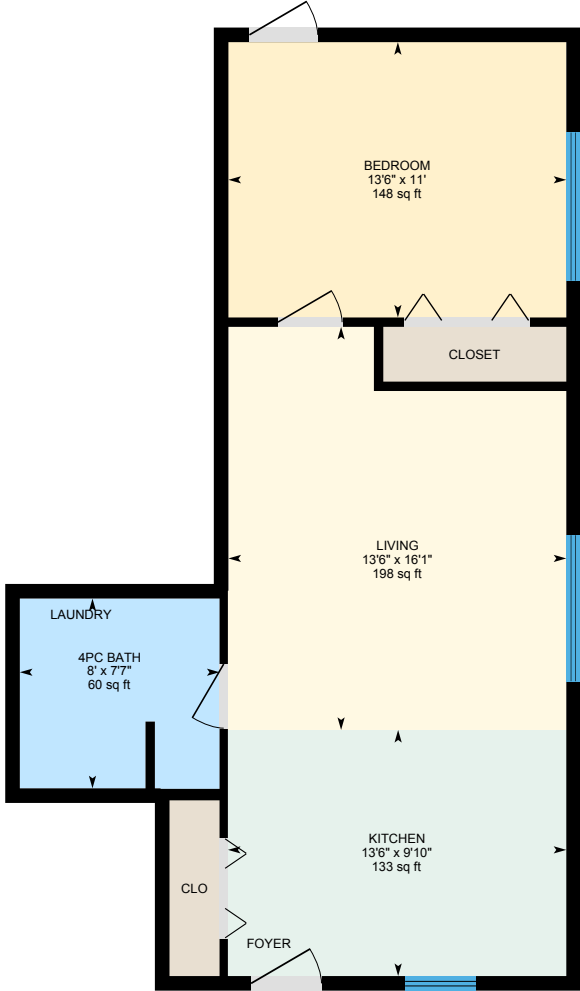
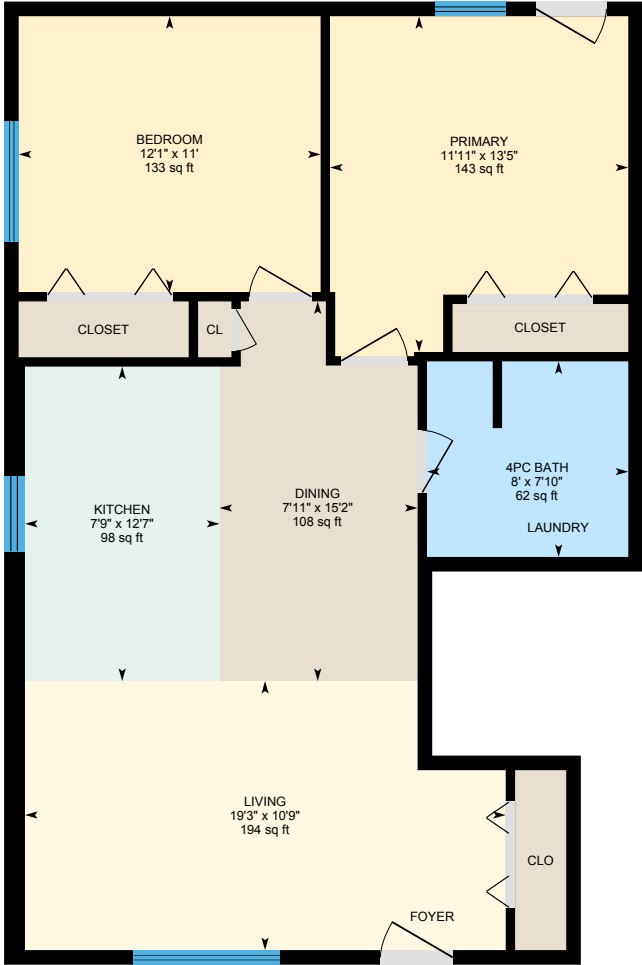


803-807 Mountain Rd, Moncton, NB

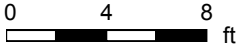
Building 1: Total Exterior Area Above Grade 3312.83 sq ft



Apartment A
Exterior Area 655.14 sq ft



Apartment B
Exterior Area 893.50 sq ft



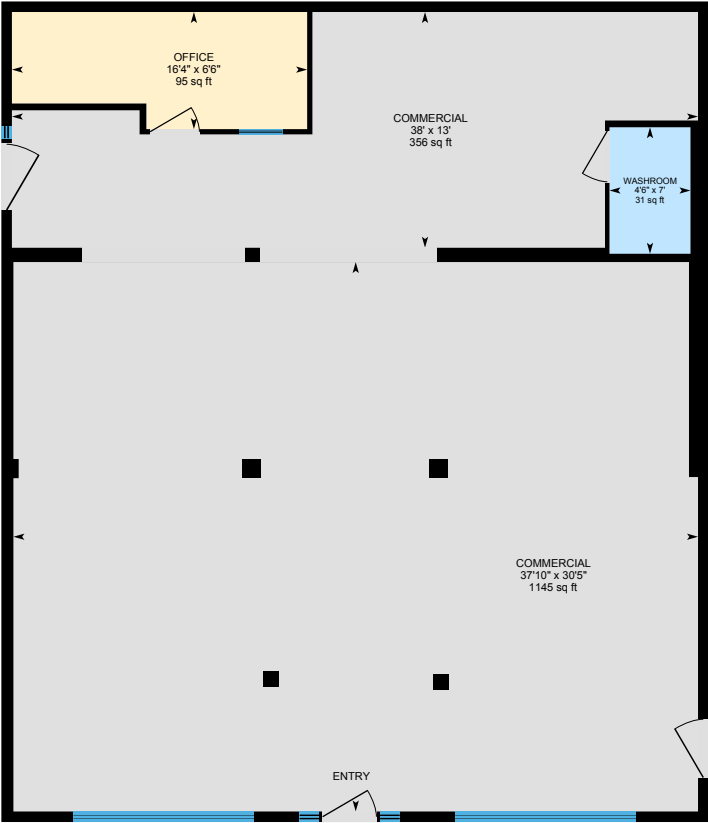
PREPARED: 2024/06/11

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.



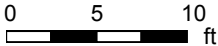
803-807 Mountain Rd, Moncton, NB

Building 1: Total Exterior Area Above Grade 3312.83 sq ft



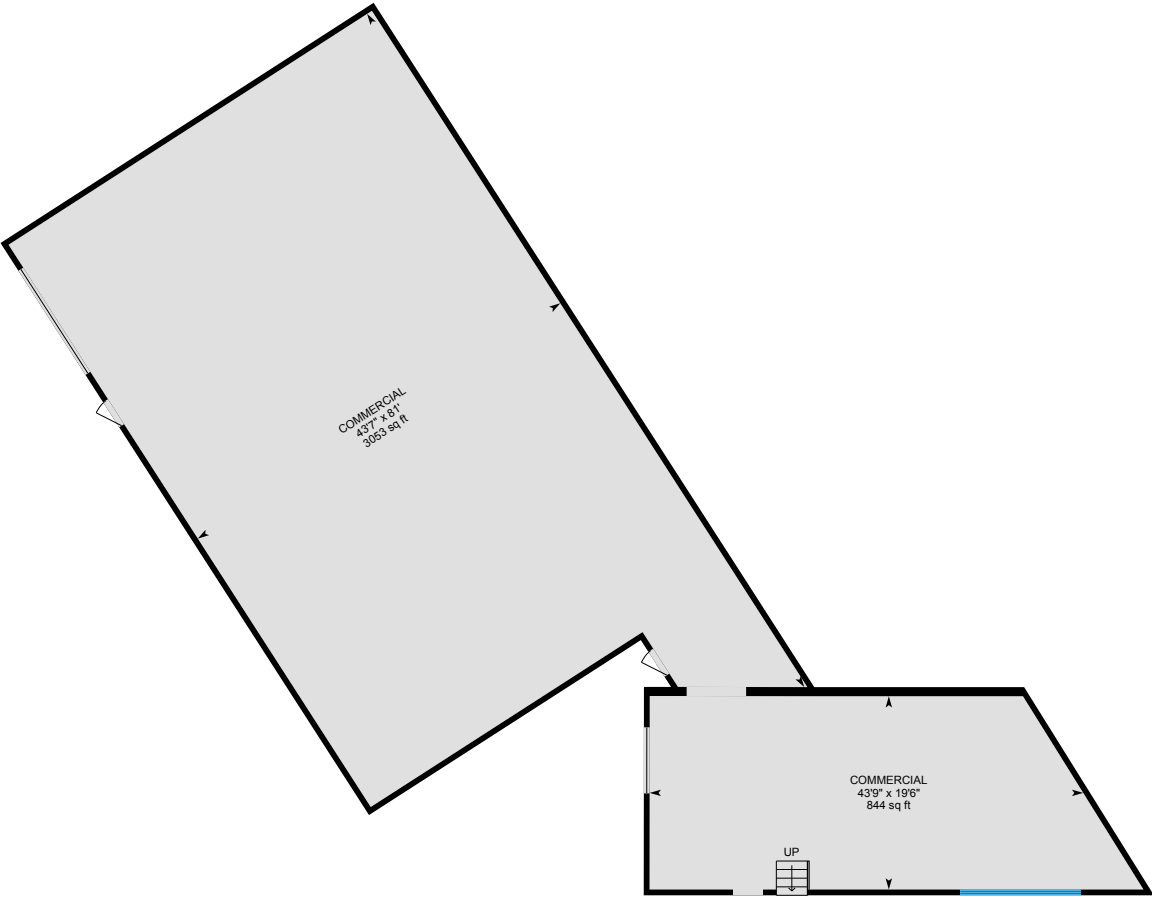
Main Level
Exterior Area 1764.20 sq ft

Basement (Below Grade)
Exterior Area 1829.56 sq ft

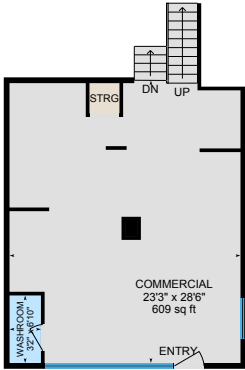


803-807 Mountain Rd, Moncton, NB

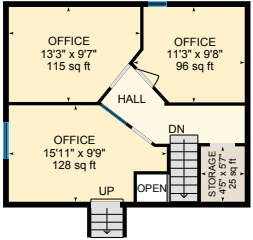
Building 2: Total Exterior Area Above Grade 6433.47 sq ft



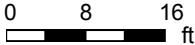
Lower Level



Main Level



2nd Floor



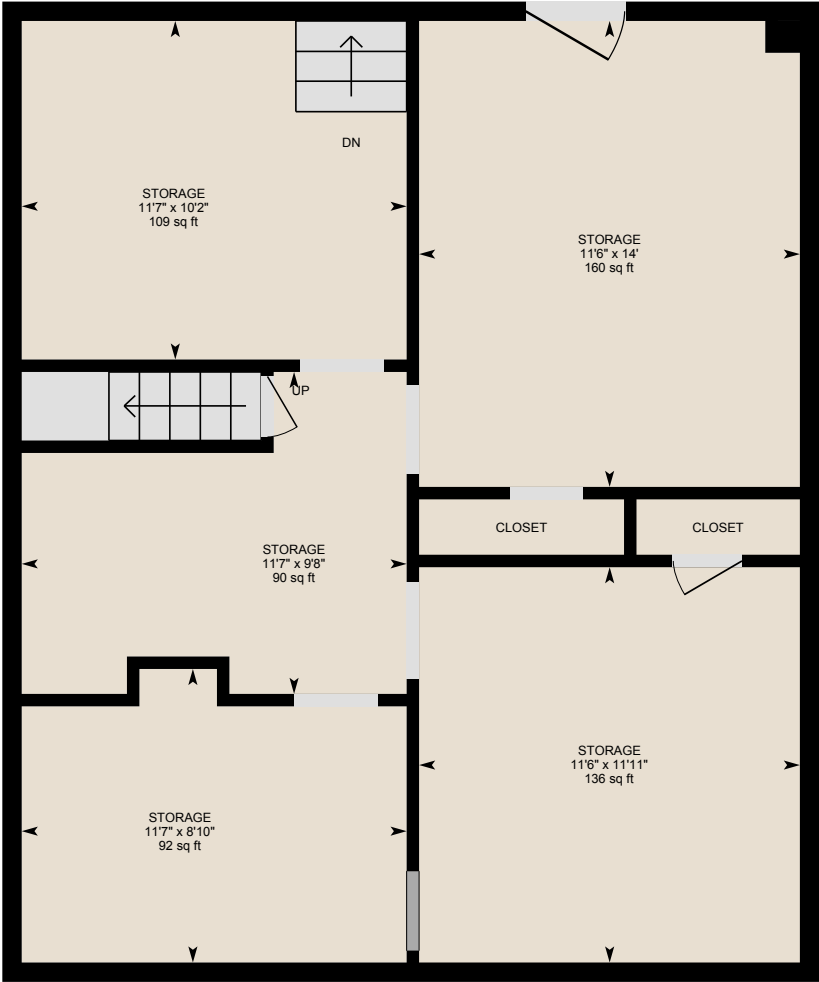
PREPARED: 2024/06/11

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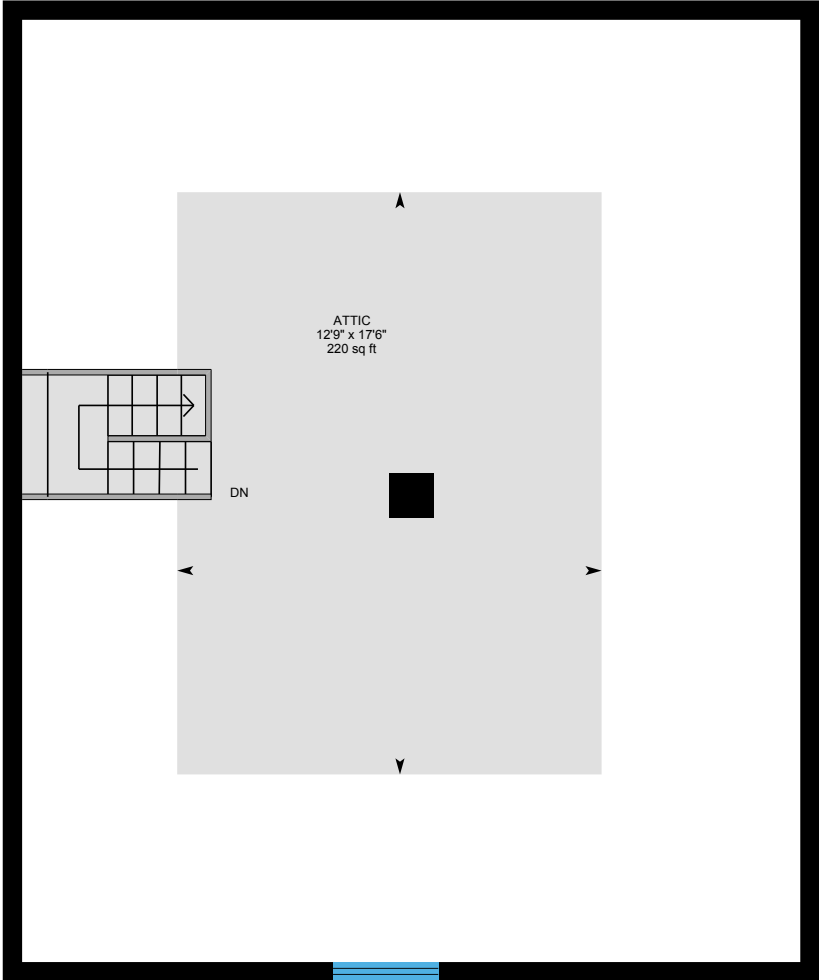


803-807 Mountain Rd, Moncton, NB

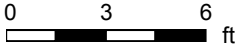
Building 2: Total Exterior Area Above Grade 6433.47 sq ft



3rd Floor



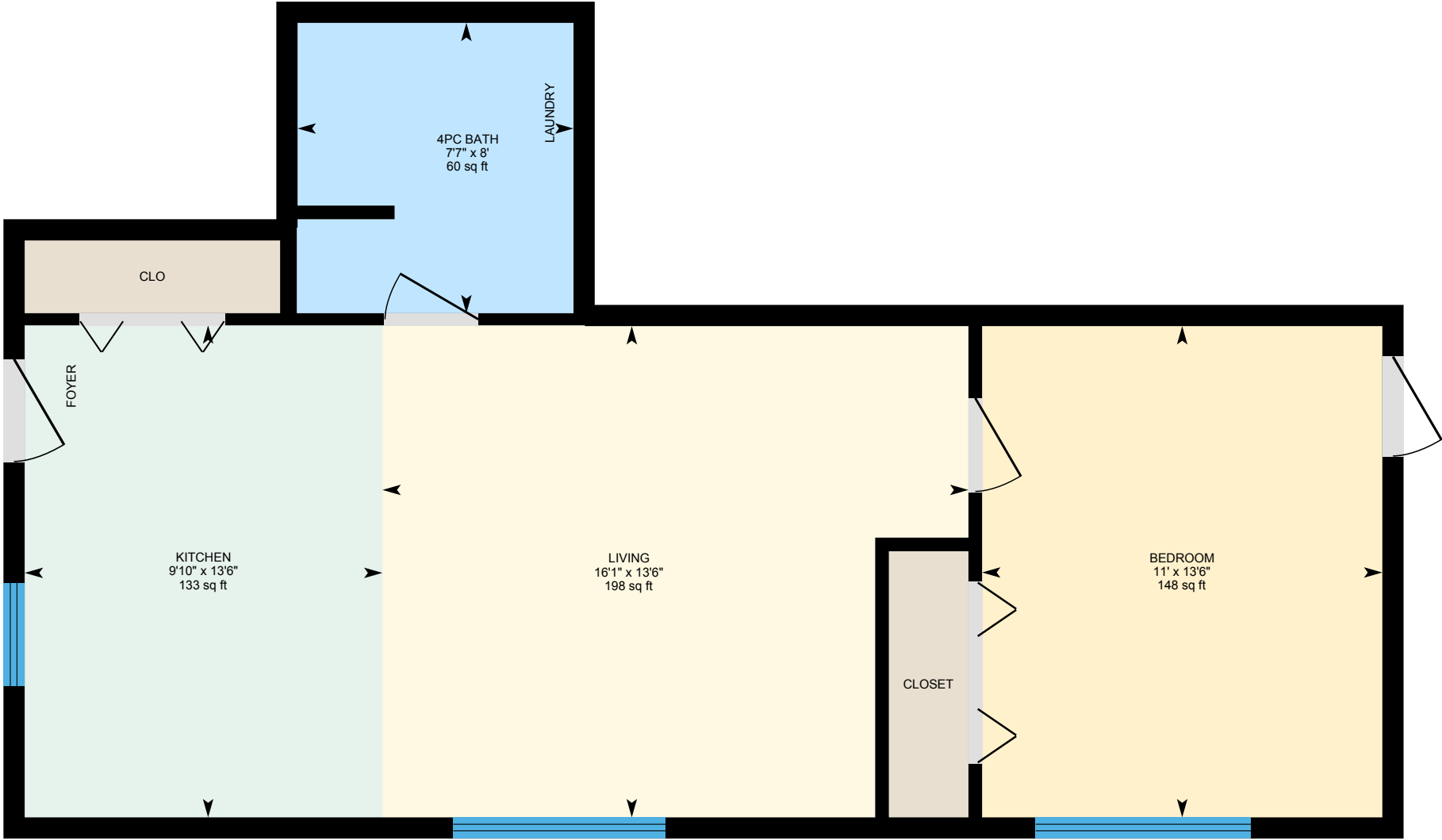
Attic



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.

803-807 Mountain Rd, Moncton, NB

Apartment A Exterior Area 655.14 sq ft
Interior Area 584.72 sq ft



0 3 6 ft

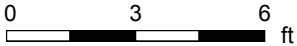
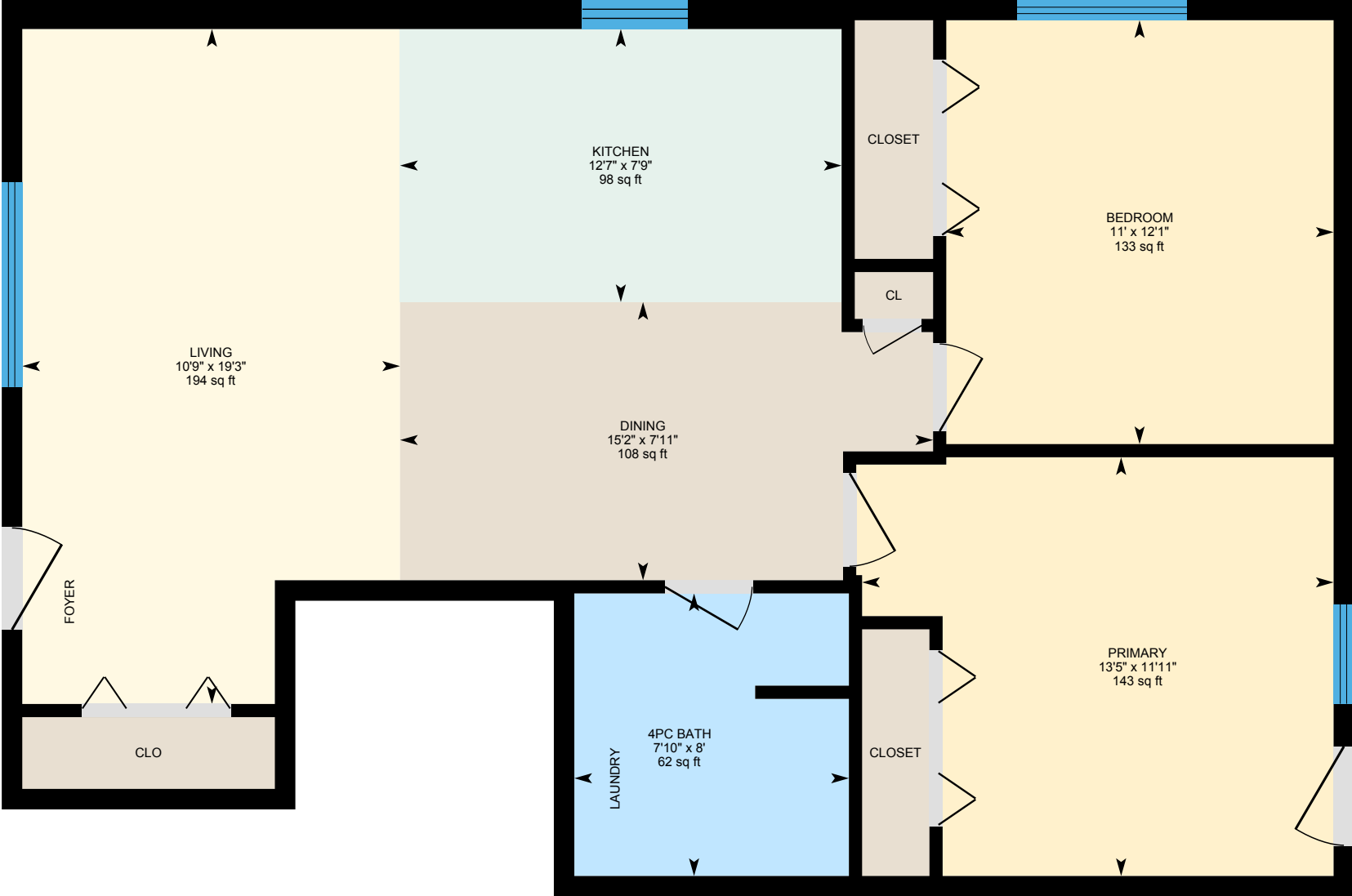
PREPARED: 2024/06/11



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.

803-807 Mountain Rd, Moncton, NB

Apartment B Exterior Area 893.50 sq ft
Interior Area 813.35 sq ft



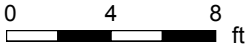
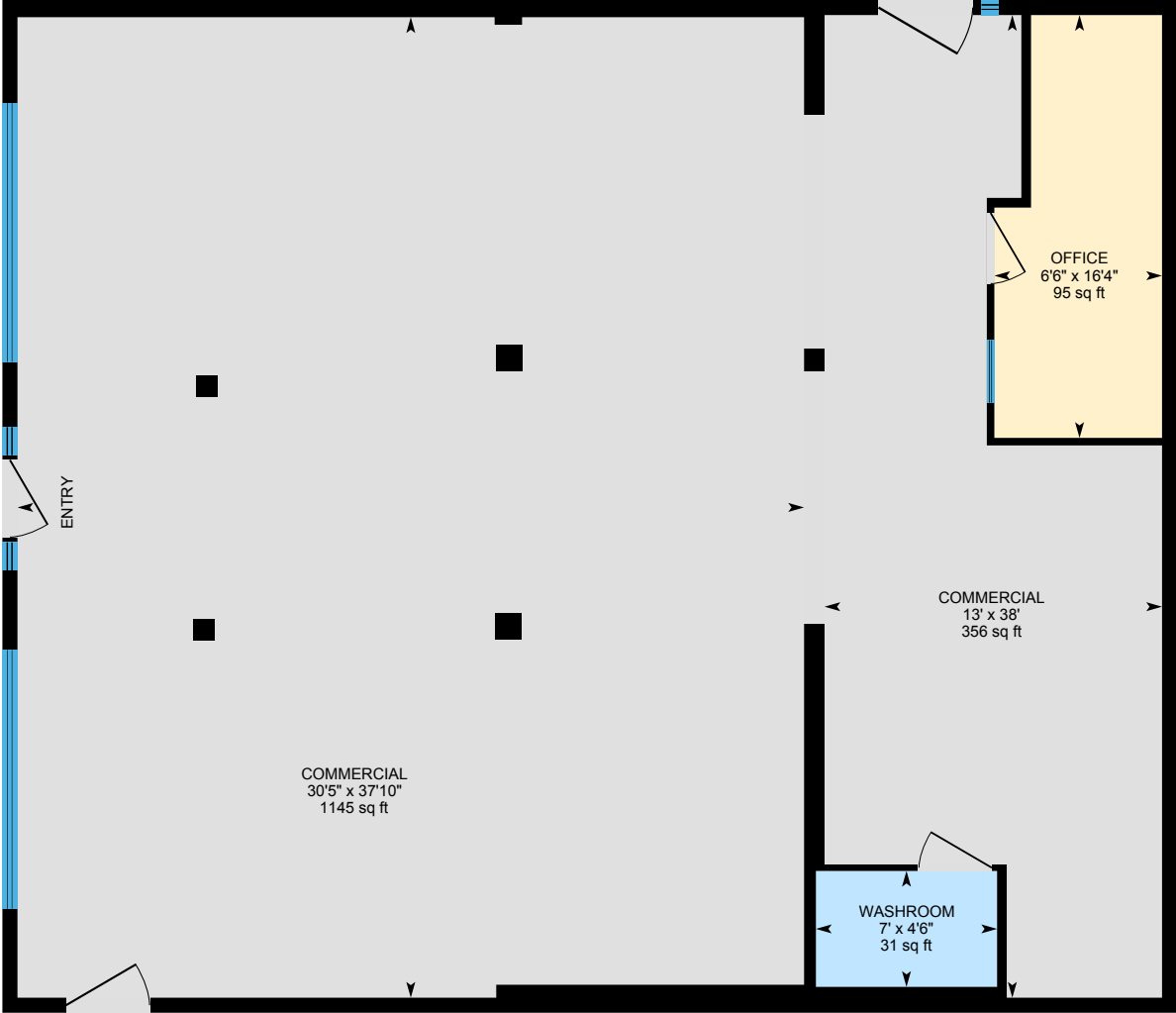
PREPARED: 2024/06/11



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.

803-807 Mountain Rd, Moncton, NB

Main Level Exterior Area 1764.20 sq ft
Interior Area 1666.84 sq ft



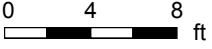
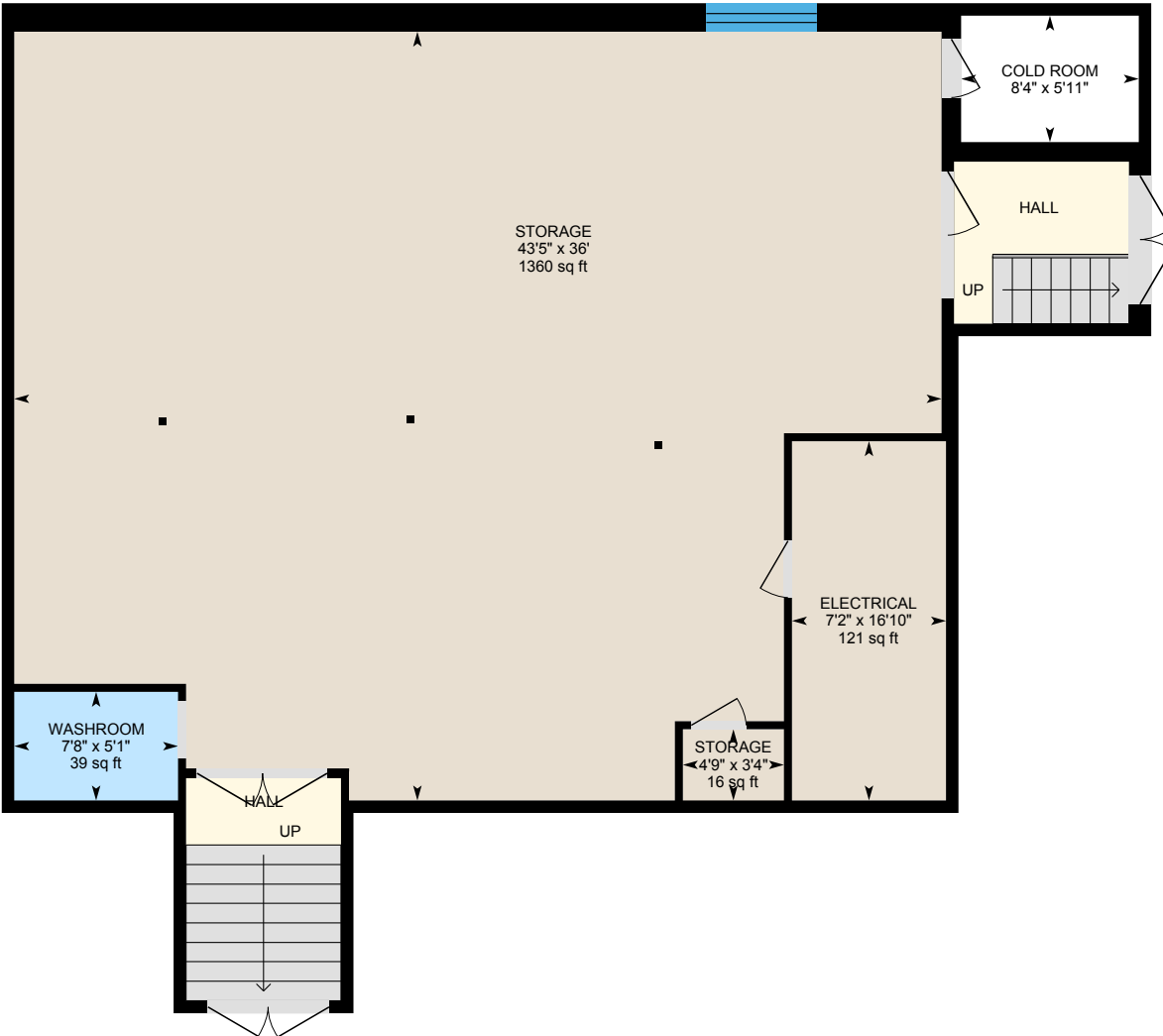
PREPARED: 2024/06/11



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.

803-807 Mountain Rd, Moncton, NB

Basement (Below Grade) Exterior Area 1829.56 sq ft
Interior Area 1712.89 sq ft
Excluded Area 49.18 sq ft



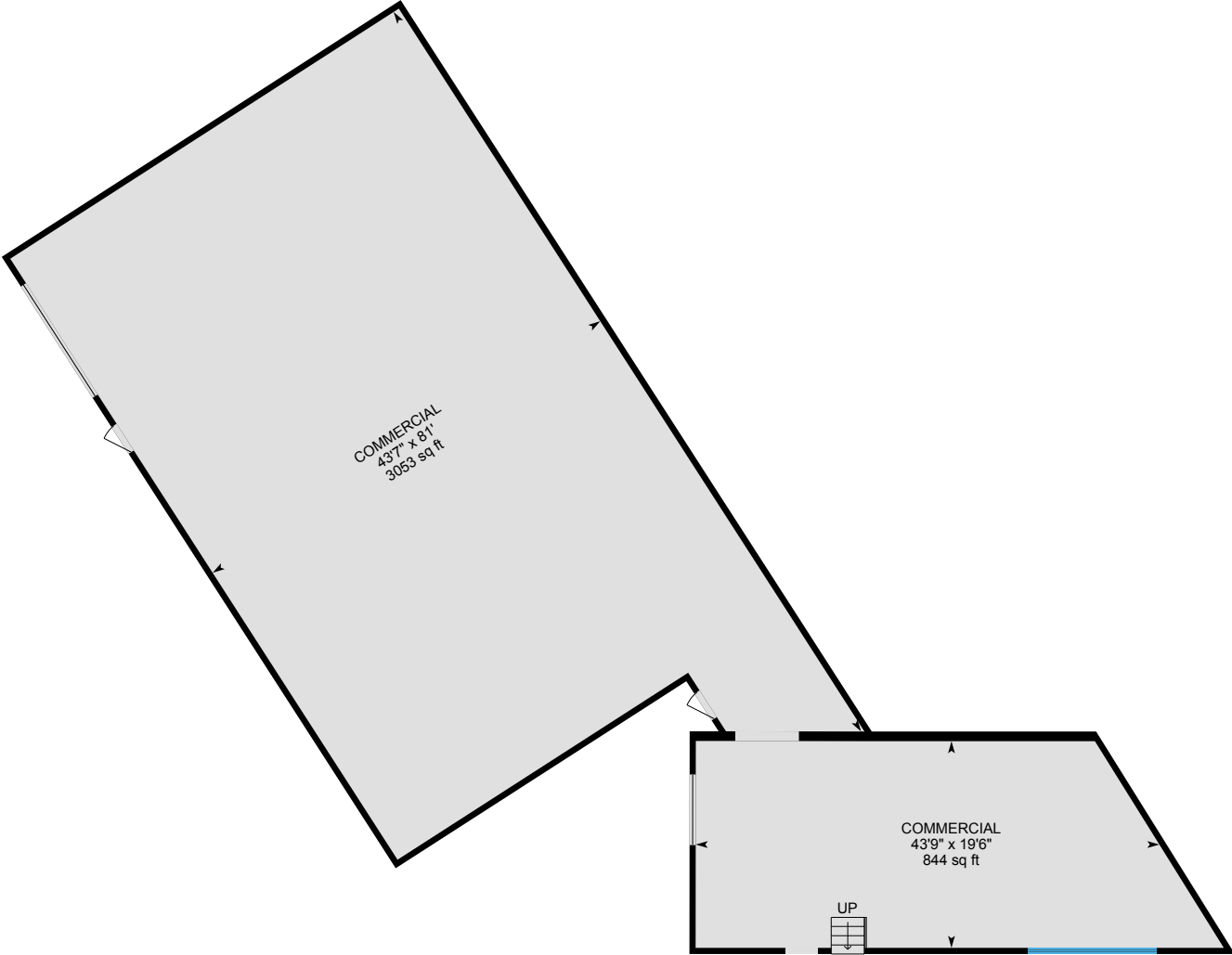
PREPARED: 2024/06/11



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.

803-807 Mountain Rd, Moncton, NB

Lower Level Exterior Area 4123.96 sq ft
Interior Area 3919.96 sq ft



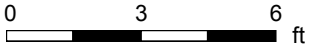
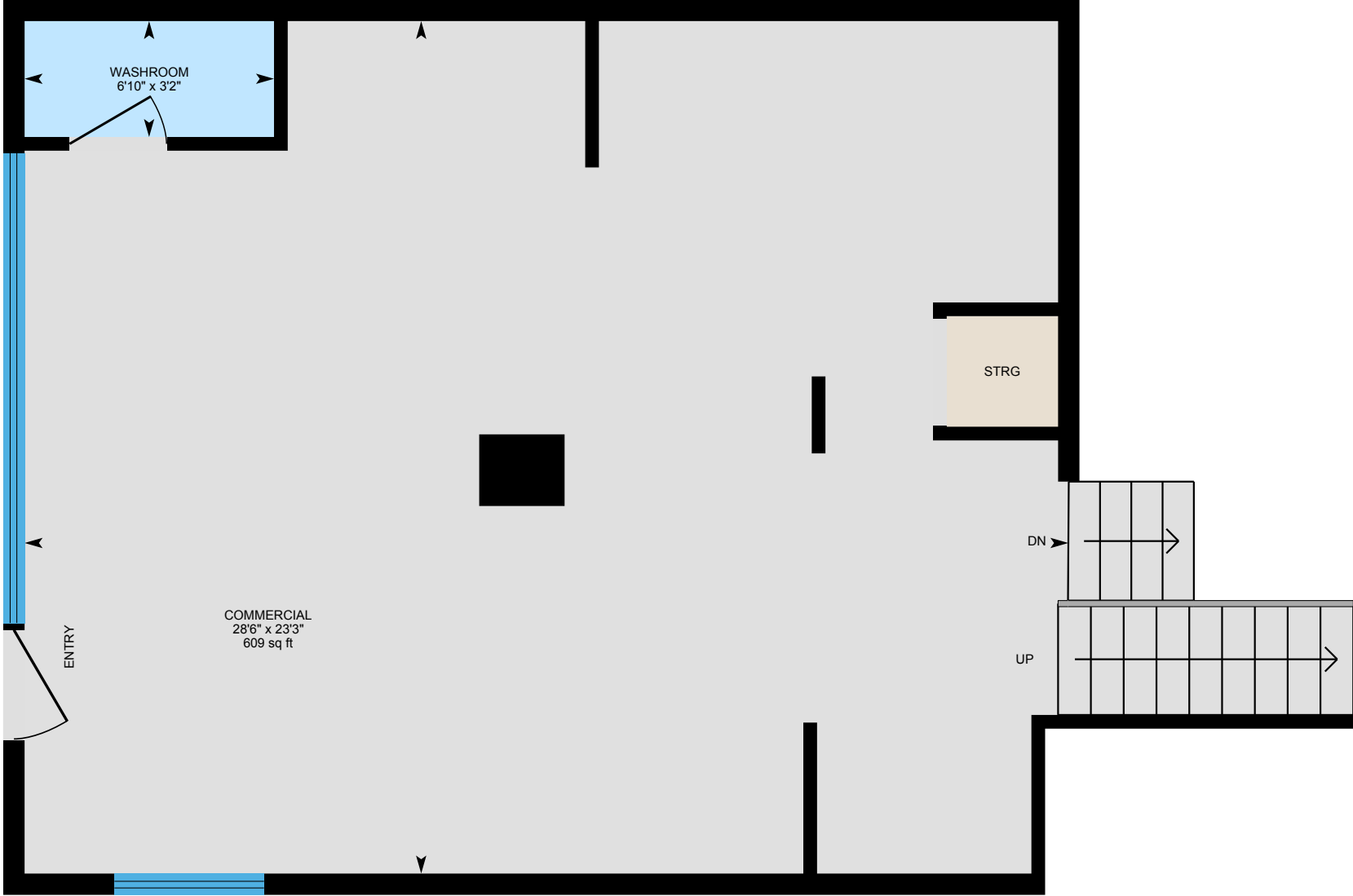
0 7 14 ft

PREPARED: 2024/06/11



803-807 Mountain Rd, Moncton, NB

Main Level Exterior Area 755.66 sq ft
Interior Area 690.87 sq ft



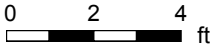
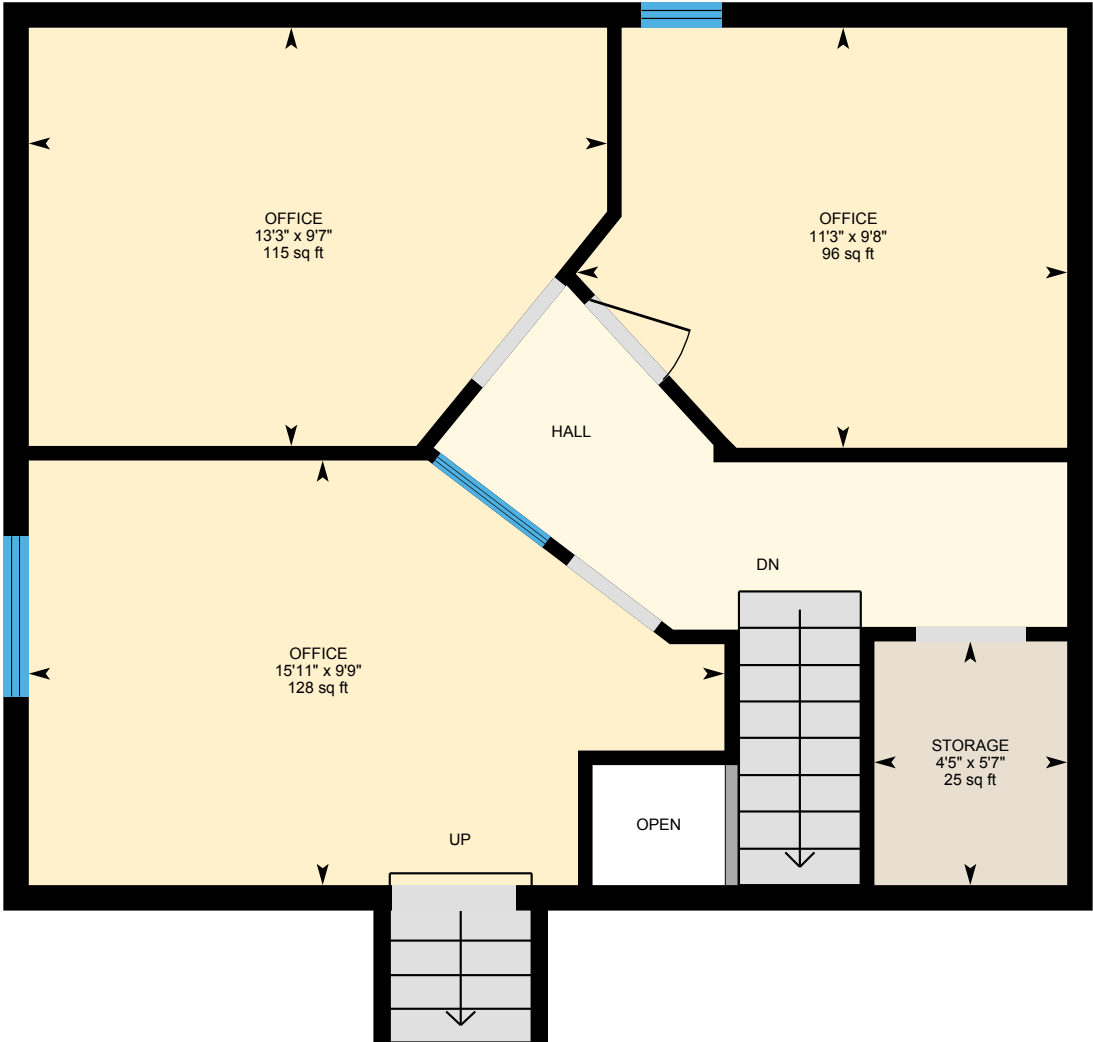
PREPARED: 2024/06/11



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.

803-807 Mountain Rd, Moncton, NB

2nd Floor Exterior Area 524.71 sq ft
Interior Area 470.87 sq ft
Excluded Area 8.36 sq ft



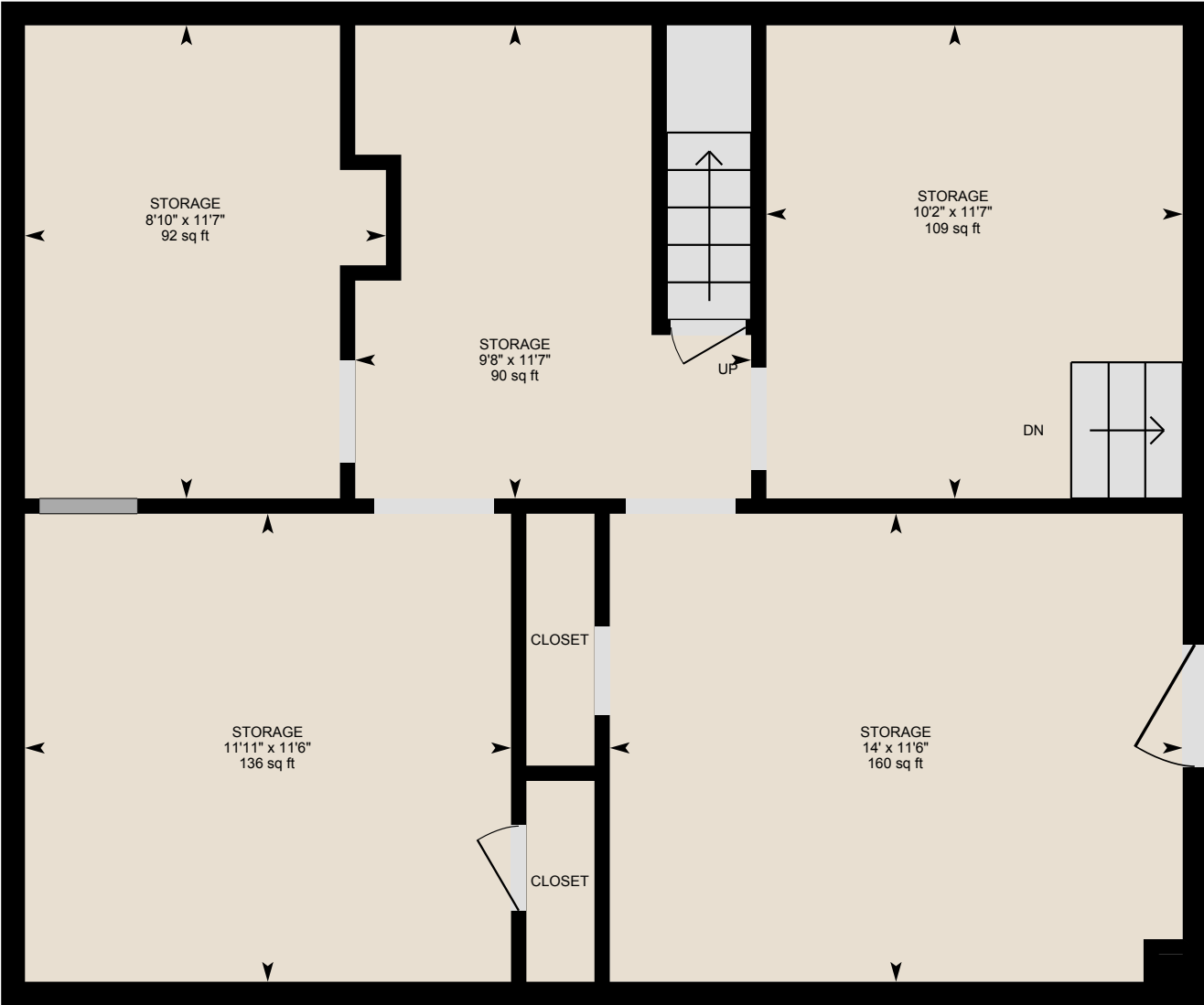
PREPARED: 2024/06/11



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.

803-807 Mountain Rd, Moncton, NB

3rd Floor Exterior Area 725.28 sq ft
Interior Area 663.47 sq ft



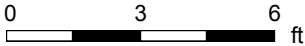
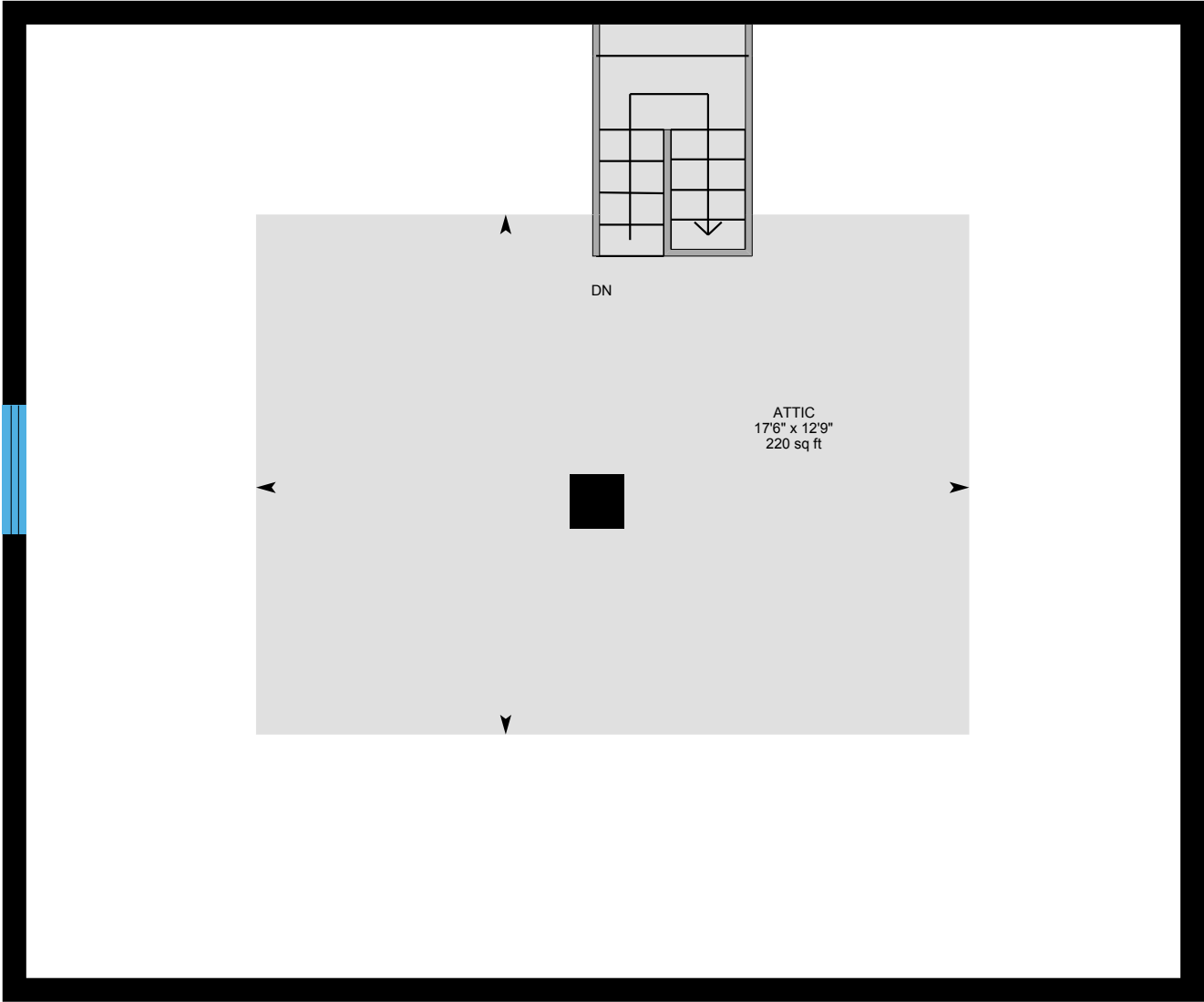
0 3 6 ft

PREPARED: 2024/06/11



803-807 Mountain Rd, Moncton, NB

Attic Exterior Area 303.86 sq ft
Interior Area 242.03 sq ft
Excluded Area 421.93 sq ft



PREPARED: 2024/06/11



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.

803-807 Mountain Rd, Moncton, NB

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.

Building 1

APARTMENT A

4pc Bath: 8' x 7'7" | 60 sq ft
Bedroom: 13'6" x 11' | 148 sq ft
Kitchen: 13'6" x 9'10" | 133 sq ft
Living: 13'6" x 16'1" | 198 sq ft

APARTMENT B

4pc Bath: 8' x 7'10" | 62 sq ft
Bedroom: 12'1" x 11' | 133 sq ft
Dining: 7'11" x 15'2" | 108 sq ft
Kitchen: 7'9" x 12'7" | 98 sq ft
Living: 19'3" x 10'9" | 194 sq ft
Primary: 11'11" x 13'5" | 143 sq ft

MAIN LEVEL

Commercial: 38' x 13' | 356 sq ft
Commercial: 37'10" x 30'5" | 1145 sq ft
Office: 16'4" x 6'6" | 95 sq ft
Washroom: 4'6" x 7' | 31 sq ft

BASEMENT

Cold Room: 8'4" x 5'11"
Electrical: 7'2" x 16'10" | 121 sq ft
Storage: 43'5" x 36' | 1360 sq ft
Storage: 4'9" x 3'4" | 16 sq ft
Washroom: 7'8" x 5'1" | 39 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.

Building 1

APARTMENT A

Interior Area: 584.72 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 655.14 sq ft

APARTMENT B

Interior Area: 813.35 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 893.50 sq ft

MAIN LEVEL

Interior Area: 1666.84 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1764.20 sq ft

BASEMENT (Below Grade)

Interior Area: 1712.89 sq ft
Excluded Area: 49.18 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1829.56 sq ft

803-807 Mountain Rd, Moncton, NB

Property Details

Room Measurements

Building 2

LOWER LEVEL

Commercial: 43'9" x 19'6" | 844 sq ft

Commercial: 43'7" x 81' | 3053 sq ft

MAIN LEVEL

Commercial: 23'3" x 28'6" | 609 sq ft

Washroom: 3'2" x 6'10" | 22 sq ft

2ND FLOOR

Office: 11'3" x 9'8" | 96 sq ft

Office: 15'11" x 9'9" | 128 sq ft

Office: 13'3" x 9'7" | 115 sq ft

Storage: 4'5" x 5'7" | 25 sq ft

3RD FLOOR

Storage: 11'6" x 11'11" | 136 sq ft

Storage: 11'6" x 14' | 160 sq ft

Storage: 11'7" x 9'8" | 90 sq ft

Storage: 11'7" x 8'10" | 92 sq ft

Storage: 11'7" x 10'2" | 109 sq ft

ATTIC

Attic: 12'9" x 17'6" | 220 sq ft

Floor Area Information

Building 2

LOWER LEVEL

Interior Area: 3919.96 sq ft

Perimeter Wall Thickness: 7.0 in

Exterior Area: 4123.96 sq ft

MAIN LEVEL

Interior Area: 690.87 sq ft

Perimeter Wall Thickness: 7.0 in

Exterior Area: 755.66 sq ft

2ND FLOOR

Interior Area: 470.87 sq ft

Excluded Area: 8.36 sq ft

Perimeter Wall Thickness: 7.0 in

Exterior Area: 524.71 sq ft

3RD FLOOR

Interior Area: 663.47 sq ft

Perimeter Wall Thickness: 7.0 in

Exterior Area: 725.28 sq ft

ATTIC

Interior Area: 242.03 sq ft

Excluded Area: 421.93 sq ft

Perimeter Wall Thickness: 7.0 in

Exterior Area: 303.86 sq ft

Total Above Grade Floor Area, Building 1

Interior Area: 3064.90 sq ft

803-807 Mountain Rd, Moncton, NB

Property Details

Room Measurements

Floor Area Information

Exterior Area: 3312.83 sq ft

Total Above Grade Floor Area, Building 2

Interior Area: 5987.20 sq ft

Excluded Area: 430.29 sq ft

Exterior Area: 6433.47 sq ft

803-807 Mountain Rd, Moncton, NB

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>