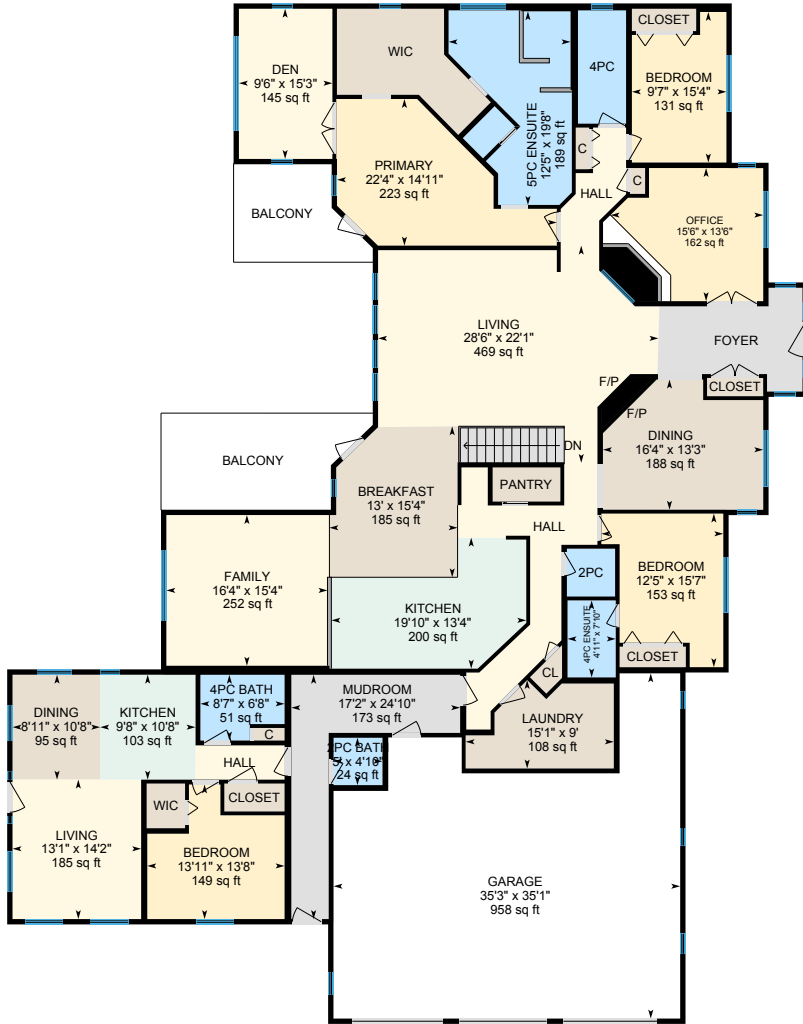
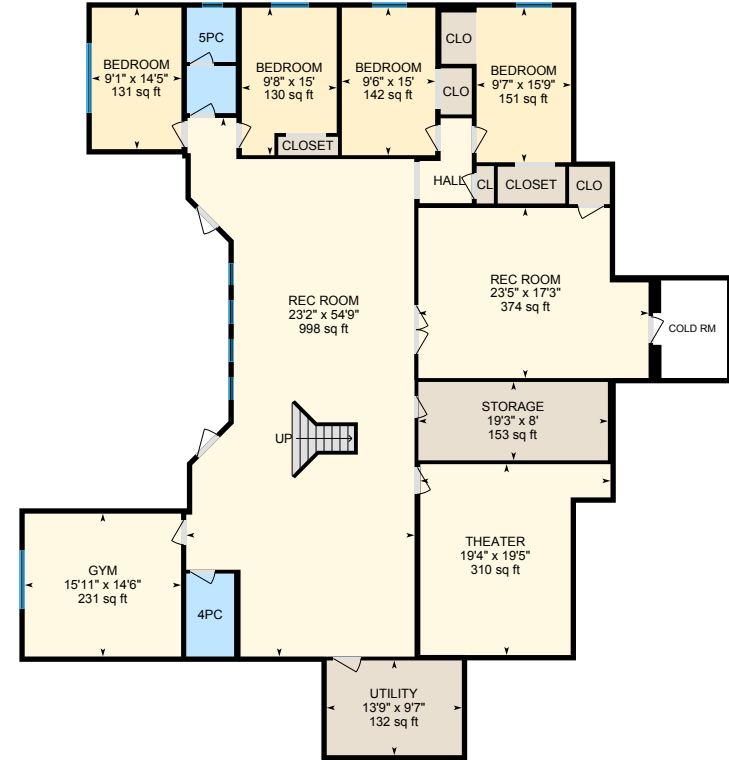


# 175 Railway Street, Carbon, AB

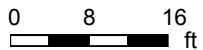
Main Building: Total Exterior Area Above Grade 4418.22 sq ft



**Main Floor**  
Exterior Area 4418.22 sq ft



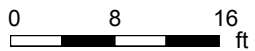
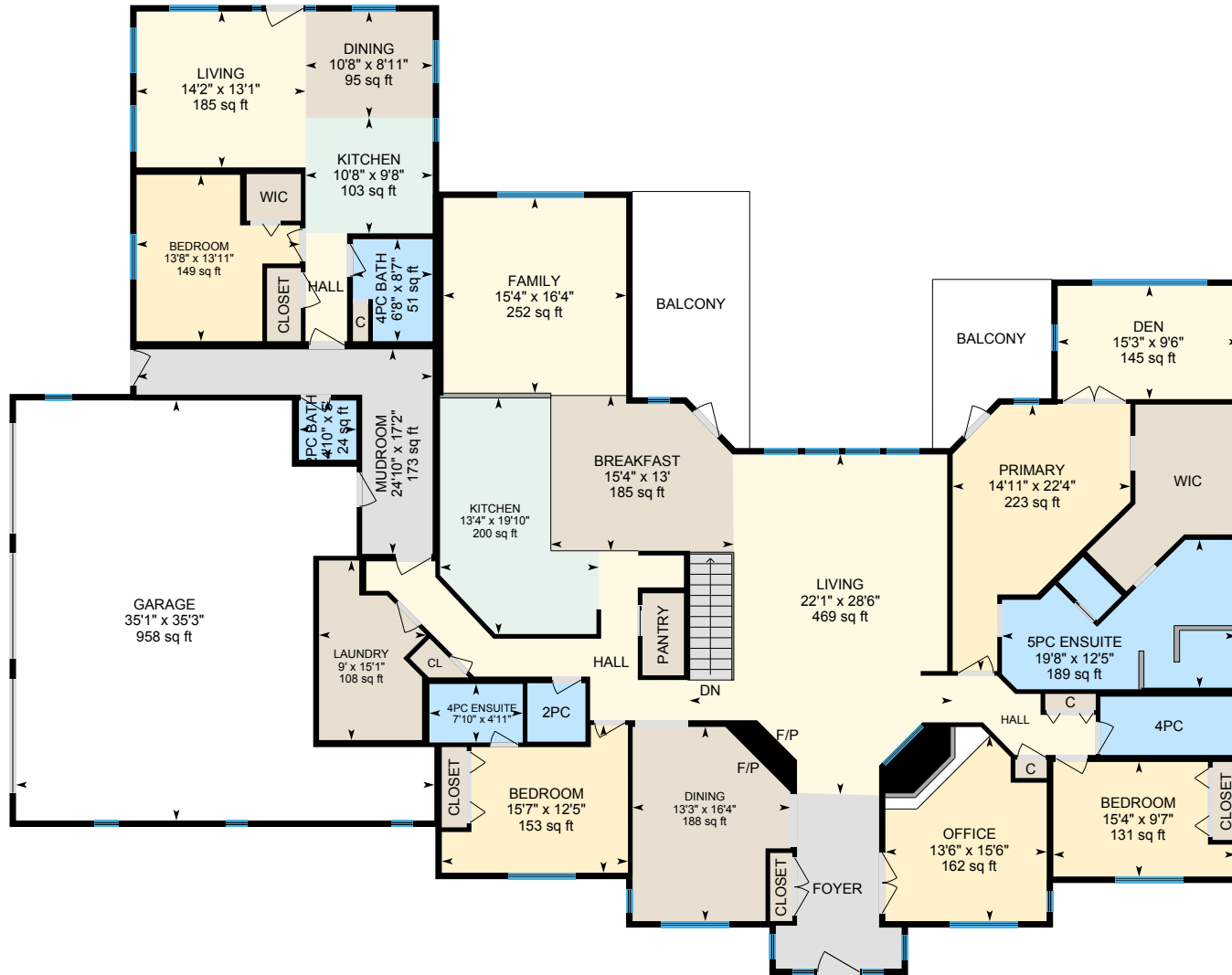
**Basement (Below Grade)**  
Exterior Area 3323.20 sq ft



PREPARED: 2021/10/14

# 175 Railway Street, Carbon, AB

Main Floor Total Exterior Area 4418.22 sq ft



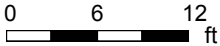
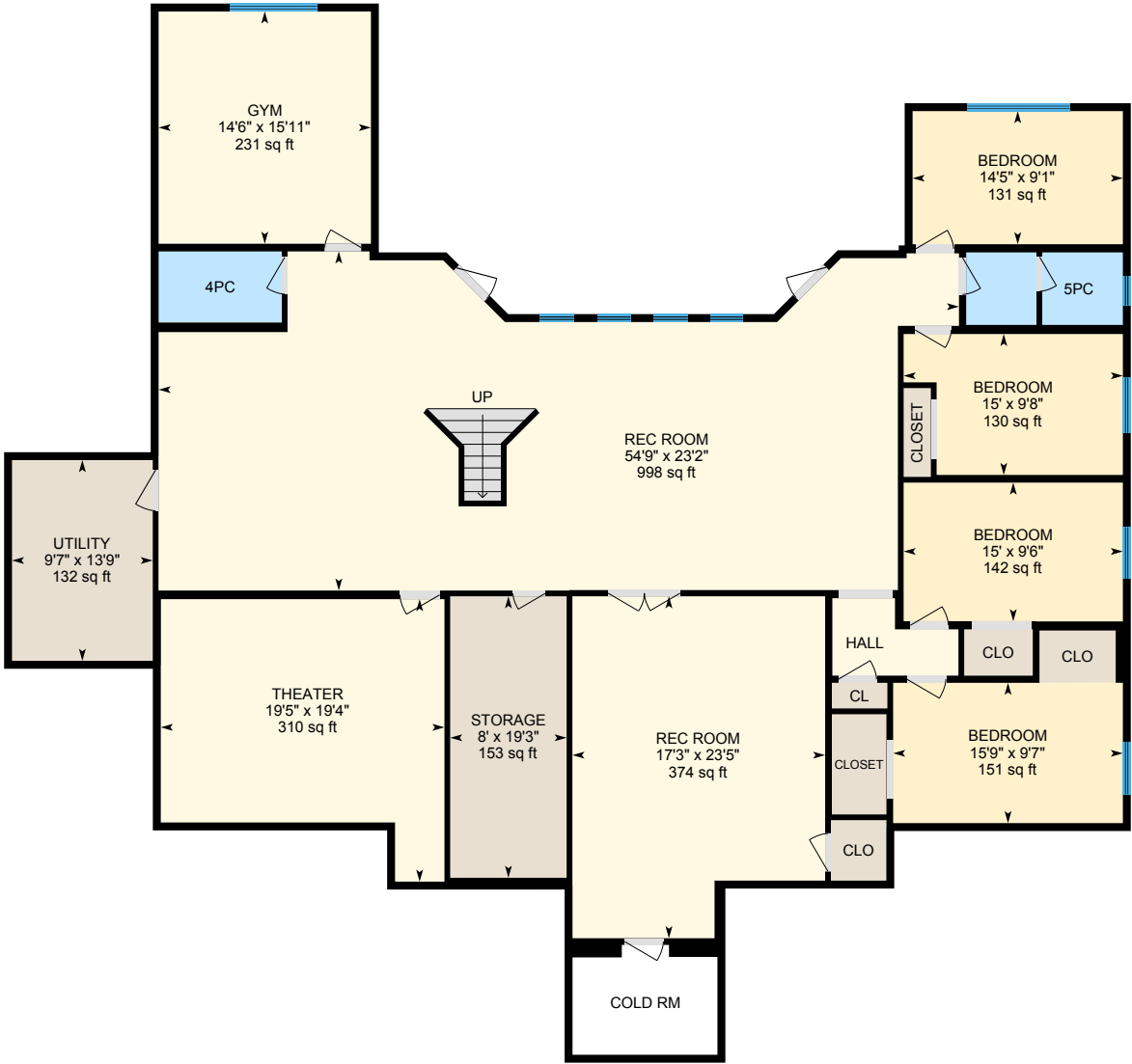
PREPARED: 2021/10/14



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.

# 175 Railway Street, Carbon, AB

Basement Total Exterior Area 3323.20 sq ft



PREPARED: 2021/10/14



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.

# 175 Railway Street, Carbon, AB

## 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: 4'11" x 4'10" | 24 sq ft  
2pc Bath: 5' x 4'10" | 24 sq ft  
4pc: 4'11" x 11'6" | 56 sq ft  
4pc Bath: 8'7" x 6'8" | 51 sq ft  
4pc Ensuite: 4'11" x 7'10" | 38 sq ft  
5pc Ensuite: 12'5" x 19'8" | 189 sq ft  
Bedroom: 12'5" x 15'7" | 153 sq ft  
Bedroom: 9'7" x 15'4" | 131 sq ft  
Bedroom: 13'11" x 13'8" | 149 sq ft  
Breakfast: 13' x 15'4" | 185 sq ft  
Den: 9'6" x 15'3" | 145 sq ft  
Dining: 8'11" x 10'8" | 95 sq ft  
Dining: 16'4" x 13'3" | 188 sq ft  
Family: 16'4" x 15'4" | 252 sq ft  
Garage: 35'3" x 35'1" | 958 sq ft  
Kitchen: 19'10" x 13'4" | 200 sq ft  
Kitchen: 9'8" x 10'8" | 103 sq ft  
Laundry: 15'1" x 9' | 108 sq ft  
Living: 13'1" x 14'2" | 185 sq ft  
Living: 28'6" x 22'1" | 469 sq ft  
Mudroom: 17'2" x 24'10" | 173 sq ft  
Office: 15'6" x 13'6" | 162 sq ft  
Primary: 22'4" x 14'11" | 223 sq ft

##### BASEMENT

4pc: 4'10" x 8'5" | 41 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: 4213.45 sq ft  
Excluded Area: 957.85 sq ft  
Perimeter Wall Length: 378 ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 4418.22 sq ft

##### BASEMENT (Below Grade)

Interior Area: 3149.62 sq ft  
Excluded Area: 68.86 sq ft  
Perimeter Wall Length: 321 ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 3323.20 sq ft

#### Total Above Grade Floor Area

**Main Building Exterior: 4418.22 sq ft**

# 175 Railway Street, Carbon, AB

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## Property Details

### Room Measurements

5pc: 5' x 10'9" | 53 sq ft  
Bedroom: 9'6" x 15' | 142 sq ft  
Bedroom: 9'7" x 15'9" | 151 sq ft  
Bedroom: 9'1" x 14'5" | 131 sq ft  
Bedroom: 9'8" x 15' | 130 sq ft  
Gym: 15'11" x 14'6" | 231 sq ft  
Rec Room: 23'2" x 54'9" | 998 sq ft  
Rec Room: 23'5" x 17'3" | 374 sq ft  
Storage: 19'3" x 8' | 153 sq ft  
Theater: 19'4" x 19'5" | 310 sq ft  
Utility: 13'9" x 9'7" | 132 sq ft

### Floor Area Information

# 175 Railway Street, Carbon, AB

## 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.