

31 King St E, Kingston, ON

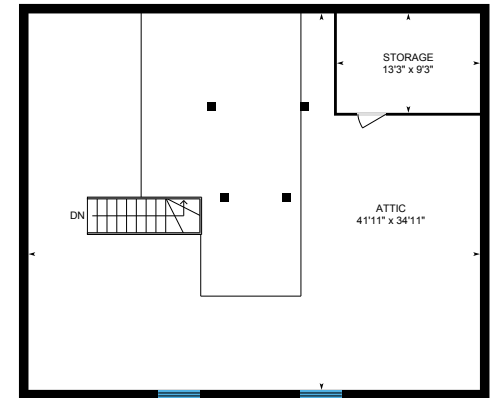
Main Building: Total Exterior Area Above Grade 5918 sq ft



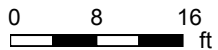
Main Floor
Exterior Area 2242 sq ft



2nd Floor
Exterior Area 2146 sq ft



3rd Floor
Exterior Area 149 sq ft



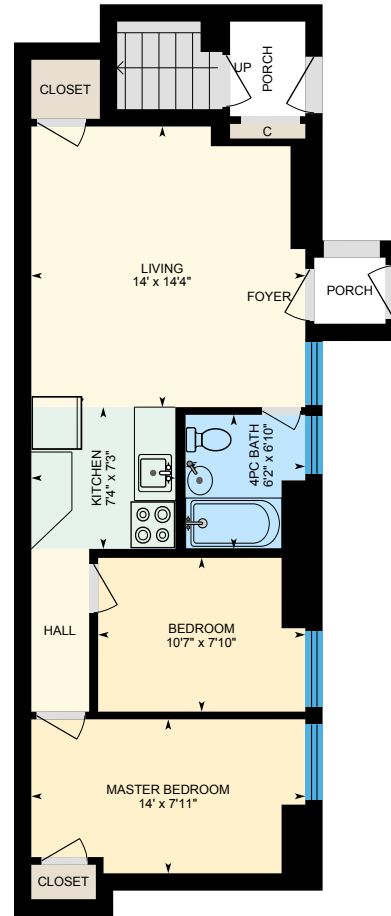
PREPARED: Sep 2020

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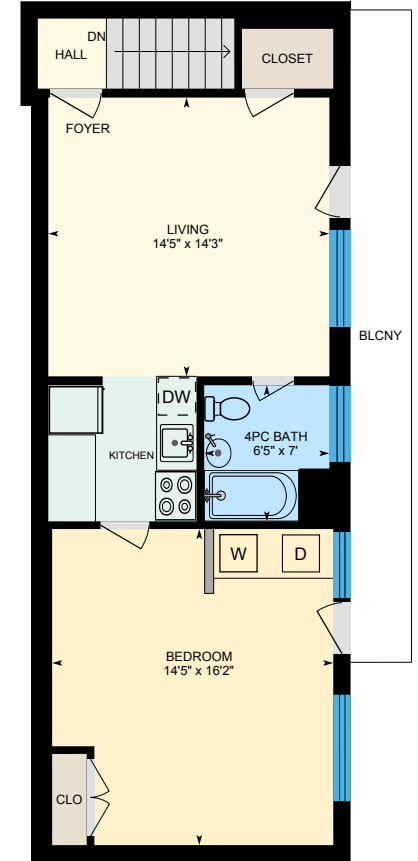
Main Building: Total Exterior Area Above Grade 5918 sq ft



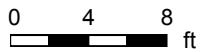
Basement (Below Grade)
Exterior Area 1821 sq ft



Apartment 1
Exterior Area 672 sq ft



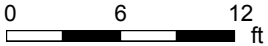
Apartment 2
Exterior Area 709 sq ft



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Main Floor Total Exterior Area 2242 sq ft
Total Interior Area 2032 sq ft



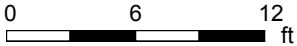
PREPARED: Sep 2020



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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2nd Floor Total Exterior Area 2146 sq ft
Total Interior Area 1937 sq ft



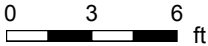
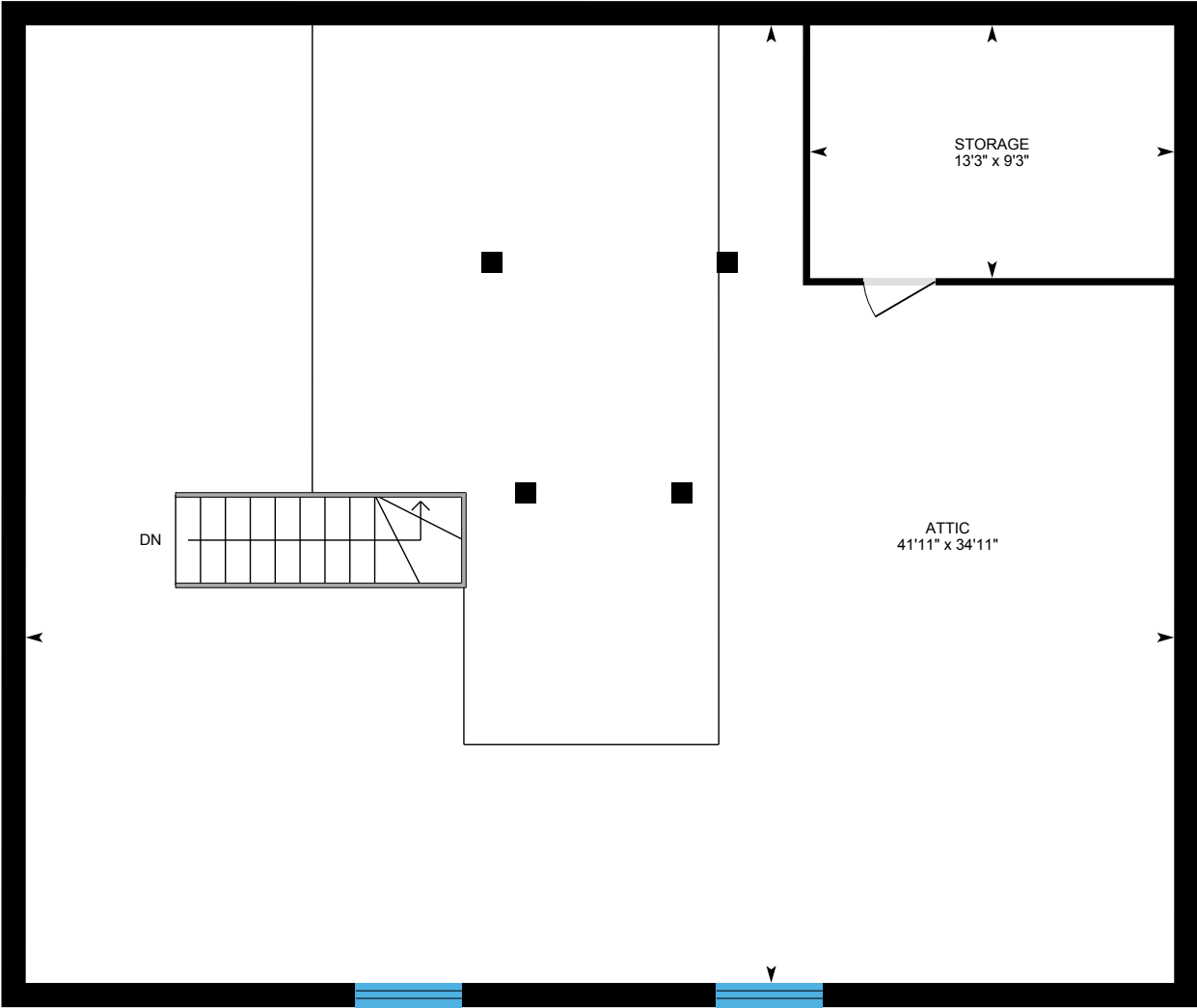
PREPARED: Sep 2020



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3rd Floor Total Exterior Area 149 sq ft
Total Interior Area 10 sq ft



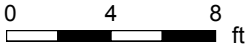
PREPARED: Sep 2020



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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Basement Total Exterior Area 1821 sq ft
Total Interior Area 1660 sq ft



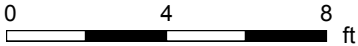
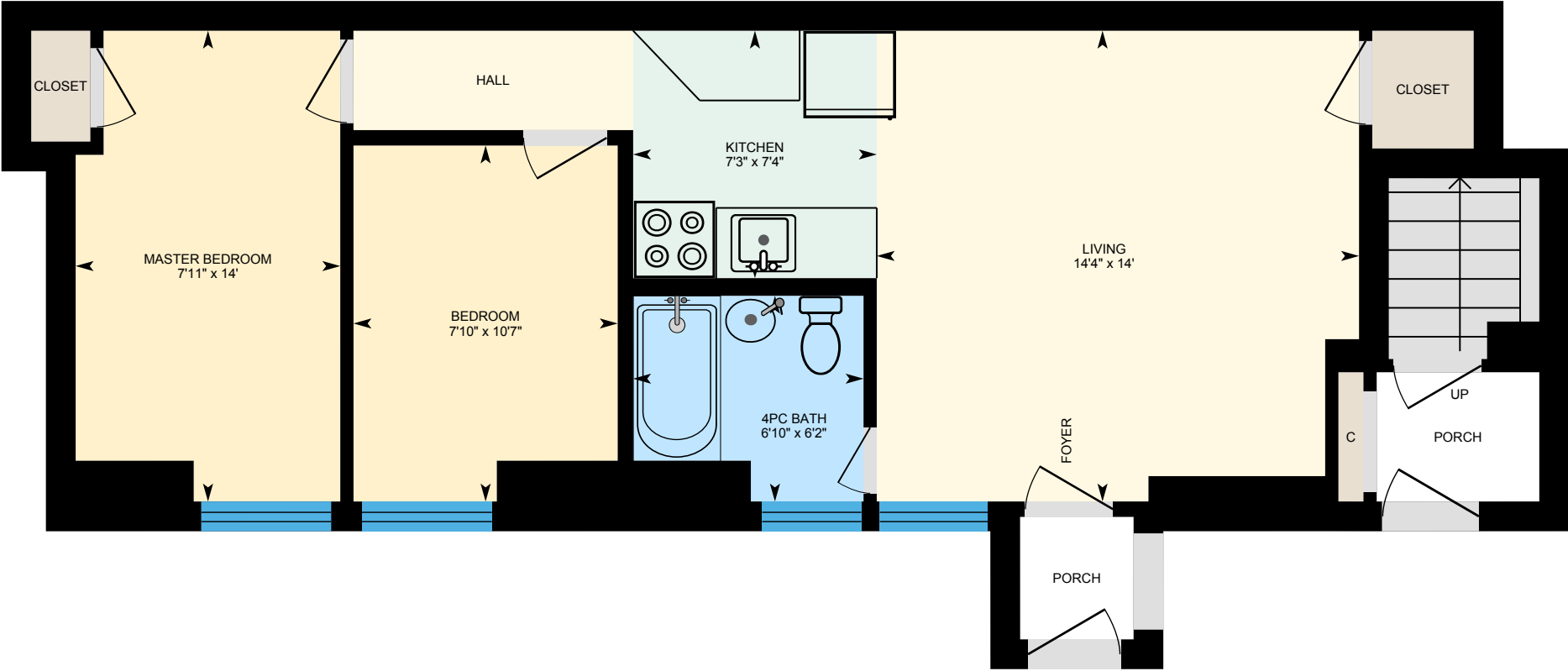
PREPARED: Sep 2020



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Apartment 1 Total Exterior Area 672 sq ft
Total Interior Area 565 sq ft



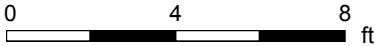
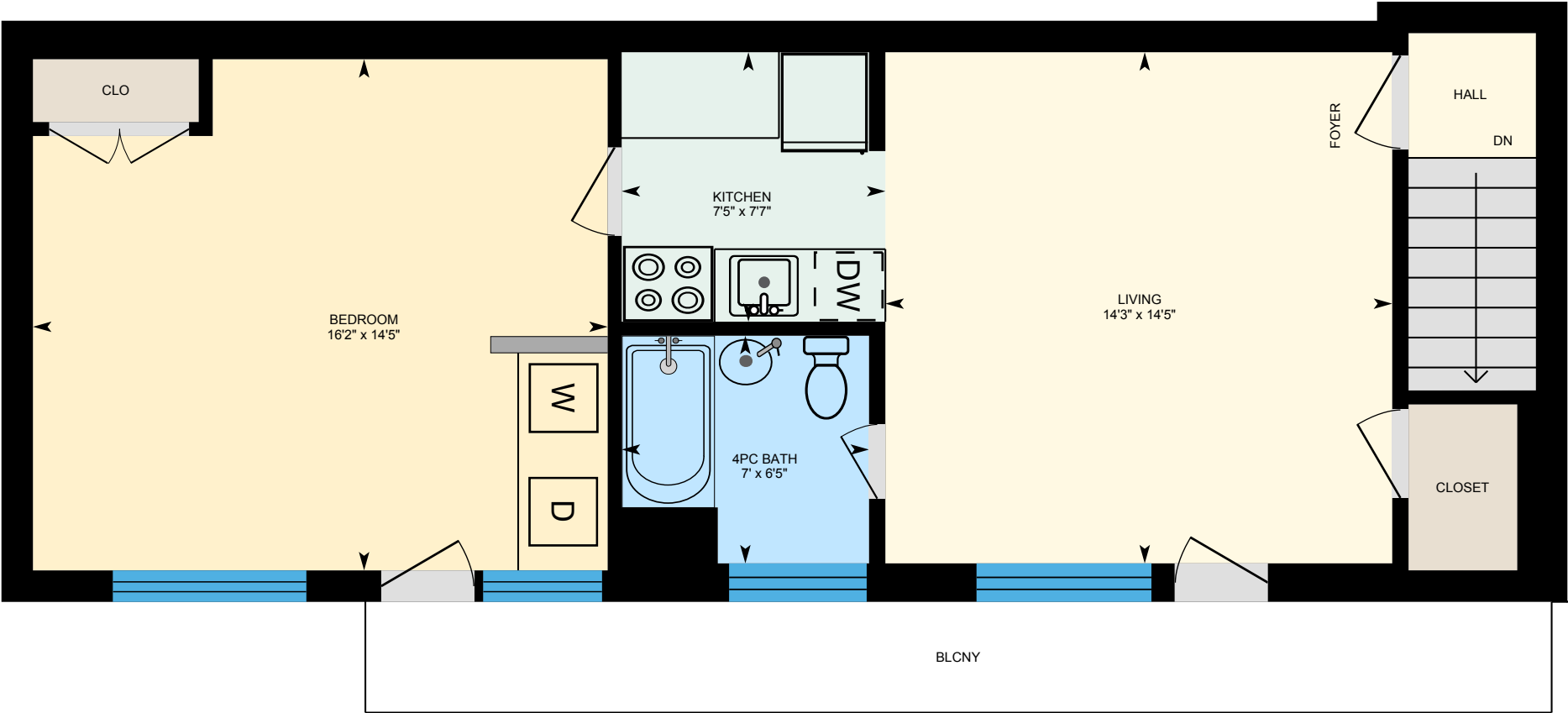
PREPARED: Sep 2020



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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Apartment 2 Total Exterior Area 709 sq ft
Total Interior Area 604 sq ft



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: 3'8" x 4'6"

Dining: 16' x 19'

Kitchen: 13'3" x 25'4"

Library: 15'1" x 15'2"

Living: 15'1" x 21'4"

Mudroom: 6'11" x 6'8"

Music: 16' x 12'11"

Solarium: 15' x 10'10"

2ND FLOOR

3pc Bath: 5'7" x 5'11"

4pc Bath: 7'6" x 6'

4pc Bath: 8'1" x 12'6"

Bedroom: 15'6" x 14'8"

Bedroom: 12'9" x 7'10"

Bedroom: 11' x 10'6"

Bedroom: 15'7" x 14'8"

Bedroom: 16'3" x 20'5"

Guest Suite: 13'3" x 15'11"

Kitchen: 5'2" x 6'7"

Office: 7'11" x 9'1"

3RD FLOOR

Attic: 41'11" x 34'11"

Storage: 13'3" x 9'3"

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: 2032 sq ft

Excluded Area: 162 sq ft

Perimeter Wall Length: 237 ft

Perimeter Wall Thickness: 10.6 in

Exterior Area: 2242 sq ft

2ND FLOOR

Interior Area: 1937 sq ft

Excluded Area: 9 sq ft

Perimeter Wall Length: 236 ft

Perimeter Wall Thickness: 10.6 in

Exterior Area: 2146 sq ft

3RD FLOOR

Interior Area: 10 sq ft

Excluded Area: 1421 sq ft

Perimeter Wall Length: 157 ft

Perimeter Wall Thickness: 10.6 in

Exterior Area: 149 sq ft

BASEMENT (Below Grade)

Interior Area: 1660 sq ft

Perimeter Wall Length: 183 ft

Perimeter Wall Thickness: 10.6 in

Exterior Area: 1821 sq ft

31 King St E, Kingston, ON

Property Details

Room Measurements

BASEMENT

Laundry: 8'4" x 13'
Storage: 14'9" x 8'8"
Storage: 14'9" x 9'11"
Utility: 8' x 17'7"
Utility: 14'9" x 14'2"
Workshop: 14'7" x 34'5"

APARTMENT 1

4pc Bath: 6'2" x 6'10"
Bedroom: 10'7" x 7'10"
Kitchen: 7'4" x 7'3"
Living: 14' x 14'4"
Master Bedroom: 14' x 7'11"

APARTMENT 2

4pc Bath: 6'5" x 7'
Bedroom: 14'5" x 16'2"
Kitchen: 7'7" x 7'5"
Living: 14'5" x 14'3"

Floor Area Information

APARTMENT 1

Interior Area: 565 sq ft
Perimeter Wall Length: 121 ft
Perimeter Wall Thickness: 10.6 in
Exterior Area: 672 sq ft

APARTMENT 2

Interior Area: 604 sq ft
Perimeter Wall Length: 118 ft
Perimeter Wall Thickness: 10.6 in
Exterior Area: 709 sq ft

Total Above Grade Floor Area

Main Building Interior: 5148 sq ft
Main Building Excluded: 1592 sq ft
Main Building Exterior: 5918 sq ft

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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.