

A+ MEASUREMENT SERVICES *and photography*

Residential Measurement Report

November 13, 2021

Our File #: 611RM21



Property Civic Address:

10600 149A Avenue, County of Grande Prairie, AB

Intended User: Annette Hunter

Grassroots Realty Group, Grande Prairie, AB

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Intended Use: To provide LFA measurements in accordance with the RMS (Residential Measurement Standard) implemented by RECA (Real Estate Council of Alberta)

Prepared by:

Teresa Anderson

Direct: (780) 512-6271

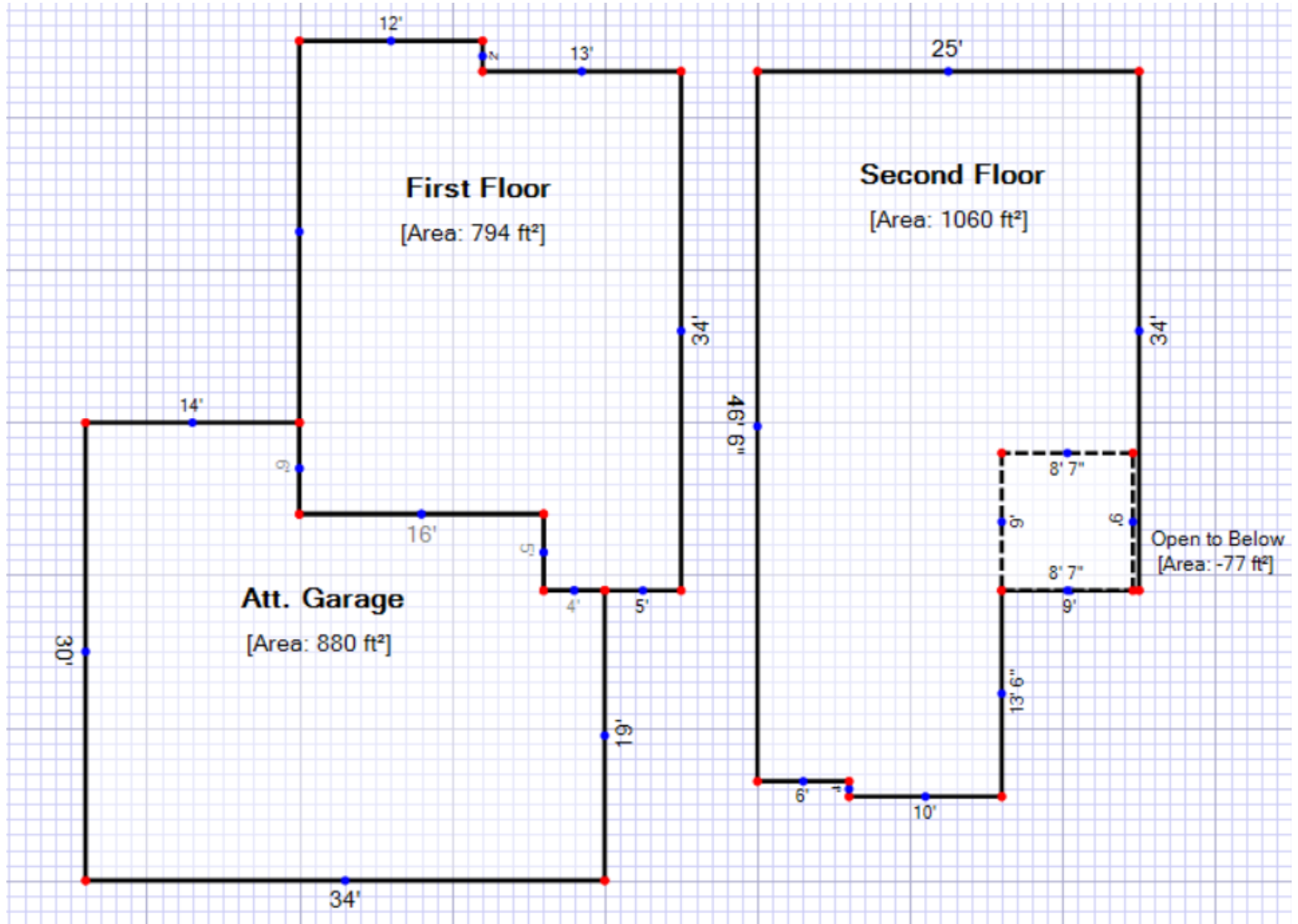
All measurements completed by A+ Measurement Service using the Residential Measurement Standard (RMS) guidelines as set forth by the Real Estate Council of Alberta (RECA). Pursuant to RMS guidelines, the total area is based on the area inside the allowable perimeter of the house or condominium, not by adding up the room areas; and DOES NOT include garages, decks, porches, patios, "open to below" areas, cantilevers with non-walkable space, plant ledge windows, or any area with a ceiling height less than 5'-0". For more information on the RMS guide, please visit www.reca.ca



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Measurements
10600 149A Avenue



Main Living Floor Area = 794 Sq. Ft.
Second Living Floor Area (1,060-77) = 983 Sq. Ft.
Total Living Floor Area = 1,777 Sq. Ft.

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CALCULATIONS

Living Area	Area Calculation			
First Floor	794 ft ²	First Floor		x 1.00 = 794 ft ²
Att. Garage	880 ft ²	2' x 12' x 1.00 =		24 ft ²
Second Floor	1060 ft ²	5' x 9' x 1.00 =		45 ft ²
Open to Below	-77.31 ft ²	29' x 25' x 1.00 =		725 ft ²
		Att. Garage		x 1.00 = 880 ft ²
		4' x 19' x 1.00 =		76 ft ²
		6' x 14' x 1.00 =		84 ft ²
		24' x 30' x 1.00 =		720 ft ²
		Second Floor		x 1.00 = 1060 ft ²
		25' x 34' x 1.00 =		850 ft ²
		1' x 10' x 1.00 =		10 ft ²
		12' 6" x 16' x 1.00 =		200 ft ²
		Open to Below		x -1.00 = -77.31 ft ²
Total Living Area (rounded):	2657 ft²	9' x 8' 7" x 1.00 =		77.31 ft ²

Room Dimensions

Room	Dimensions	Room	Dimensions
Main Floor Bed		Basement Bed	
Main Floor Bed		Basement Bed	
Main Floor Bath	4'7" x 5' – 2pc.	Basement Bath	
2 nd Floor Bed	10'6" x 11'	Basement Family	
2 nd Floor Bed	11'9" x 11'9"	Basement Other	
2 nd Floor Bath	5' x 9'		
Master Bed	14' x 15'	Laundry	6' x 8'8"
Ensuite	9'6" x 11'6"		
Kitchen	9'8" x 11'9"		
Dining	10'7" x 11'3"		
Living	10' x 14'9"		

Room measurements are not RMS compliant, and represent an approximate interior (paint to paint) sqft for the sole purpose of MLS input. Rooms are measured at longest length and width. To date this does not include closet areas.