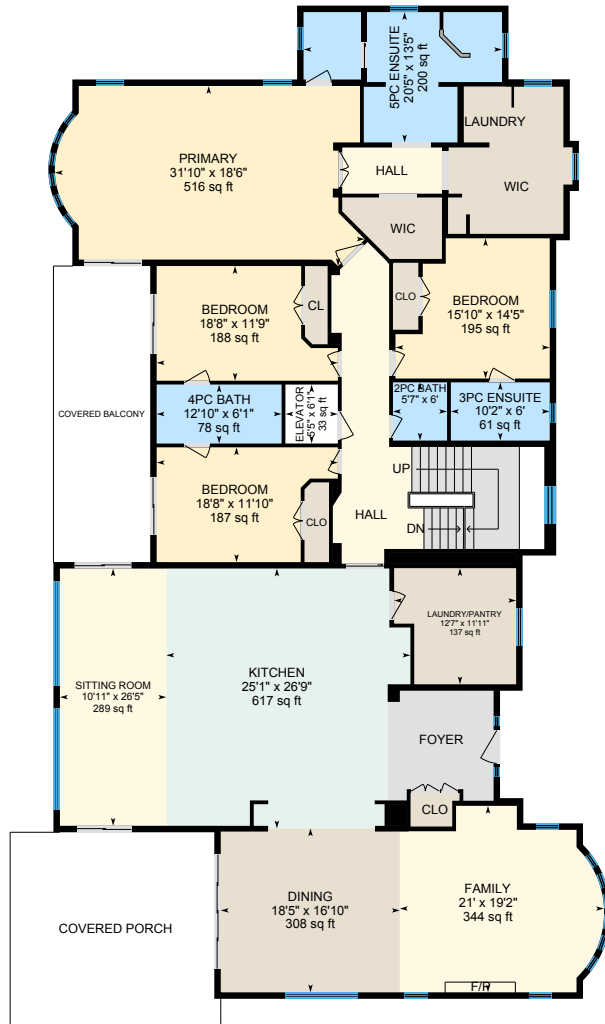
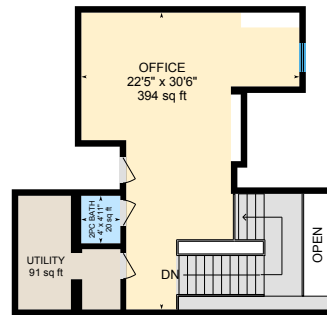


# 11 Riverview Dr, Rockport, ON

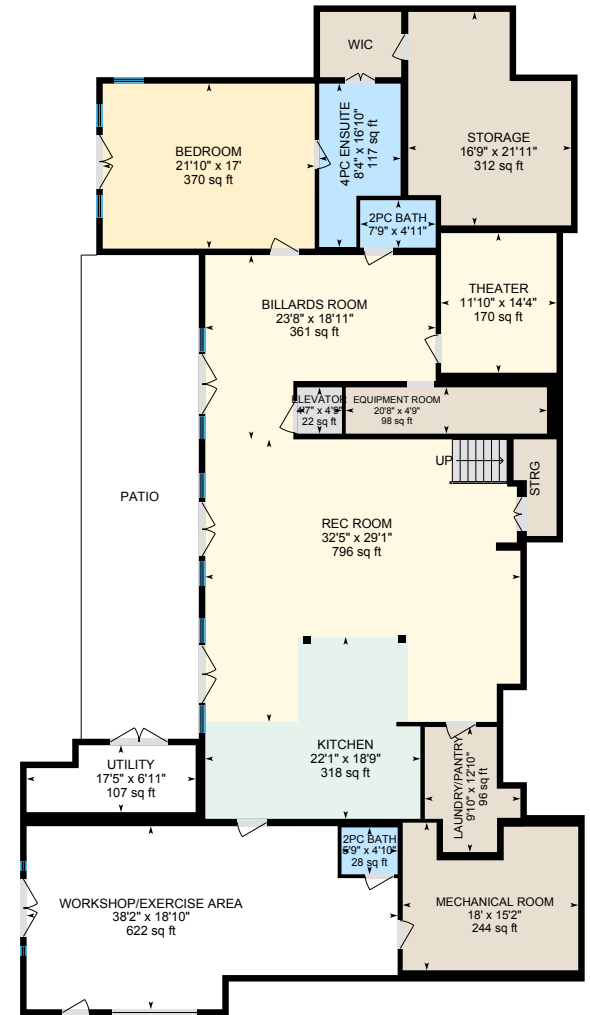
Main Building: Total Exterior Area Above Grade 5105.15 sq ft



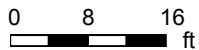
**Main Floor**  
Exterior Area 4358.57 sq ft



**UPPER LEVEL**  
Exterior Area 746.59 sq ft



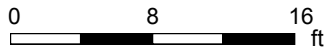
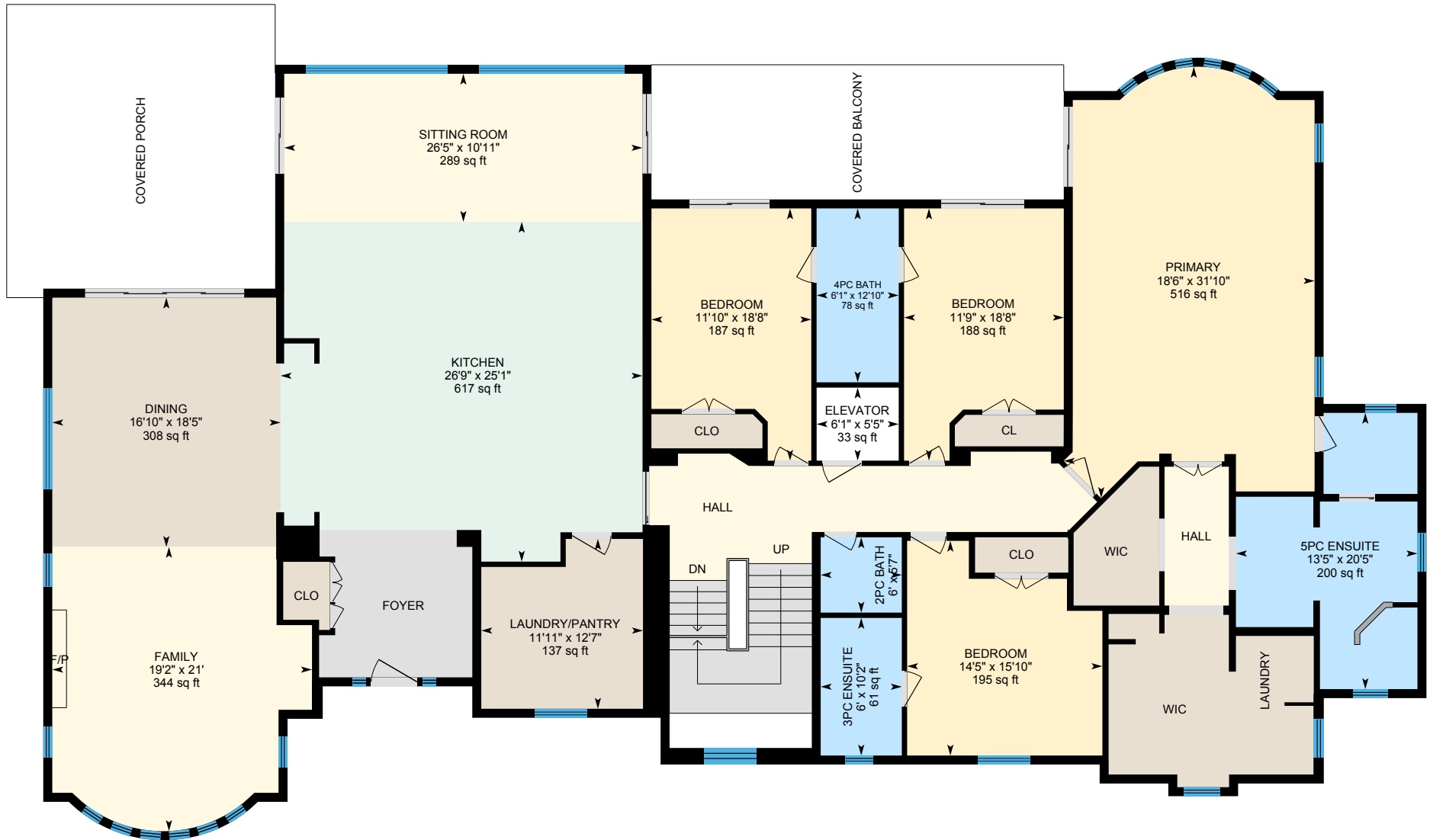
**LOWER LEVEL WALKOUT (Below Grade)**  
Exterior Area 3457.16 sq ft



PREPARED: Mar 2021

# 11 Riverview Dr, Rockport, ON

Main Floor Total Exterior Area 4358.57 sq ft  
Total Interior Area 4128.45 sq ft



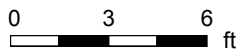
PREPARED: Mar 2021



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.

# 11 Riverview Dr, Rockport, ON

UPPER LEVEL Total Exterior Area 746.59 sq ft  
Total Interior Area 645.67 sq ft

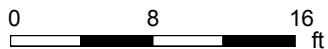
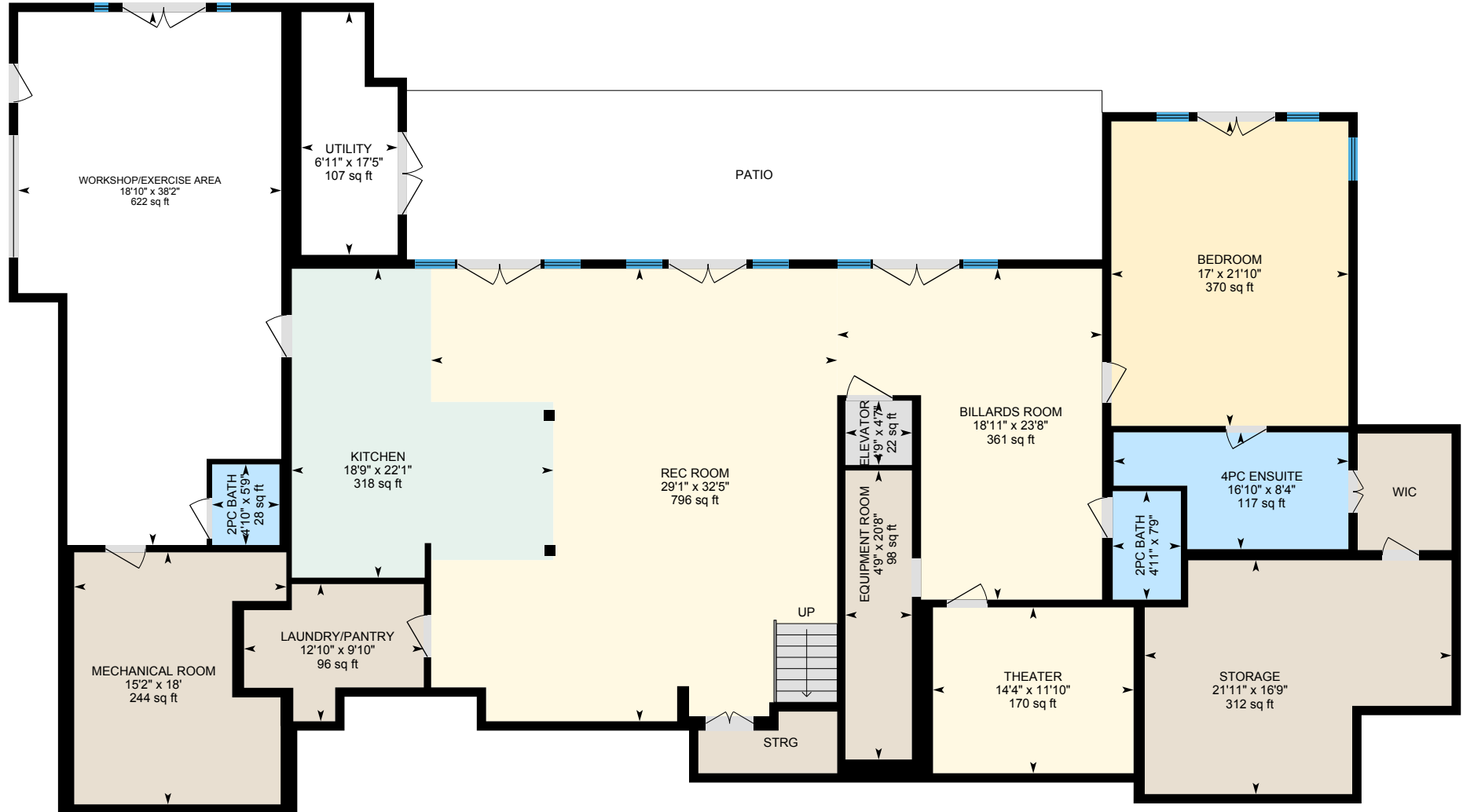


PREPARED: Mar 2021



# 11 Riverview Dr, Rockport, ON

LOWER LEVEL WALKOUT Total Exterior Area 3457.16 sq ft  
Total Interior Area 3248.19 sq ft



PREPARED: Mar 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.

# 11 Riverview Dr, Rockport, 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 FLOOR

2pc Bath: 5'7" x 6' | 33 sq ft  
3pc Ensuite: 10'2" x 6' | 61 sq ft  
4pc Bath: 12'10" x 6'1" | 78 sq ft  
5pc Ensuite: 20'5" x 13'5" | 200 sq ft  
Bedroom: 18'8" x 11'10" | 187 sq ft  
Bedroom: 18'8" x 11'9" | 188 sq ft  
Bedroom: 15'10" x 14'5" | 195 sq ft  
Dining: 18'5" x 16'10" | 308 sq ft  
Elevator: 5'5" x 6'1" | 33 sq ft  
Family: 21' x 19'2" | 344 sq ft  
Kitchen: 25'1" x 26'9" | 617 sq ft  
Laundry/Pantry: 12'7" x 11'11" | 137 sq ft  
Primary: 31'10" x 18'6" | 516 sq ft  
Sitting Room: 10'11" x 26'5" | 289 sq ft

##### UPPER LEVEL

2pc Bath: 4' x 4'11" | 20 sq ft  
Office: 22'5" x 30'6" | 394 sq ft  
Utility: 10'6" x 11'8" | 91 sq ft

##### LOWER LEVEL WALKOUT

2pc Bath: 7'9" x 4'11" | 38 sq ft  
2pc Bath: 5'9" x 4'10" | 28 sq ft  
4pc Ensuite: 8'4" x 16'10" | 117 sq ft  
Bedroom: 21'10" x 17' | 370 sq ft  
Billards Room: 23'8" x 18'11" | 361 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: 4128.45 sq ft  
Excluded Area: 32.70 sq ft  
Perimeter Wall Length: 346 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 4358.57 sq ft

##### UPPER LEVEL

Interior Area: 645.67 sq ft  
Excluded Area: 30.32 sq ft  
Perimeter Wall Length: 152 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 746.59 sq ft

##### LOWER LEVEL WALKOUT (Below Grade)

Interior Area: 3248.19 sq ft  
Excluded Area: 728.70 sq ft  
Perimeter Wall Length: 314 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 3457.16 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 4774.12 sq ft  
Main Building Excluded: 63.01 sq ft  
**Main Building Exterior: 5105.15 sq ft**

# 11 Riverview Dr, Rockport, ON

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## Property Details

### Room Measurements

Elevator: 4'7" x 4'9" | 22 sq ft  
Equipment Room: 20'8" x 4'9" | 98 sq ft  
Kitchen: 22'1" x 18'9" | 318 sq ft  
Laundry/Pantry: 9'10" x 12'10" | 96 sq ft  
Mechanical Room: 18' x 15'2" | 244 sq ft  
Rec Room: 32'5" x 29'1" | 796 sq ft  
Storage: 16'9" x 21'11" | 312 sq ft  
Theater: 11'10" x 14'4" | 170 sq ft  
Utility: 17'5" x 6'11" | 107 sq ft  
Workshop/Exercise Area: 38'2" x 18'10" | 622 sq ft

### Floor Area Information

# 11 Riverview Dr, Rockport, 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, 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.