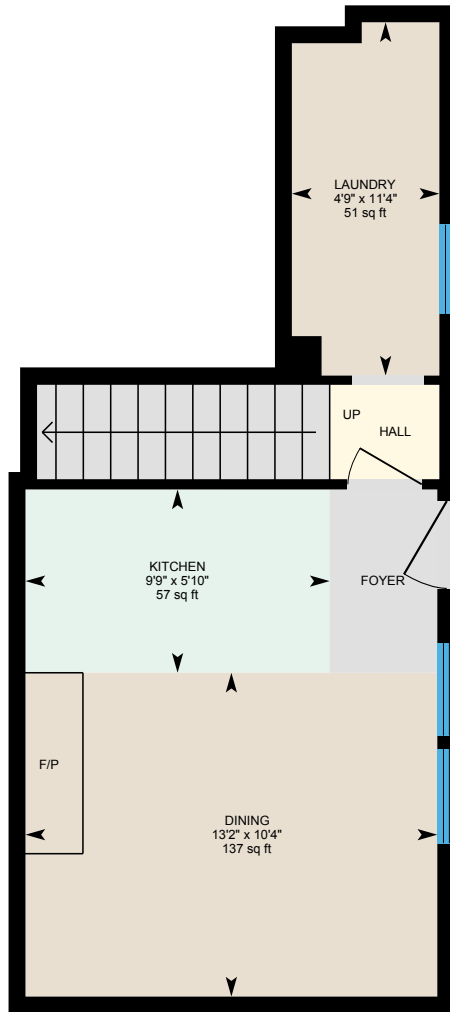
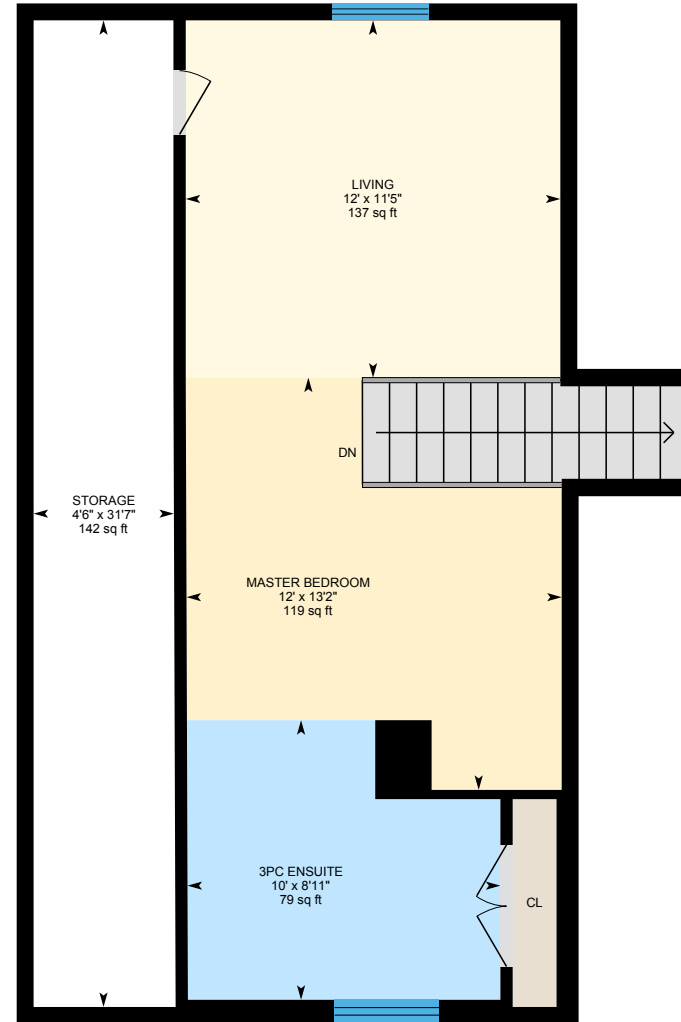


# 33433 3 Ave, Mission, BC

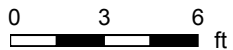
Main Building: Total Exterior Area Above Grade 2321.23 sq ft



**Main Floor**  
Exterior Area 358.25 sq ft



**2nd Floor**  
Exterior Area 457.30 sq ft

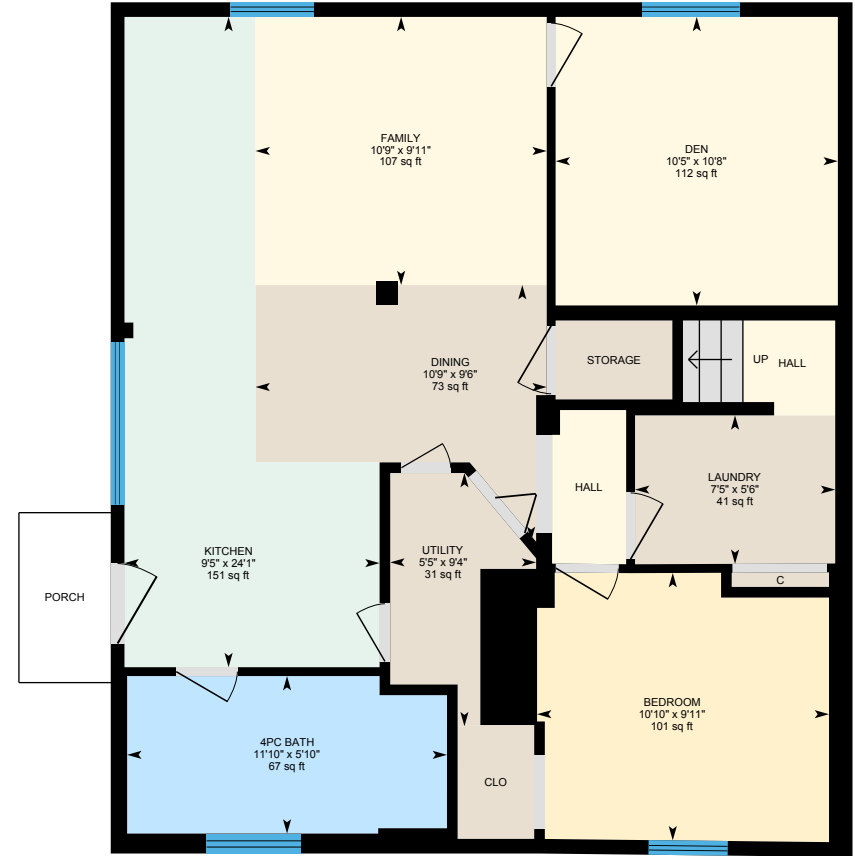


# 33433 3 Ave, Mission, BC

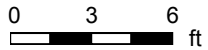
Main Building: Total Exterior Area Above Grade 2321.23 sq ft



**Middle floor suite**  
Exterior Area 646.40 sq ft

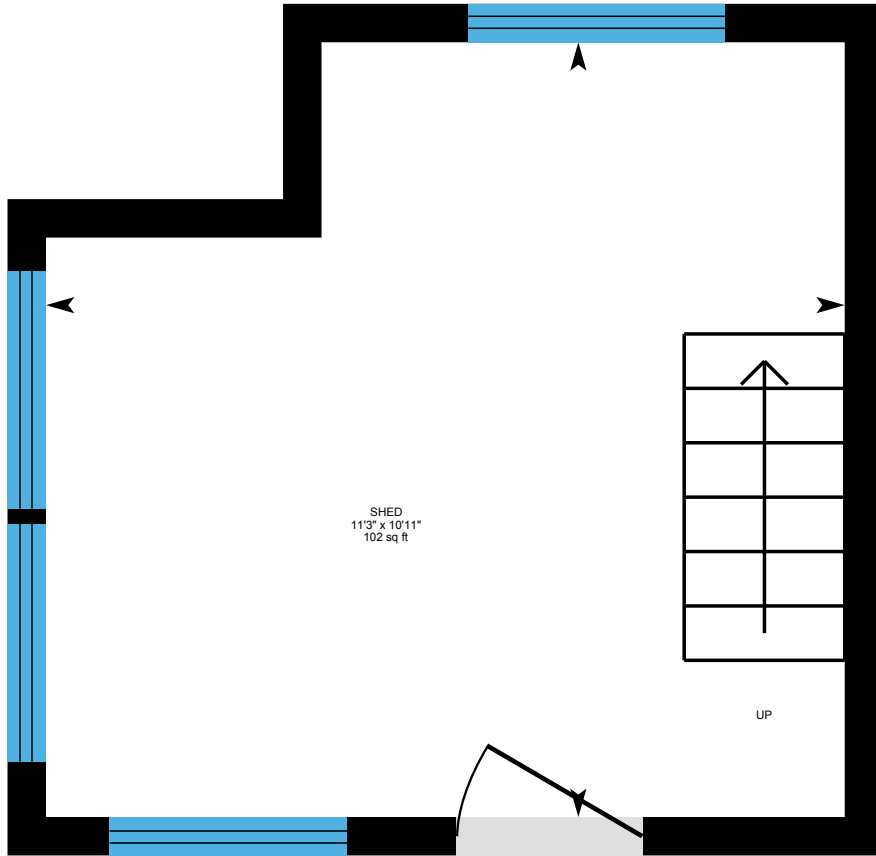


**Basement suite**  
Exterior Area 859.27 sq ft

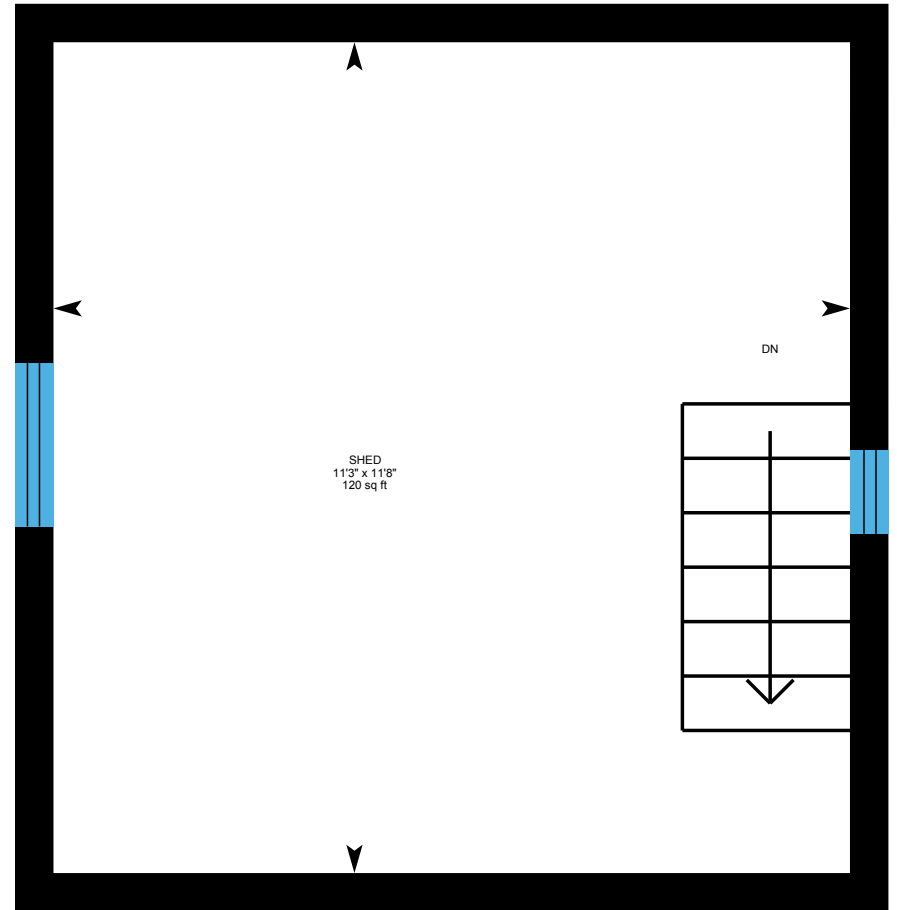


# 33433 3 Ave, Mission, BC

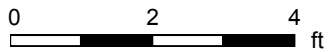
Shed



She Shed (Below Grade)



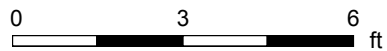
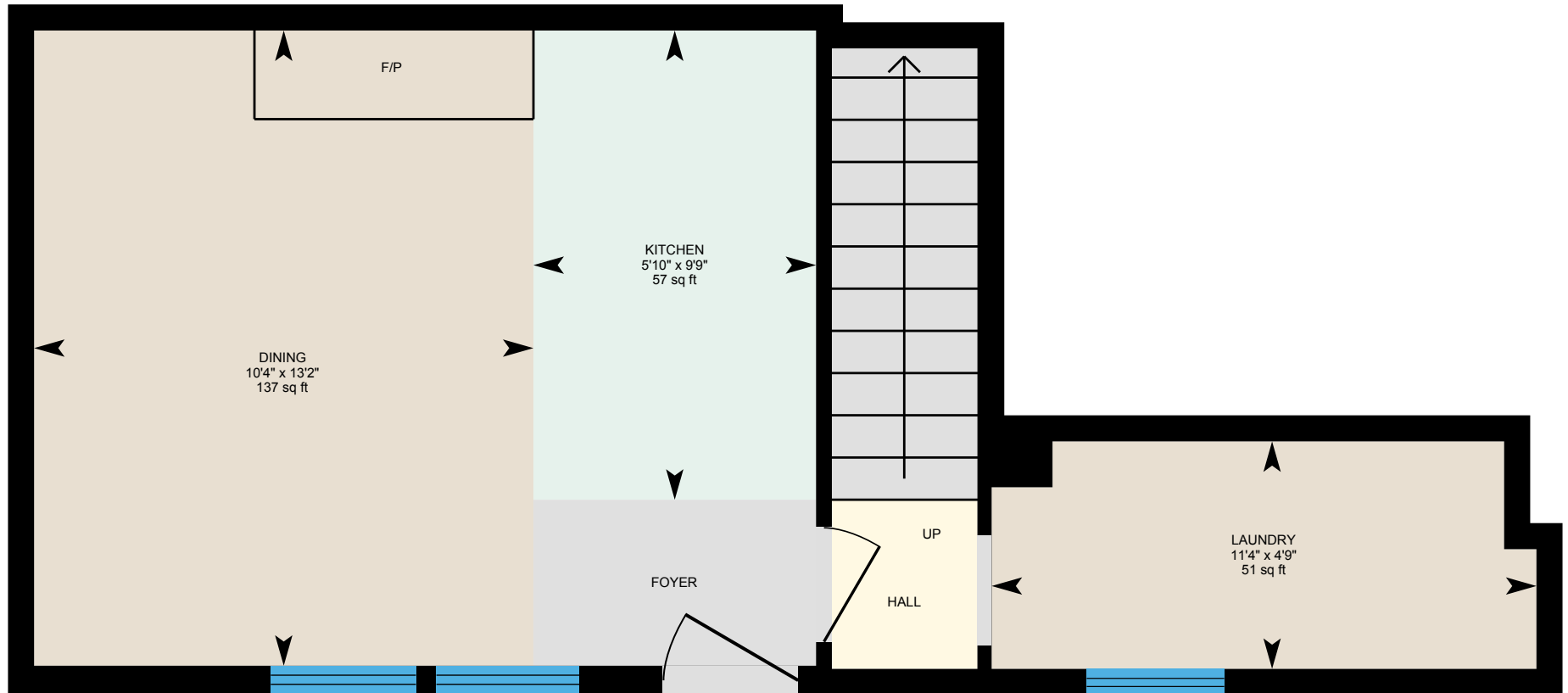
Shed shed upper floor (Below Grade)



PREPARED: Jul 2021

# 33433 3 Ave, Mission, BC

Main Floor Total Exterior Area 358.25 sq ft  
Total Interior Area 308.99 sq ft

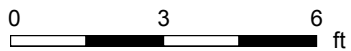
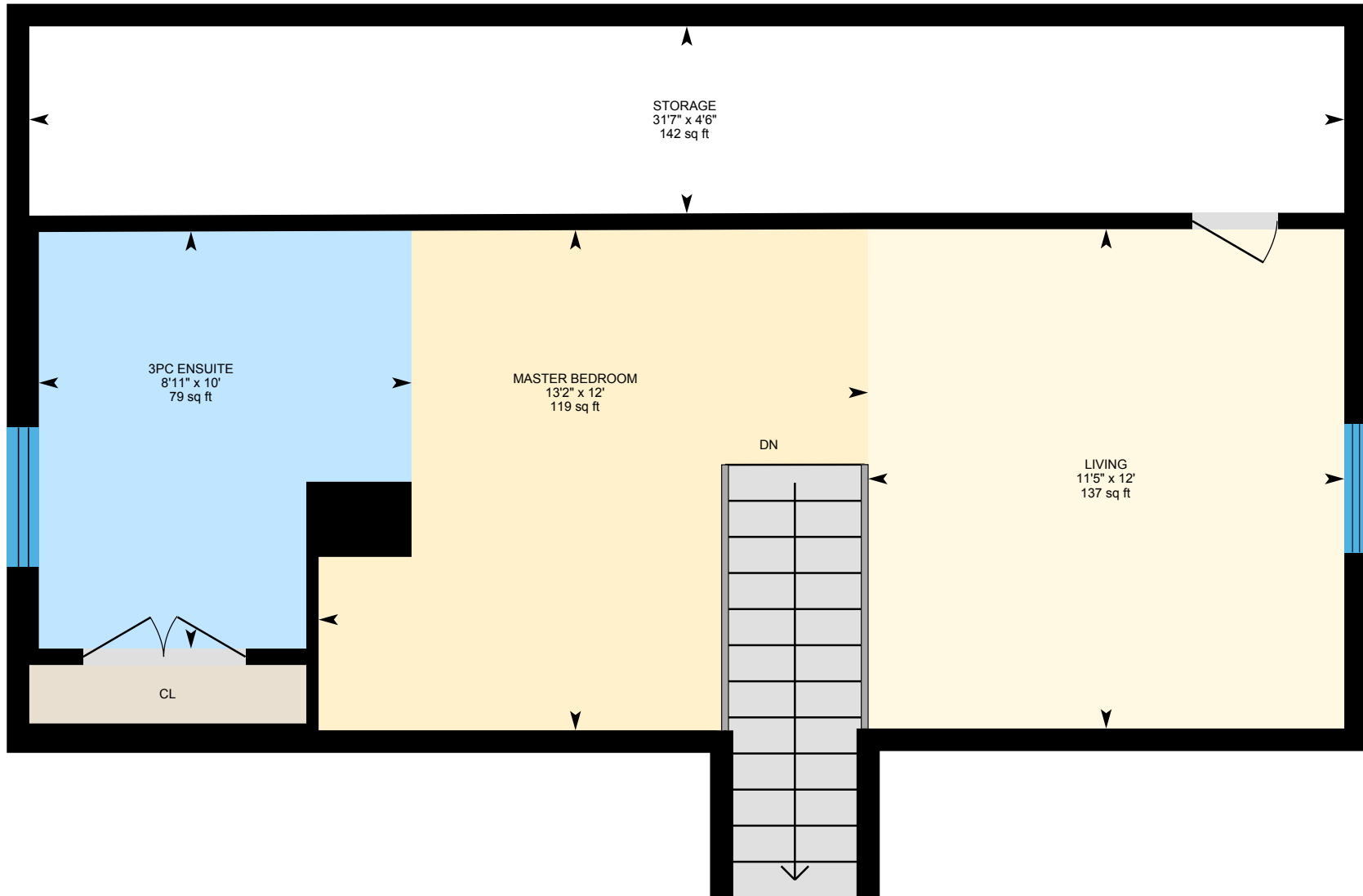


PREPARED: Jul 2021



# 33433 3 Ave, Mission, BC

2nd Floor Total Exterior Area 457.30 sq ft  
Total Interior Area 399.59 sq ft

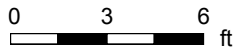


PREPARED: Jul 2021



# 33433 3 Ave, Mission, BC

Middle floor suiet Total Exterior Area 646.40 sq ft  
Total Interior Area 582.36 sq ft

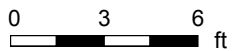
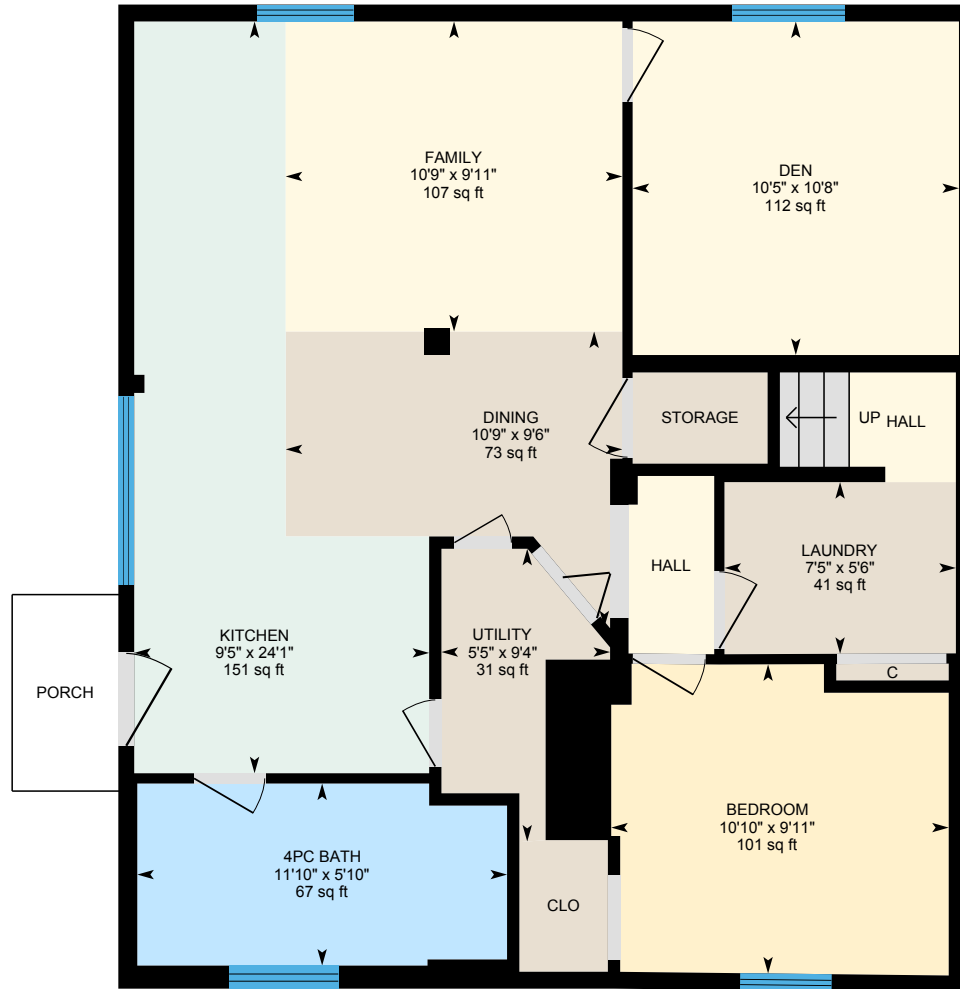


PREPARED: Jul 2021



# 33433 3 Ave, Mission, BC

**Basement suite** Total Exterior Area 859.27 sq ft  
Total Interior Area 796.50 sq ft



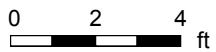
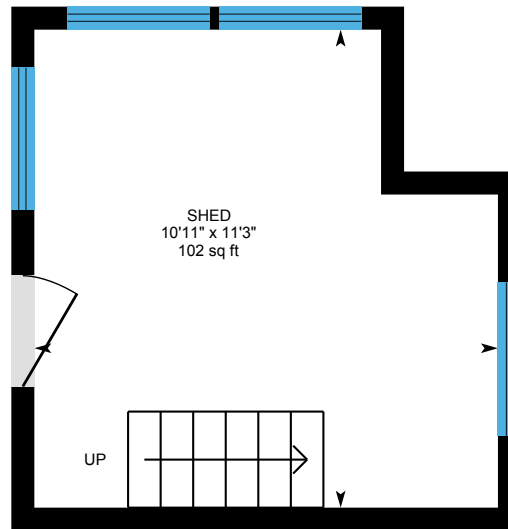
PREPARED: Jul 2021



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.

# 33433 3 Ave, Mission, BC

## She Shed



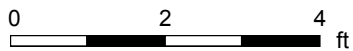
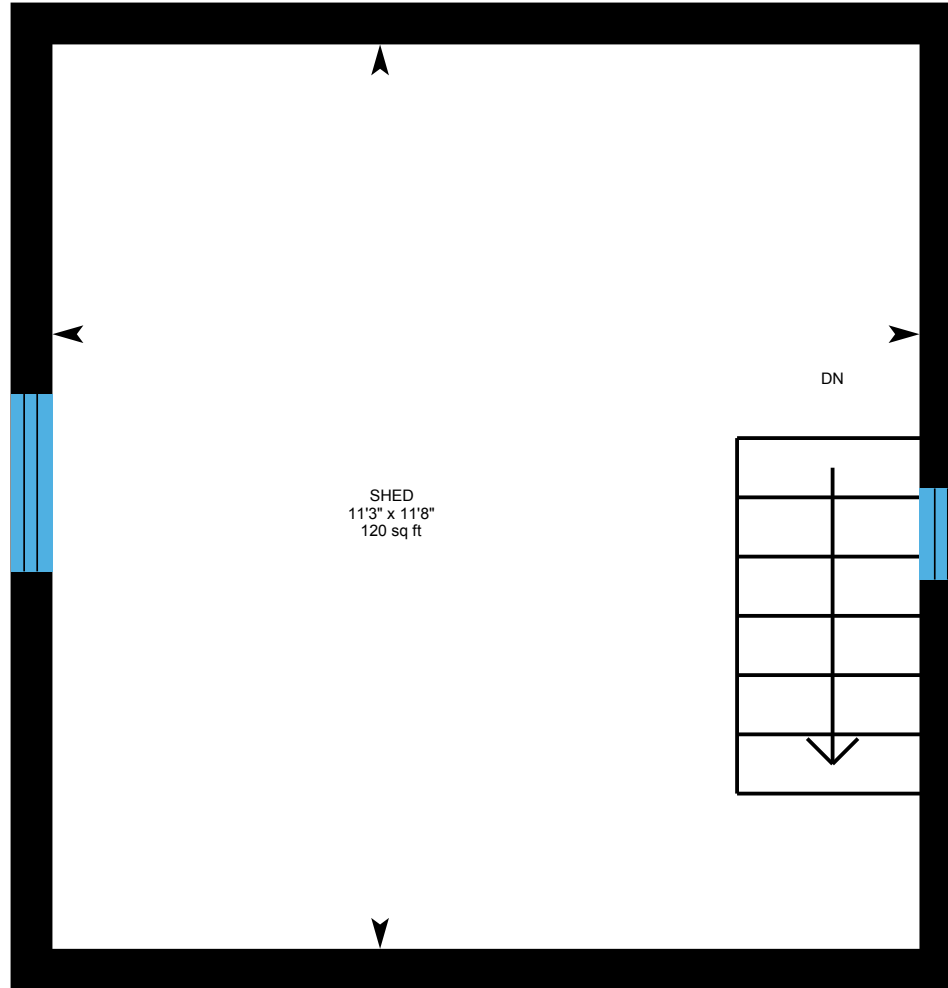
PREPARED: Jul 2021





# 33433 3 Ave, Mission, BC

Shed shed upper floor



PREPARED: Jul 2021



# 33433 3 Ave, Mission, 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

Dining: 13'2" x 10'4" | 137 sq ft  
Kitchen: 9'9" x 5'10" | 57 sq ft  
Laundry: 4'9" x 11'4" | 51 sq ft

##### 2ND FLOOR

3pc Ensuite: 10' x 8'11" | 79 sq ft  
Living: 12' x 11'5" | 137 sq ft  
Master Bedroom: 12' x 13'2" | 119 sq ft  
Storage: 4'6" x 31'7" | 142 sq ft

##### MIDDLE FLOOR SUIET

4pc Bath: 7'3" x 6'1" | 44 sq ft  
Bedroom: 11'2" x 11'4" | 104 sq ft  
Bedroom: 10'9" x 11'4" | 122 sq ft  
Eat-In Kitchen: 13'8" x 11'6" | 148 sq ft

##### BASEMENT SUITE

4pc Bath: 11'10" x 5'10" | 67 sq ft  
Bedroom: 10'10" x 9'11" | 101 sq ft  
Den: 10'5" x 10'8" | 112 sq ft  
Dining: 10'9" x 9'6" | 73 sq ft  
Family: 10'9" x 9'11" | 107 sq ft  
Kitchen: 9'5" x 24'1" | 151 sq ft  
Laundry: 7'5" x 5'6" | 41 sq ft  
Utility: 5'5" x 9'4" | 31 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: 308.99 sq ft  
Perimeter Wall Length: 91 ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 358.25 sq ft

##### 2ND FLOOR

Interior Area: 399.59 sq ft  
Excluded Area: 141.99 sq ft  
Perimeter Wall Length: 107 ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 457.30 sq ft

##### MIDDLE FLOOR SUIET

Interior Area: 582.36 sq ft  
Perimeter Wall Length: 118 ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 646.40 sq ft

##### BASEMENT SUITE

Interior Area: 796.50 sq ft  
Perimeter Wall Length: 116 ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 859.27 sq ft

# 33433 3 Ave, Mission, BC

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## Property Details

### Room Measurements

#### Shed

SHE SHED

Shed: 11'3" x 10'11" | 102 sq ft

SHED SHED UPPER FLOOR

Shed: 11'3" x 11'8" | 120 sq ft

### Floor Area Information

#### Shed

SHE SHED (Below Grade)

All space is excluded

SHED SHED UPPER FLOOR (Below Grade)

All space is excluded

#### Total Above Grade Floor Area

Main Building Interior: 2087.44 sq ft

Main Building Excluded: 141.99 sq ft

**Main Building Exterior: 2321.23 sq ft**

### 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.