

# 2115 Pineview Dr, Oakville, ON

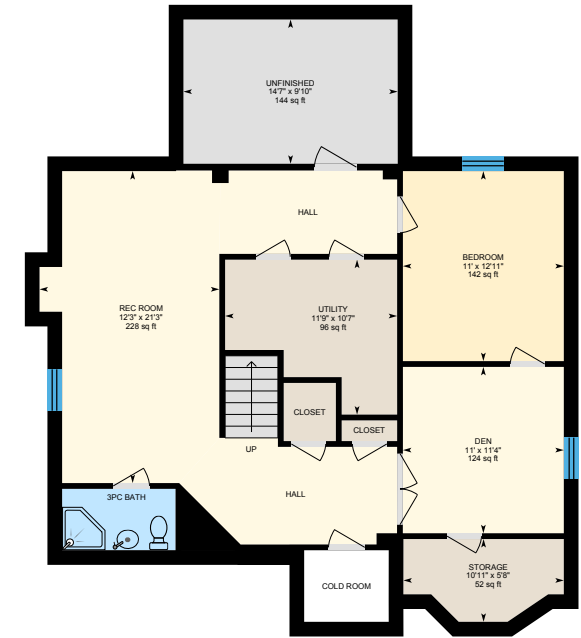
Main Building: Total Exterior Area Above Grade 2530 sq ft



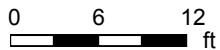
**Main Floor**  
Exterior Area 1263 sq ft



**2nd Floor**  
Exterior Area 1267 sq ft



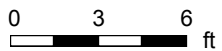
**Basement (Below Grade)**  
Exterior Area 1244 sq ft



PREPARED: Oct 2020

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Main Floor Total Exterior Area 1263 sq ft  
Total Interior Area 1105 sq ft

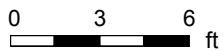


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2nd Floor Total Exterior Area 1267 sq ft  
Total Interior Area 1115 sq ft

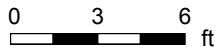


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**Basement** Total Exterior Area 1244 sq ft  
Total Interior Area 1085 sq ft



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## 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: 6'5" x 3' | 19 sq ft  
Breakfast: 14'4" x 9'4" | 132 sq ft  
Dining: 10'11" x 13' | 140 sq ft  
Family: 11'2" x 19'6" | 196 sq ft  
Kitchen: 11'4" x 10'9" | 123 sq ft  
Laundry: 7'6" x 9'1" | 60 sq ft  
Living: 10'11" x 17'9" | 185 sq ft

##### 2ND FLOOR

4pc Bath: 7'1" x 7'5" | 46 sq ft  
4pc Ensuite: 9'5" x 8'7" | 79 sq ft  
Bedroom: 11'8" x 12'3" | 143 sq ft  
Bedroom: 11'8" x 14'4" | 167 sq ft  
Bedroom: 10'9" x 10'4" | 111 sq ft  
Den: 14'4" x 8'10" | 127 sq ft  
Primary: 15'4" x 12'6" | 185 sq ft

##### BASEMENT

3pc Bath: 7'9" x 4'2" | 32 sq ft  
Bedroom: 11' x 12'11" | 142 sq ft  
Den: 11' x 11'4" | 124 sq ft  
Rec Room: 12'3" x 21'3" | 228 sq ft  
Storage: 10'11" x 5'8" | 52 sq ft  
Unfinished: 14'7" x 9'10" | 144 sq ft  
Utility: 11'9" x 10'7" | 96 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 1105 sq ft  
Perimeter Wall Length: 158 ft  
Perimeter Wall Thickness: 12.0 in  
Exterior Area: 1263 sq ft

##### 2ND FLOOR

Interior Area: 1115 sq ft  
Excluded Area: 17 sq ft  
Perimeter Wall Length: 153 ft  
Perimeter Wall Thickness: 12.0 in  
Exterior Area: 1267 sq ft

##### BASEMENT (Below Grade)

Interior Area: 1085 sq ft  
Excluded Area: 28 sq ft  
Perimeter Wall Length: 159 ft  
Perimeter Wall Thickness: 12.0 in  
Exterior Area: 1244 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 2220 sq ft  
Main Building Excluded: 17 sq ft  
**Main Building Exterior: 2530 sq ft**

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## iGUIDE Method of Measurement

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### 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.