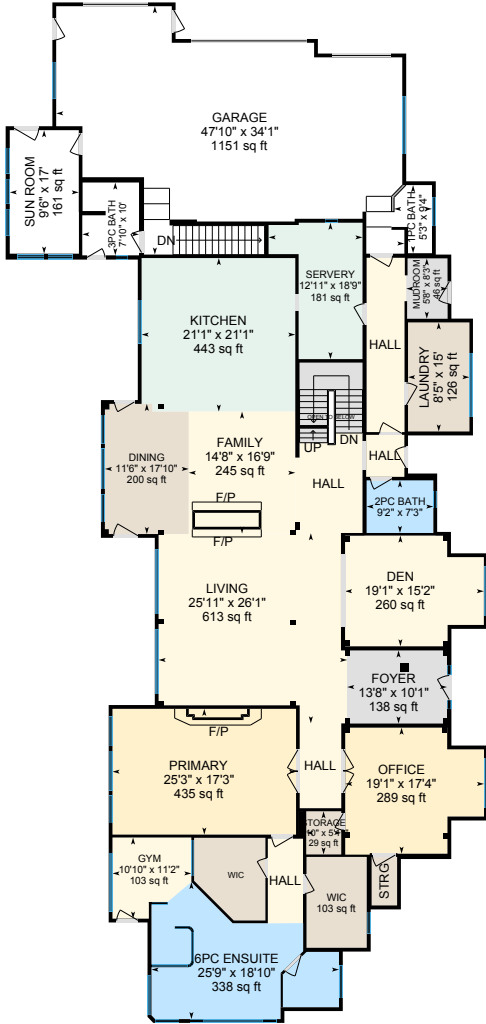


2119 Naramata Rd, Naramata, BC

Main Building: Total Exterior Area Above Grade 6711.24 sq ft



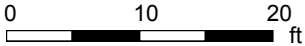
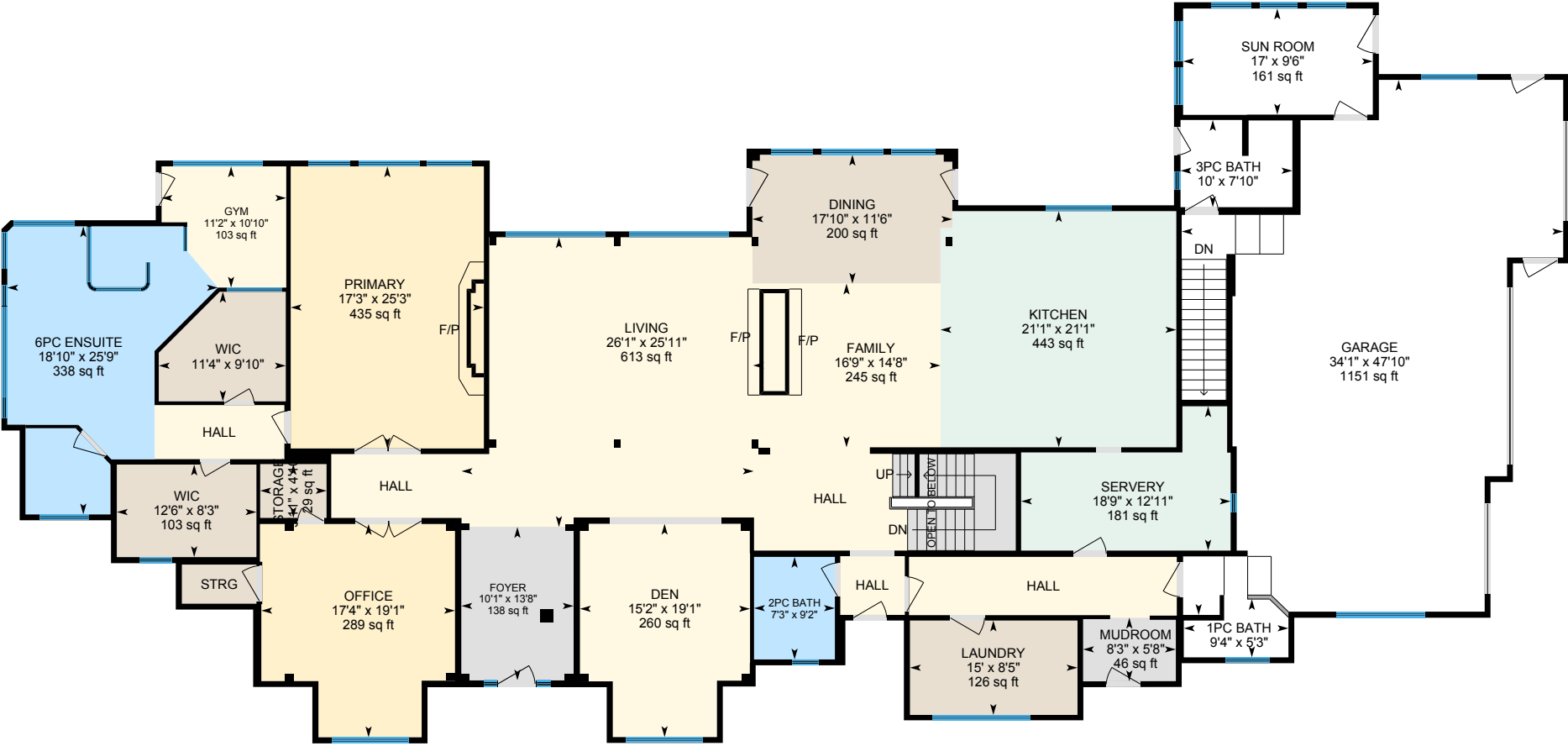
PREPARED: 2025/06/11

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.



2119 Naramata Rd, Naramata, BC

Main Floor Exterior Area 4577.23 sq ft
 Interior Area 4385.33 sq ft
 Excluded Area 1599.50 sq ft



PREPARED: 2025/06/11

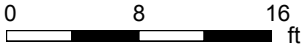


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



2119 Naramata Rd, Naramata, BC

Upper Floor Exterior Area 2134.01 sq ft
Interior Area 1956.44 sq ft
Excluded Area 33.85 sq ft



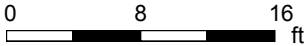
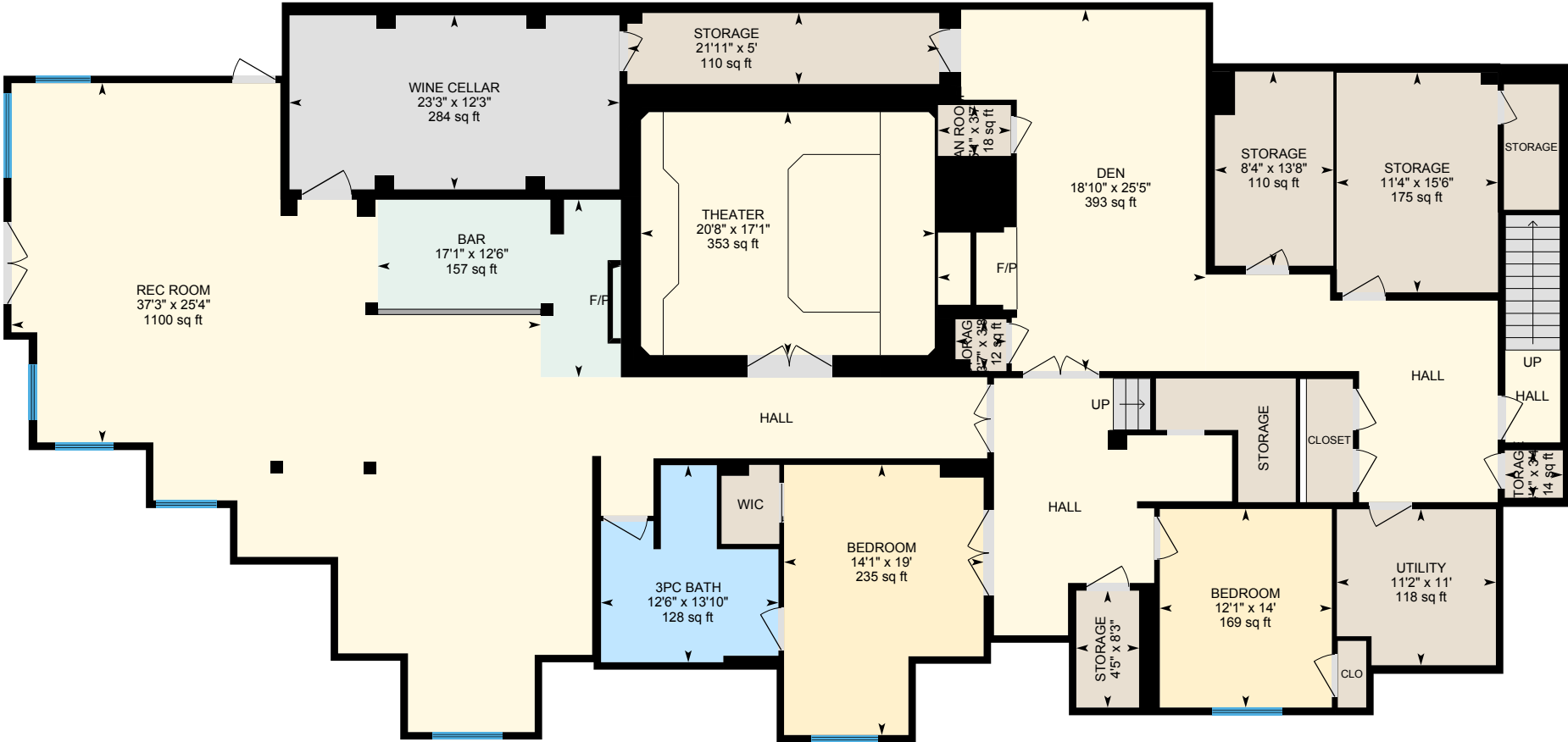
PREPARED: 2025/06/11



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.

2119 Naramata Rd, Naramata, BC

Basement (Below Grade) Exterior Area 4752.77 sq ft
Interior Area 4562.63 sq ft



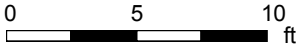
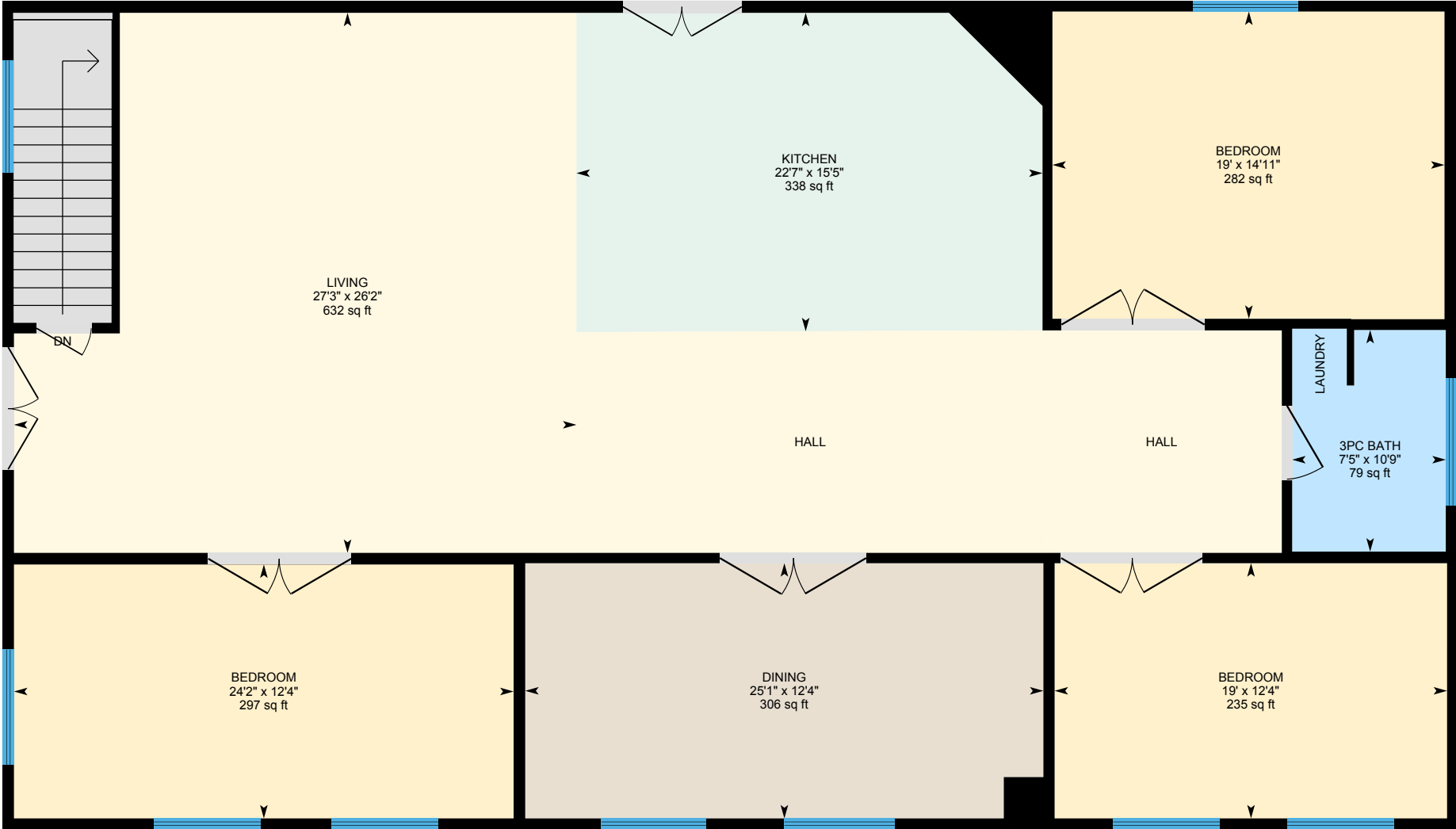
PREPARED: 2025/06/11



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.

2119 Naramata Rd, Naramata, BC

Main Floor Exterior Area 2819.73 sq ft
Interior Area 2705.09 sq ft



PREPARED: 2025/06/11



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.

2119 Naramata Rd, Naramata, 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

1pc Bath: 5'3" x 9'4" | 41 sq ft
2pc Bath: 9'2" x 7'3" | 66 sq ft
3pc Bath: 7'10" x 10' | 76 sq ft
6pc Ensuite: 25'9" x 18'10" | 338 sq ft
Den: 19'1" x 15'2" | 260 sq ft
Dining: 11'6" x 17'10" | 200 sq ft
Family: 14'8" x 16'9" | 245 sq ft
Foyer: 13'8" x 10'1" | 138 sq ft
Garage: 47'10" x 34'1" | 1151 sq ft
Gym: 10'10" x 11'2" | 103 sq ft
Kitchen: 21'1" x 21'1" | 443 sq ft
Laundry: 8'5" x 15' | 126 sq ft
Living: 25'11" x 26'1" | 613 sq ft
Mudroom: 5'8" x 8'3" | 46 sq ft
Office: 19'1" x 17'4" | 289 sq ft
Primary: 25'3" x 17'3" | 435 sq ft
Servery: 12'11" x 18'9" | 181 sq ft
Storage: 4'10" x 5'11" | 29 sq ft
Sun Room: 9'6" x 17' | 161 sq ft
Wic: 9'10" x 11'4"
Wic: 8'3" x 12'6" | 103 sq ft

UPPER FLOOR

5pc Bath: 11'5" x 19'8" | 166 sq ft
5pc Bath: 12'9" x 9'3" | 100 sq ft
Bedroom: 16'3" x 17'11" | 269 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: 4385.33 sq ft
Excluded Area: 1599.50 sq ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 4577.23 sq ft

UPPER FLOOR

Interior Area: 1956.44 sq ft
Excluded Area: 33.85 sq ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 2134.01 sq ft

BASEMENT (Below Grade)

Interior Area: 4562.63 sq ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 4752.77 sq ft

Secondary Residence

MAIN FLOOR

Interior Area: 2705.09 sq ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 2819.73 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 6341.78 sq ft

2119 Naramata Rd, Naramata, BC

Property Details

Room Measurements

Bedroom: 17'9" x 20'11" | 338 sq ft
Bonus: 8'6" x 8'
Laundry: 8'8" x 7'2" | 63 sq ft
Loft: 16'4" x 19'11" | 219 sq ft
Storage: 5'2" x 4'10" | 25 sq ft
Utility: 5'9" x 34'5" | 198 sq ft
Wic: 12'9" x 4'
Wic: 11'5" x 5'10" | 67 sq ft

BASEMENT

3pc Bath: 13'10" x 12'6" | 128 sq ft
Bar: 12'6" x 17'1" | 157 sq ft
Bedroom: 19' x 14'1" | 235 sq ft
Bedroom: 14' x 12'1" | 169 sq ft
Den: 25'5" x 18'10" | 393 sq ft
Lan Room: 3'7" x 5'1" | 18 sq ft
Rec Room: 25'4" x 37'3" | 1100 sq ft
Storage: 15'6" x 11'4" | 175 sq ft
Storage: 13'8" x 8'4" | 110 sq ft
Storage: 3'4" x 4'1" | 14 sq ft
Storage: 8'3" x 4'5"
Storage: 5' x 21'11" | 110 sq ft
Storage: 3'8" x 3'7" | 12 sq ft
Theater: 17'1" x 20'8" | 353 sq ft
Utility: 11' x 11'2" | 118 sq ft
Wine Cellar: 12'3" x 23'3" | 284 sq ft

Secondary Residence

MAIN FLOOR

3pc Bath: 10'9" x 7'5" | 79 sq ft
Bedroom: 14'11" x 19' | 282 sq ft

Floor Area Information

Excluded Area: 1633.35 sq ft
Exterior Area: 6711.24 sq ft

Total Above Grade Floor Area, Secondary Residence

Interior Area: 2705.09 sq ft
Exterior Area: 2819.73 sq ft

2119 Naramata Rd, Naramata, BC

Property Details

Room Measurements

Bedroom: 12'4" x 19' | 235 sq ft
Bedroom: 12'4" x 24'2" | 297 sq ft
Dining: 12'4" x 25'1" | 306 sq ft
Kitchen: 15'5" x 22'7" | 338 sq ft
Living: 26'2" x 27'3" | 632 sq ft

Floor Area Information

2119 Naramata Rd, Naramata, 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>