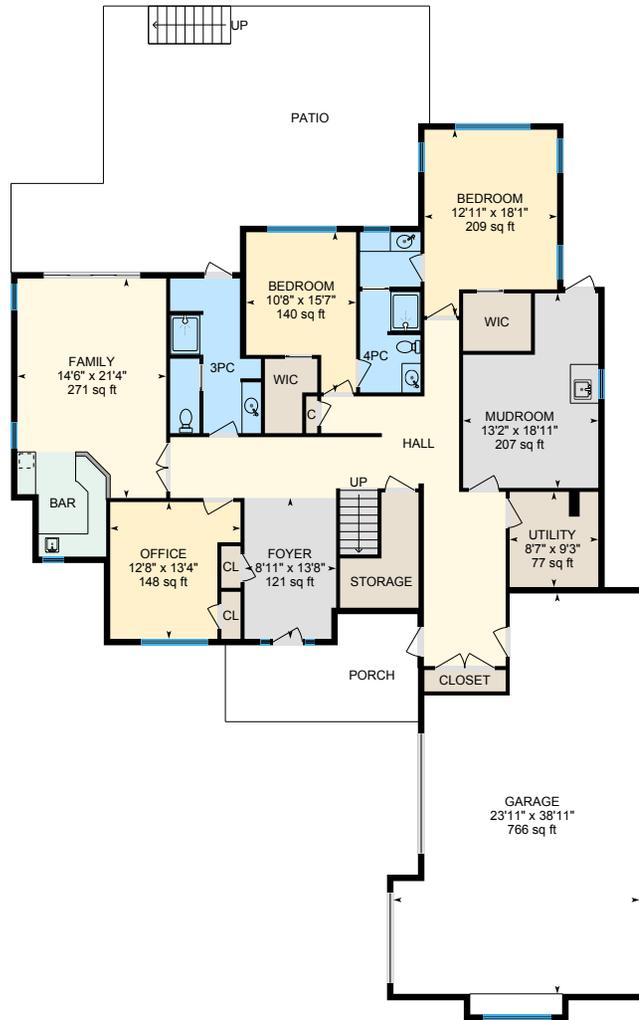
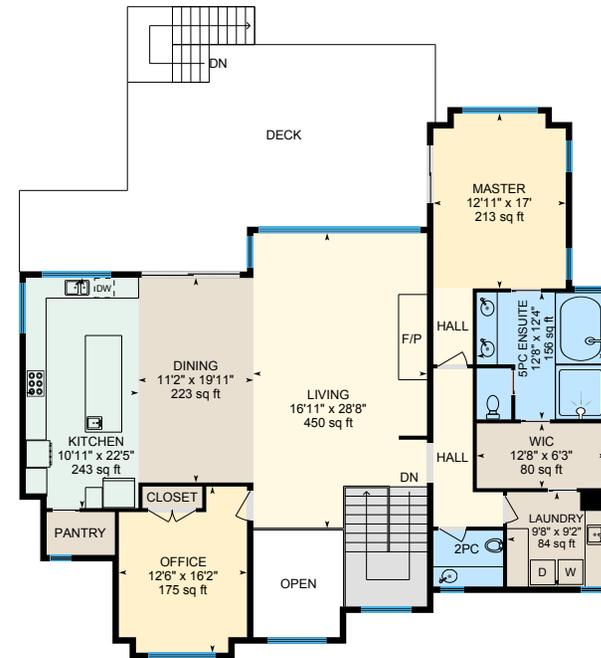


2845 North Beach Drive, Campbell River, BC

Main Building: Total Exterior Area 4389 sq ft



Entry Floor
Exterior Area 2282 sq ft

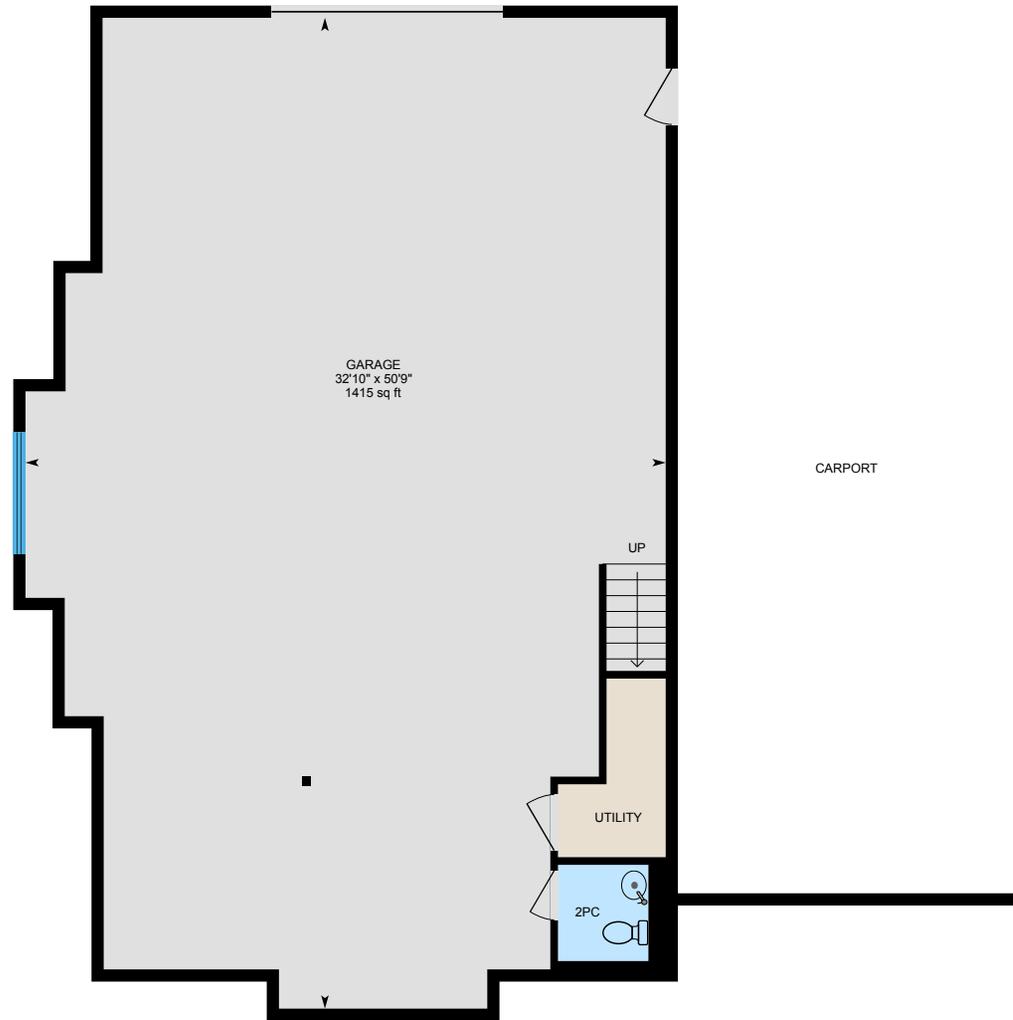


Main Floor
Exterior Area 2106 sq ft

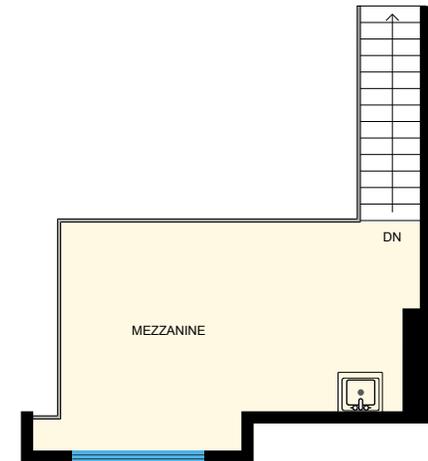


2845 North Beach Drive, Campbell River, BC

Detached Garage: Total Exterior Area 1829 sq ft



Main Floor



Mezzanine



2845 North Beach Drive, Campbell River, BC

Entry Floor Total Exterior Area 2282 sq ft



PREPARED: May, 2020



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

2845 North Beach Drive, Campbell River, BC

Main Floor Total Exterior Area 2106 sq ft



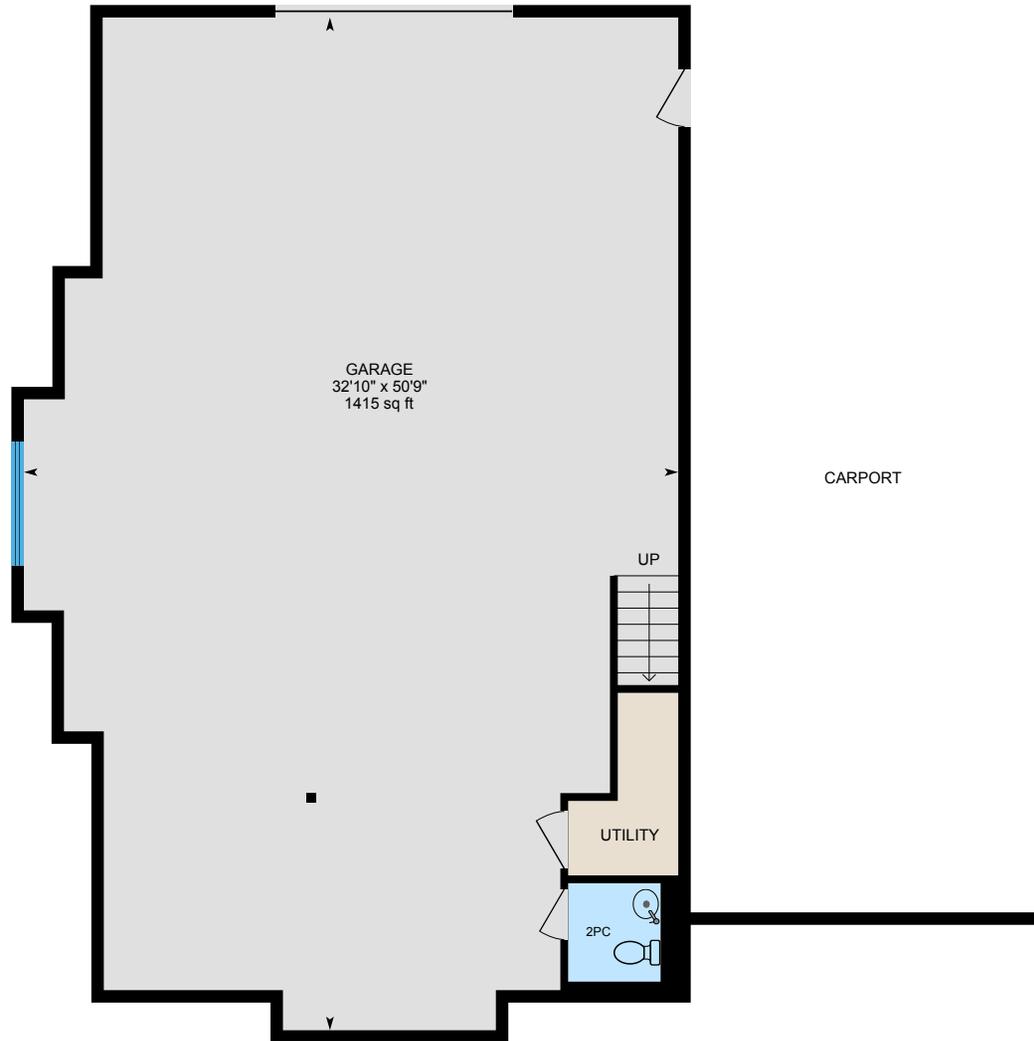
PREPARED: May, 2020



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

2845 North Beach Drive, Campbell River, BC

Main Floor Total Exterior Area 1593 sq ft



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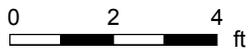
PREPARED: May, 2020



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

2845 North Beach Drive, Campbell River, BC

Mezzanine Total Exterior Area 236 sq ft



PREPARED: May, 2020



2845 North Beach Drive, Campbell River, BC

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

ENTRY FLOOR

3pc: 8'10" x 15' | 115 sq ft
4pc: 5'10" x 15'7" | 90 sq ft
Bedroom: 12'11" x 18'1" | 209 sq ft
Bedroom: 10'8" x 15'7" | 140 sq ft
Family: 14'6" x 21'4" | 271 sq ft
Foyer: 8'11" x 13'8" | 121 sq ft
Garage: 23'11" x 38'11" | 766 sq ft
Mudroom: 13'2" x 18'11" | 207 sq ft
Office: 12'8" x 13'4" | 148 sq ft
Utility: 8'7" x 9'3" | 77 sq ft

MAIN FLOOR

2pc: 6'9" x 5'5" | 37 sq ft
5pc Ensuite: 12'8" x 12'4" | 156 sq ft
Dining: 11'2" x 19'11" | 223 sq ft
Kitchen: 10'11" x 22'5" | 243 sq ft
Laundry: 9'8" x 9'2" | 84 sq ft
Living: 16'11" x 28'8" | 450 sq ft
Master: 12'11" x 17' | 213 sq ft
Office: 12'6" x 16'2" | 175 sq ft
Wic: 12'8" x 6'3" | 80 sq ft

Detached Garage

MAIN FLOOR

2pc: 4'8" x 4'11" | 23 sq ft
Garage: 32'10" x 50'9" | 1415 sq ft

Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. 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

ENTRY FLOOR

Interior Area: 2123 sq ft
Excluded Area: 766 sq ft
Perimeter Wall Length: 254 ft
Perimeter Wall Thickness: 7.5 in
Exterior Area: 2282 sq ft

MAIN FLOOR

Interior Area: 1968 sq ft
Excluded Area: 90 sq ft
Perimeter Wall Length: 220 ft
Perimeter Wall Thickness: 7.5 in
Exterior Area: 2106 sq ft

EXTERIOR

All space is excluded

Detached Garage

MAIN FLOOR

Interior Area: 1487 sq ft
Perimeter Wall Length: 170 ft
Perimeter Wall Thickness: 7.5 in
Exterior Area: 1593 sq ft

2845 North Beach Drive, Campbell River, BC

Property Details

Room Measurements

Floor Area Information

MEZZANINE

Interior Area: 195 sq ft

Perimeter Wall Length: 65 ft

Perimeter Wall Thickness: 7.5 in

Exterior Area: 236 sq ft

Total Floor Area

Main Building Exterior: 4389 sq ft

Detached Garage Exterior: 1829 sq ft