

A+ MEASUREMENT SERVICES *and photography*

Residential Measurement Report

March 16, 2022

Our File #: 125MR22



Property Civic Address:

7258 TWP 690, MD of Greenview, AB

Intended User: Tallon Jebb

Grassroots Realty Group, Grande Prairie, AB

Phone: (780) 814-1126

Email: tallon@grassrootsrealtygroup.ca

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

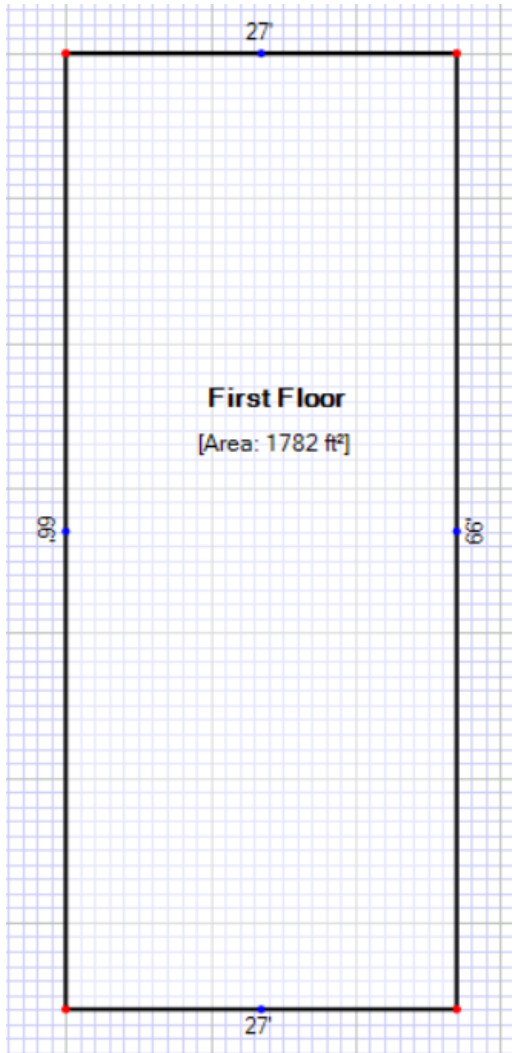
All measurements completed by A+ Measurement Service using the Residential Measurement Standard (RMS) guidelines as set forth by the Real Estate Council of Alberta (RECA). Pursuant to RMS guidelines, the total area is based on the area inside the allowable perimeter of the house or condominium, not by 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 7258 TWP 690

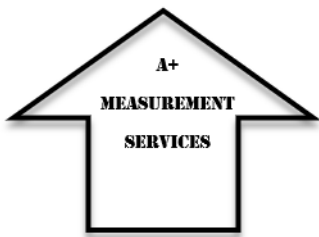


First Living Floor Area = 1,782 Sq. Ft.
Total Living Floor Area = 1,782 Sq. Ft.

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CALCULATIONS

Living Area	Area Calculation			
First Floor	1782 ft ²	First Floor		x 1.00 = 1782 ft ²
Total Living Area (rounded):	1782 ft ²	66' x	27' x	1.00 = 1782 ft ²

Room Dimensions

Room	Dimensions	Room	Dimensions
Main Floor Bedroom	9'6"x 11'7"	Basement Bed	
Main Floor Bedroom	10'6"x 12'7"	Basement Bed	
Main Floor Bath	5'x 8'6"	Basement Bath	
2 nd Floor Bedroom		Basement Family	
2 nd Floor Bedroom		Basement Storage	
2 nd Floor Bath			
Master Bed		Laundry	5'x 5'6"
Ensuite			
Kitchen	12'8"x 13'7"	Bedroom	10'x 12'9"
Dining	11'x 14'		
Living	12'6"x 17'6"		

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.