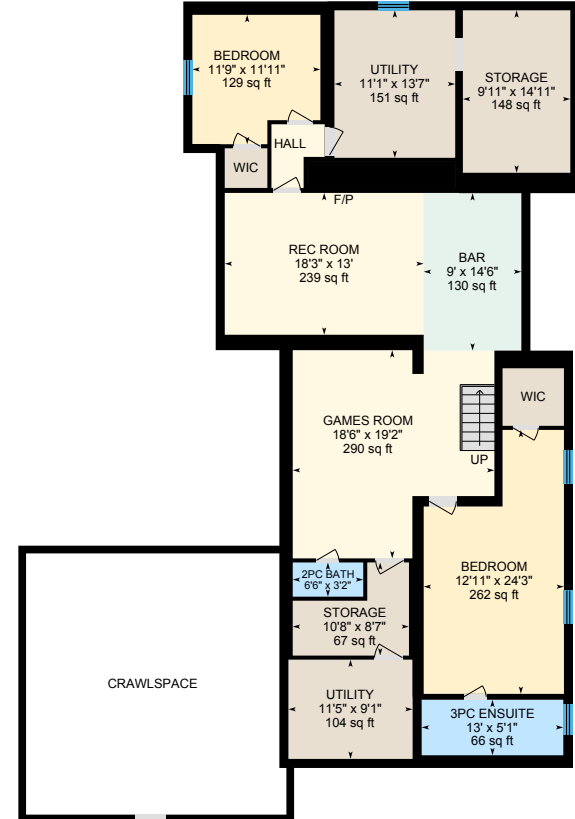


95 Watch Hill Rd, King City, ON

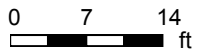
Main Building: Total Exterior Area Above Grade 3407.45 sq ft



Main Level
Exterior Area 3407.45 sq ft



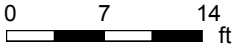
Basement (Below Grade)
Exterior Area 2123.90 sq ft



PREPARED: 2024/06/03

95 Watch Hill Rd, King City, ON

Main Level Exterior Area 3407.45 sq ft
Interior Area 3140.96 sq ft



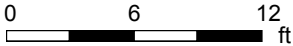
PREPARED: 2024/06/03



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.

95 Watch Hill Rd, King City, ON

Basement (Below Grade) Exterior Area 2123.90 sq ft
Interior Area 1893.42 sq ft



PREPARED: 2024/06/03



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.

95 Watch Hill Rd, King City, ON

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 LEVEL

2pc: 5'1" x 4'11" | 25 sq ft
3pc Ensuite: 8'11" x 5'1" | 45 sq ft
4pc Bath: 4'11" x 8'9" | 43 sq ft
5pc Ensuite: 25'4" x 8'9" | 222 sq ft
Bedroom: 10' x 10'4" | 104 sq ft
Bedroom: 10' x 17'2" | 139 sq ft
Bedroom: 13'3" x 12'4" | 163 sq ft
Dining: 15'5" x 13'5" | 189 sq ft
Family: 19'9" x 15'4" | 303 sq ft
Garage: 50'11" x 22'4" | 991 sq ft
Kitchen: 15'8" x 13'5" | 208 sq ft
Laundry: 13'7" x 8'9" | 88 sq ft
Living: 22'2" x 16'11" | 360 sq ft
Primary: 32'3" x 15'7" | 456 sq ft

BASEMENT

2pc Bath: 6'6" x 3'2" | 20 sq ft
3pc Ensuite: 13' x 5'1" | 66 sq ft
Bar: 9' x 14'6" | 130 sq ft
Bedroom: 11'9" x 11'11" | 129 sq ft
Bedroom: 12'11" x 24'3" | 262 sq ft
Games Room: 18'6" x 19'2" | 290 sq ft
Rec Room: 18'3" x 13' | 239 sq ft
Storage: 9'11" x 14'11" | 148 sq ft
Storage: 10'8" x 8'7" | 67 sq ft
Utility: 11'1" x 13'7" | 151 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 LEVEL

Interior Area: 3140.96 sq ft
Excluded Area: 991.14 sq ft
Perimeter Wall Length: 320 ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 3407.45 sq ft

BASEMENT (Below Grade)

Interior Area: 1893.42 sq ft
Excluded Area: 562.26 sq ft
Perimeter Wall Length: 277 ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 2123.90 sq ft

Total Above Grade Floor Area

Main Building Interior: 3140.96 sq ft
Main Building Excluded: 991.14 sq ft
Main Building Exterior: 3407.45 sq ft

95 Watch Hill Rd, King City, ON

Property Details

Room Measurements

Utility: 11'5" x 9'1" | 104 sq ft

Floor Area Information

95 Watch Hill Rd, King City, ON

iGUIDE Method of Measurement

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.

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.