

31 King St E, Kingston, ON

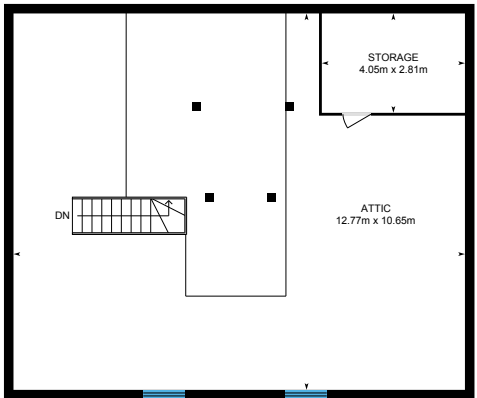
Main Building: Total Exterior Area Above Grade 549.8 m²



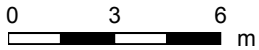
Main Floor
Exterior Area 208.3 m²



2nd Floor
Exterior Area 199.4 m²



3rd Floor
Exterior Area 13.9 m²



PREPARED: Sep 2020

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.

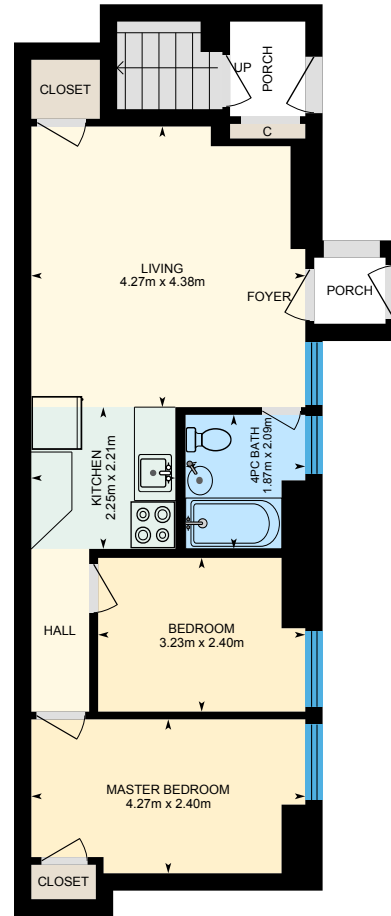


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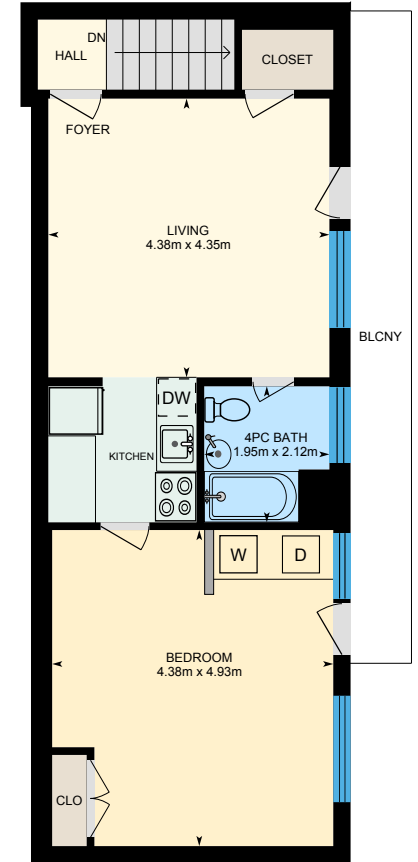
Main Building: Total Exterior Area Above Grade 549.8 m²



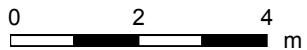
Basement (Below Grade)
Exterior Area 169.2 m²



Apartment 1
Exterior Area 62.5 m²



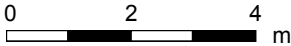
Apartment 2
Exterior Area 65.8 m²



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Main Floor Total Exterior Area 208.3 m²
Total Interior Area 188.8 m²



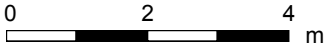
PREPARED: Sep 2020



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2nd Floor Total Exterior Area 199.4 m²
 Total Interior Area 179.9 m²



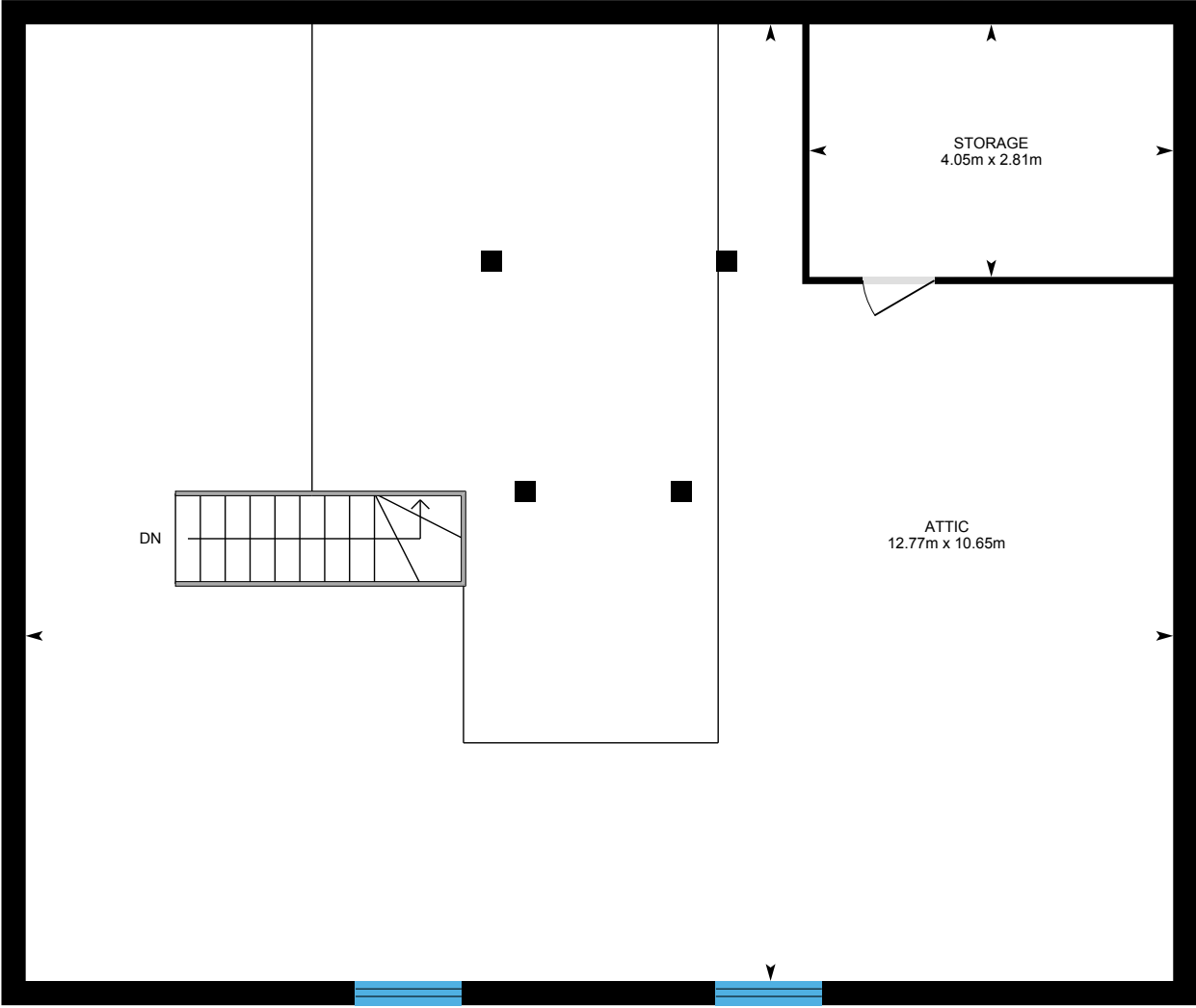
PREPARED: Sep 2020



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3rd Floor Total Exterior Area 13.9 m²
Total Interior Area 0.9 m²



0 1 2 m

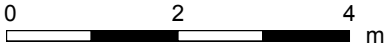
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Basement Total Exterior Area 169.2 m²
Total Interior Area 154.2 m²



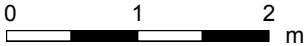
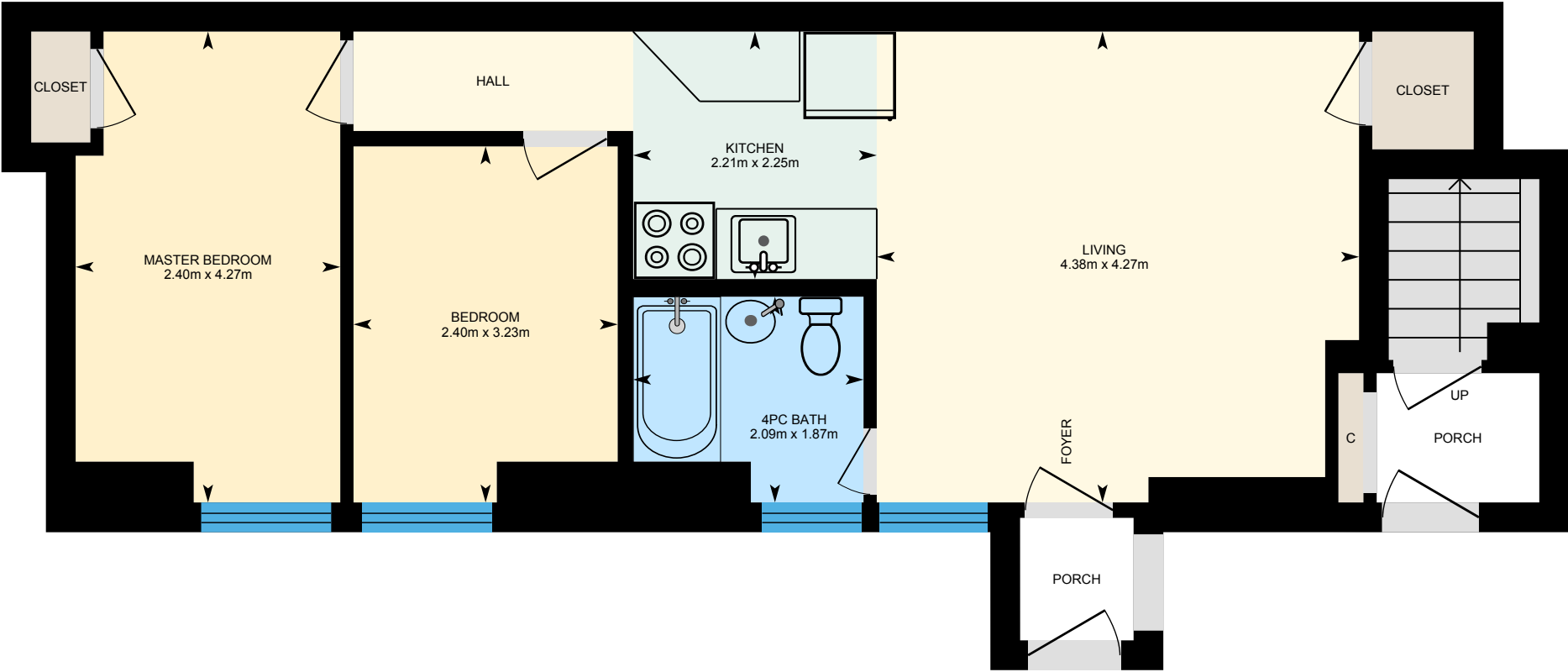
PREPARED: Sep 2020



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Apartment 1 Total Exterior Area 62.5 m²
Total Interior Area 52.5 m²



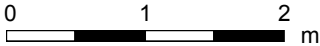
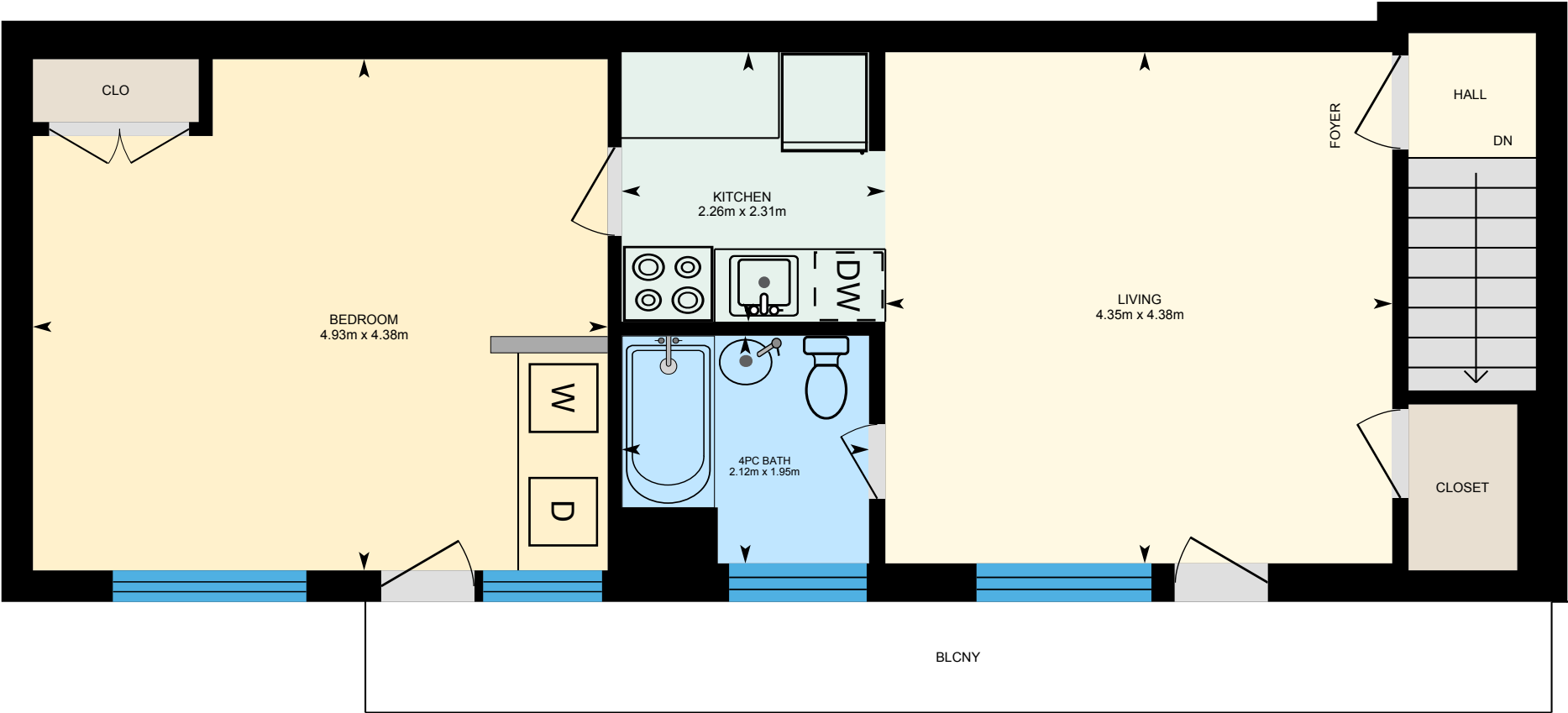
PREPARED: Sep 2020



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Apartment 2 Total Exterior Area 65.8 m²
Total Interior Area 56.1 m²



PREPARED: Sep 2020



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31 King St E, Kingston, 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: 1.11m x 1.37m
Dining: 4.87m x 5.80m
Kitchen: 4.03m x 7.73m
Library: 4.61m x 4.63m
Living: 4.59m x 6.50m
Mudroom: 2.10m x 2.04m
Music: 4.88m x 3.95m
Solarium: 4.58m x 3.31m

2ND FLOOR

3pc Bath: 1.70m x 1.79m
4pc Bath: 2.29m x 1.84m
4pc Bath: 2.45m x 3.81m
Bedroom: 4.73m x 4.47m
Bedroom: 3.90m x 2.38m
Bedroom: 3.35m x 3.21m
Bedroom: 4.75m x 4.47m
Bedroom: 4.96m x 6.23m
Guest Suite: 4.04m x 4.86m
Kitchen: 1.57m x 2.02m
Office: 2.42m x 2.77m

3RD FLOOR

Attic: 12.77m x 10.65m
Storage: 4.05m x 2.81m

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: 188.8 m²
Excluded Area: 15.0 m²
Perimeter Wall Length: 72.2 m
Perimeter Wall Thickness: 27 cm
Exterior Area: 208.3 m²

2ND FLOOR

Interior Area: 179.9 m²
Excluded Area: 0.8 m²
Perimeter Wall Length: 71.9 m
Perimeter Wall Thickness: 27 cm
Exterior Area: 199.4 m²

3RD FLOOR

Interior Area: 0.9 m²
Excluded Area: 132.0 m²
Perimeter Wall Length: 47.9 m
Perimeter Wall Thickness: 27 cm
Exterior Area: 13.9 m²

BASEMENT (Below Grade)

Interior Area: 154.2 m²
Perimeter Wall Length: 55.7 m
Perimeter Wall Thickness: 27 cm
Exterior Area: 169.2 m²

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Property Details

Room Measurements

BASEMENT

Laundry: 2.53m x 3.95m
Storage: 4.51m x 2.65m
Storage: 4.51m x 3.02m
Utility: 2.43m x 5.35m
Utility: 4.51m x 4.32m
Workshop: 4.45m x 10.48m

APARTMENT 1

4pc Bath: 1.87m x 2.09m
Bedroom: 3.23m x 2.40m
Kitchen: 2.25m x 2.21m
Living: 4.27m x 4.38m
Master Bedroom: 4.27m x 2.40m

APARTMENT 2

4pc Bath: 1.95m x 2.12m
Bedroom: 4.38m x 4.93m
Kitchen: 2.31m x 2.26m
Living: 4.38m x 4.35m

Floor Area Information

APARTMENT 1

Interior Area: 52.5 m²
Perimeter Wall Length: 36.9 m
Perimeter Wall Thickness: 27 cm
Exterior Area: 62.5 m²

APARTMENT 2

Interior Area: 56.1 m²
Perimeter Wall Length: 36.1 m
Perimeter Wall Thickness: 27 cm
Exterior Area: 65.8 m²

Total Above Grade Floor Area

Main Building Interior: 478.3 m²
Main Building Excluded: 147.9 m²
Main Building Exterior: 549.8 m²

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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.