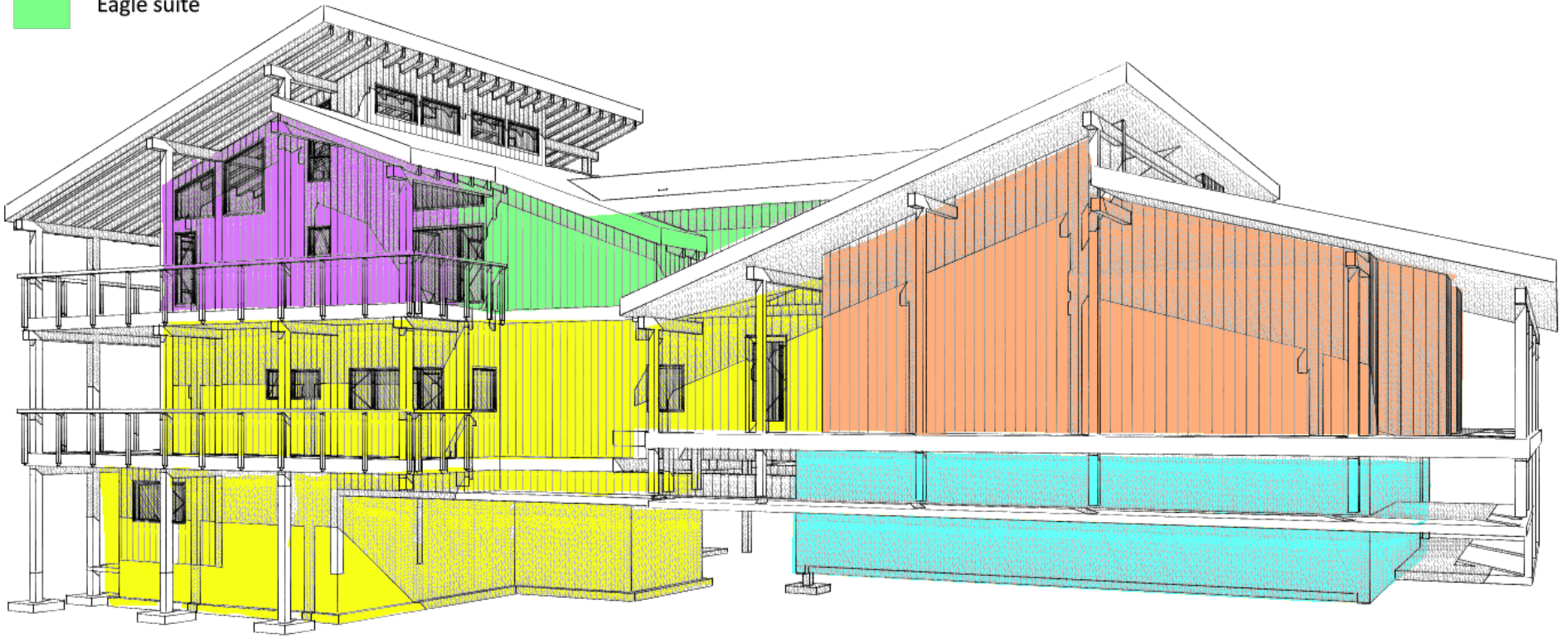
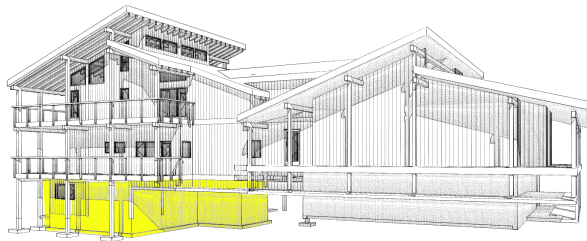
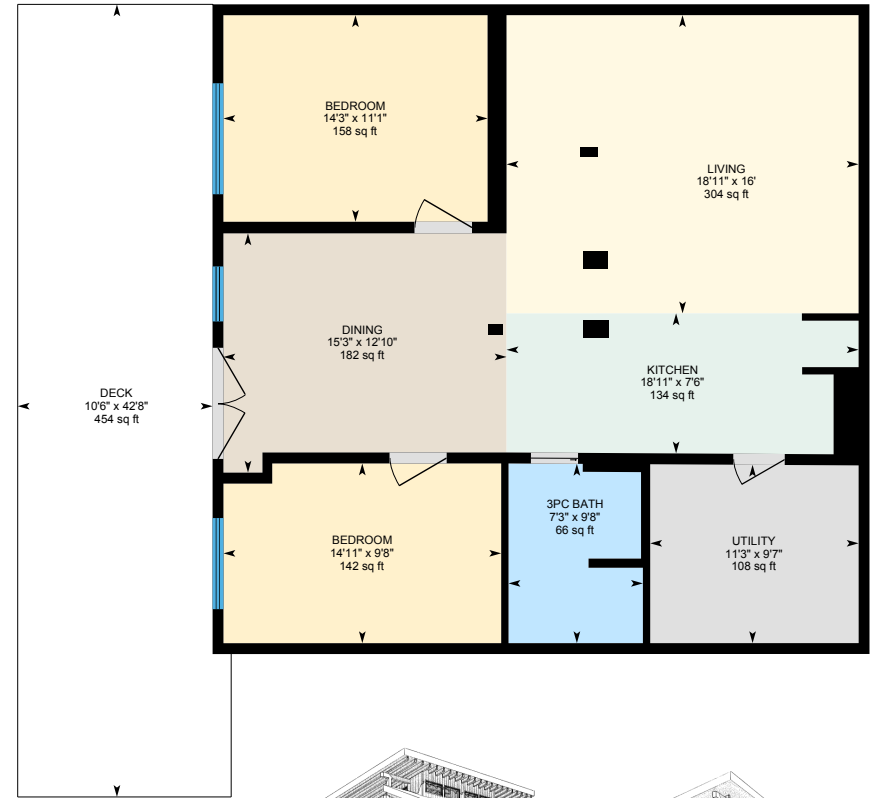


- Owners residence
- Deer suite
- Bear suite
- Bird suite
- Eagle suite

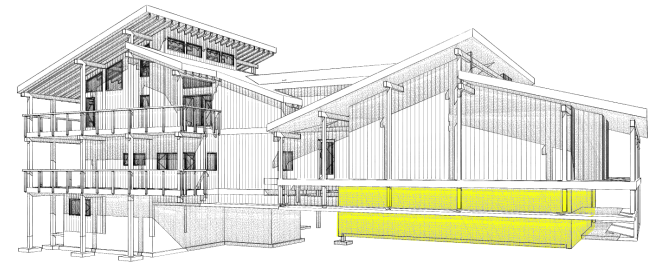


# 4675 June Springs Rd, Kelowna, BC

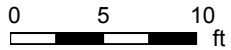
Main Building: Total Exterior Area 5653.63 sq ft



**Level 1**  
Exterior Area 926.33 sq ft



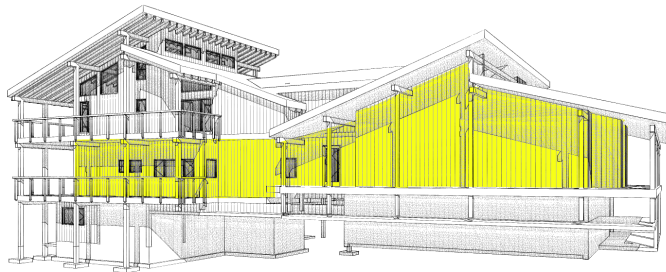
**Level 1 Part 2**  
Exterior Area 1228.24 sq ft



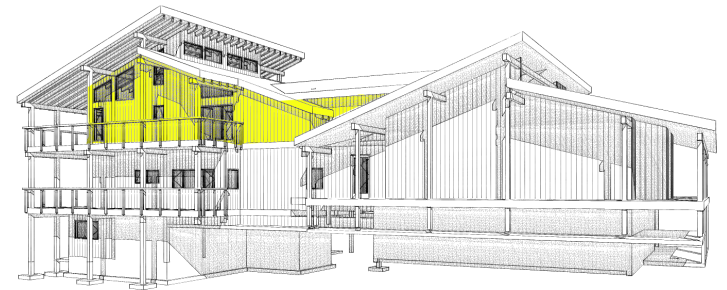
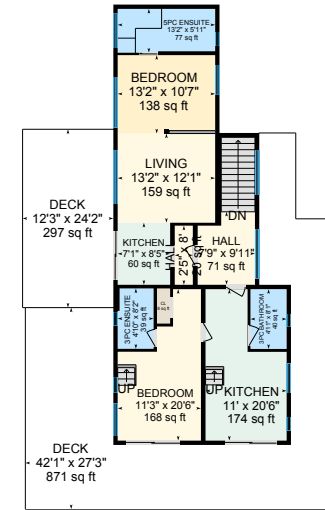
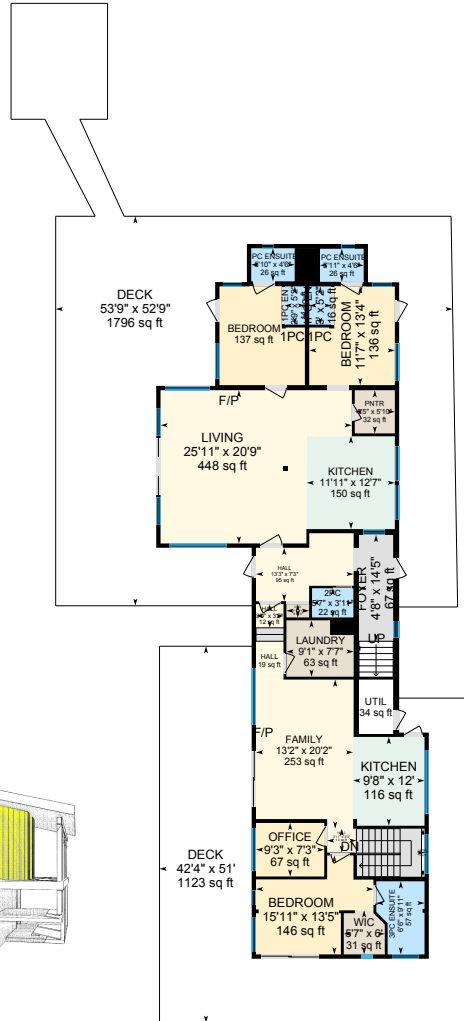
PREPARED: 2022/01/20

# 4675 June Springs Rd, Kelowna, BC

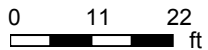
Main Building: Total Exterior Area 5653.63 sq ft



**Level 2**  
Exterior Area 2323.00 sq ft



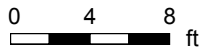
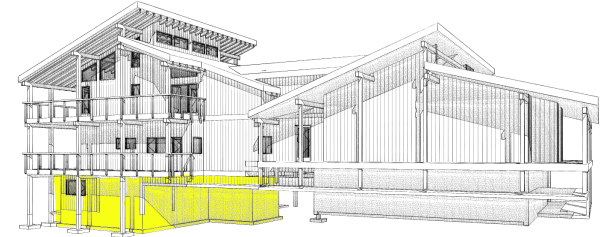
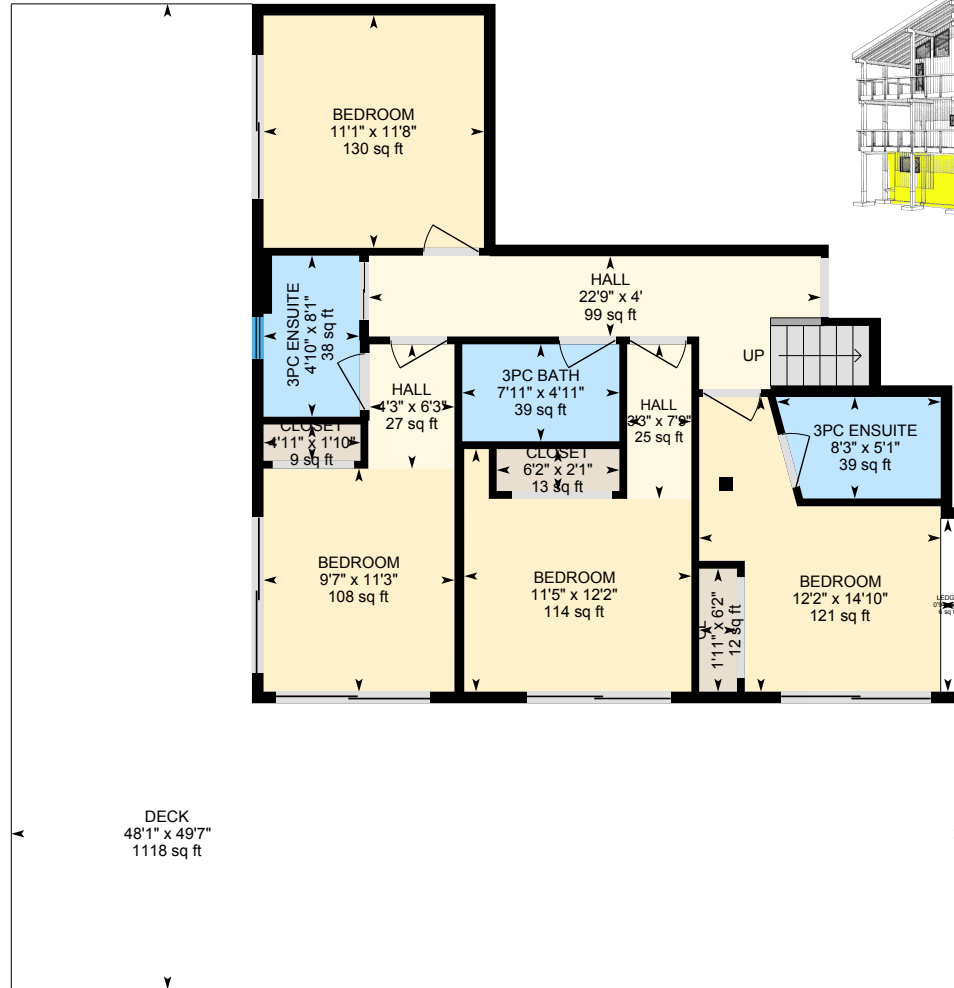
**Level 3**  
Exterior Area 1176.06 sq ft



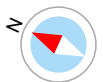
PREPARED: 2022/01/20

# 4675 June Springs Rd, Kelowna, BC

Level 1 Total Exterior Area 926.33 sq ft  
Total Interior Area 845.54 sq ft

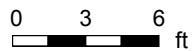
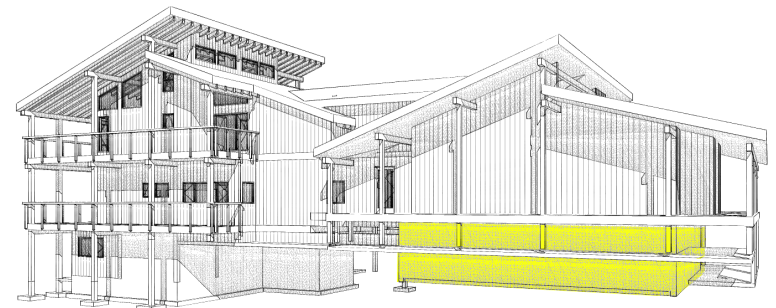
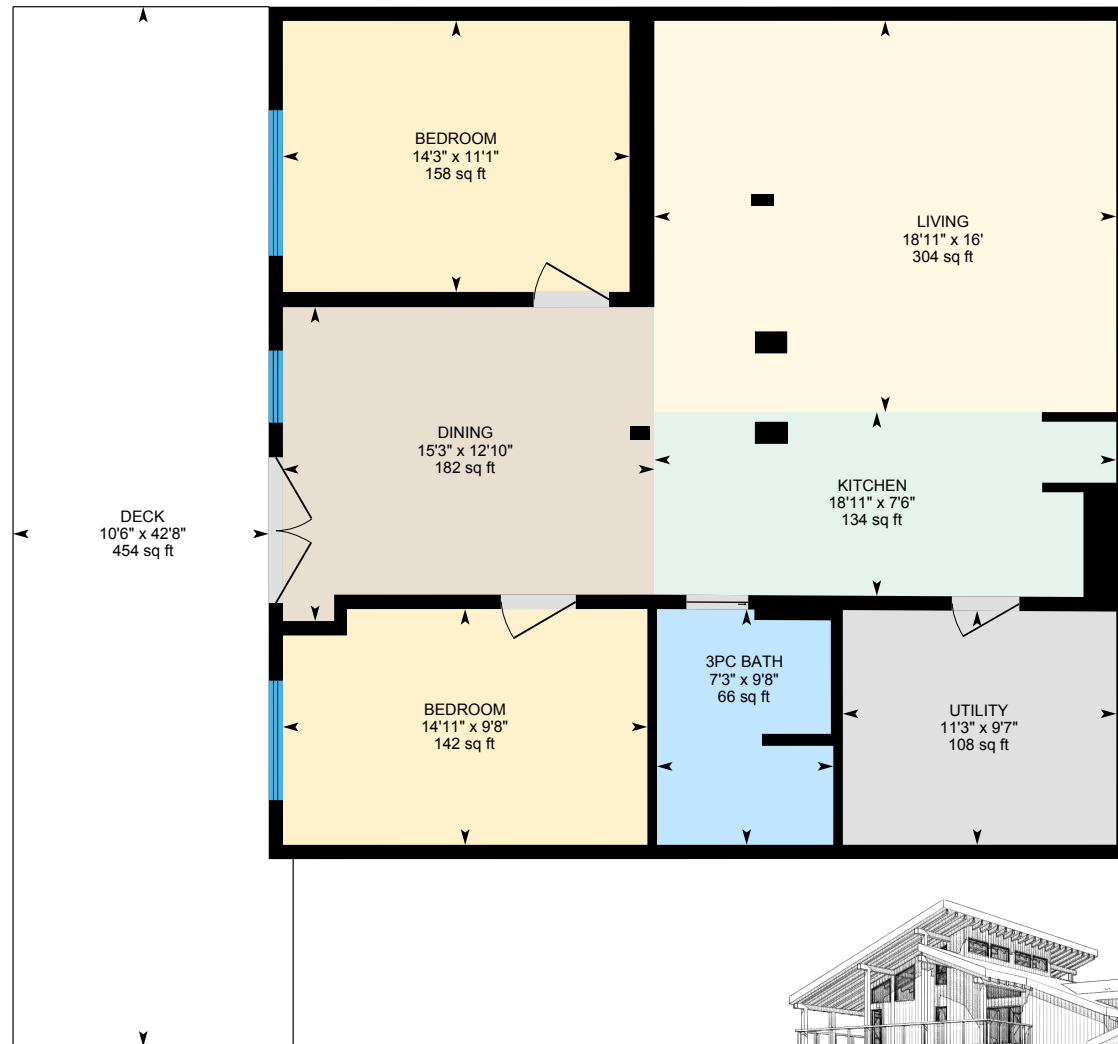


PREPARED: 2022/01/20



# 4675 June Springs Rd, Kelowna, BC

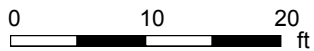
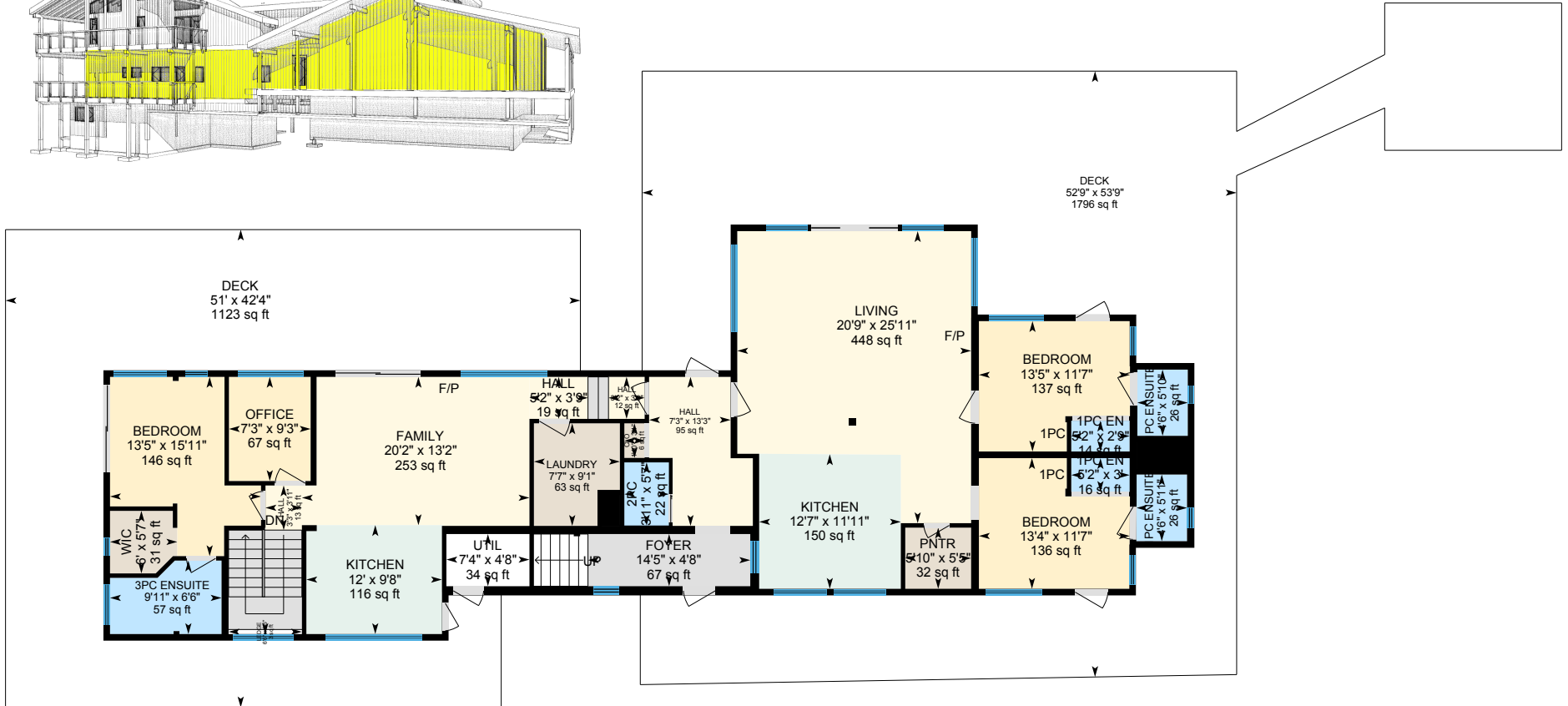
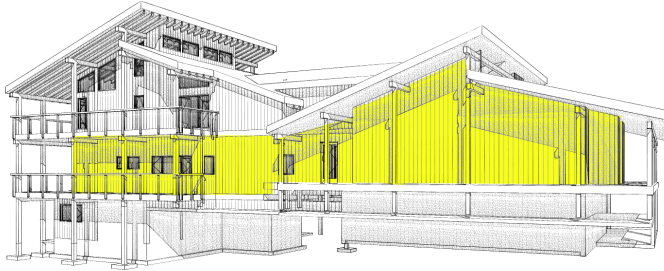
Level 1 Part 2 Total Exterior Area 1228.24 sq ft  
Total Interior Area 1147.52 sq ft



PREPARED: 2022/01/20

# 4675 June Springs Rd, Kelowna, BC

Level 2 Total Exterior Area 2323.00 sq ft  
 Total Interior Area 2167.46 sq ft



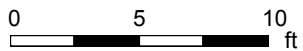
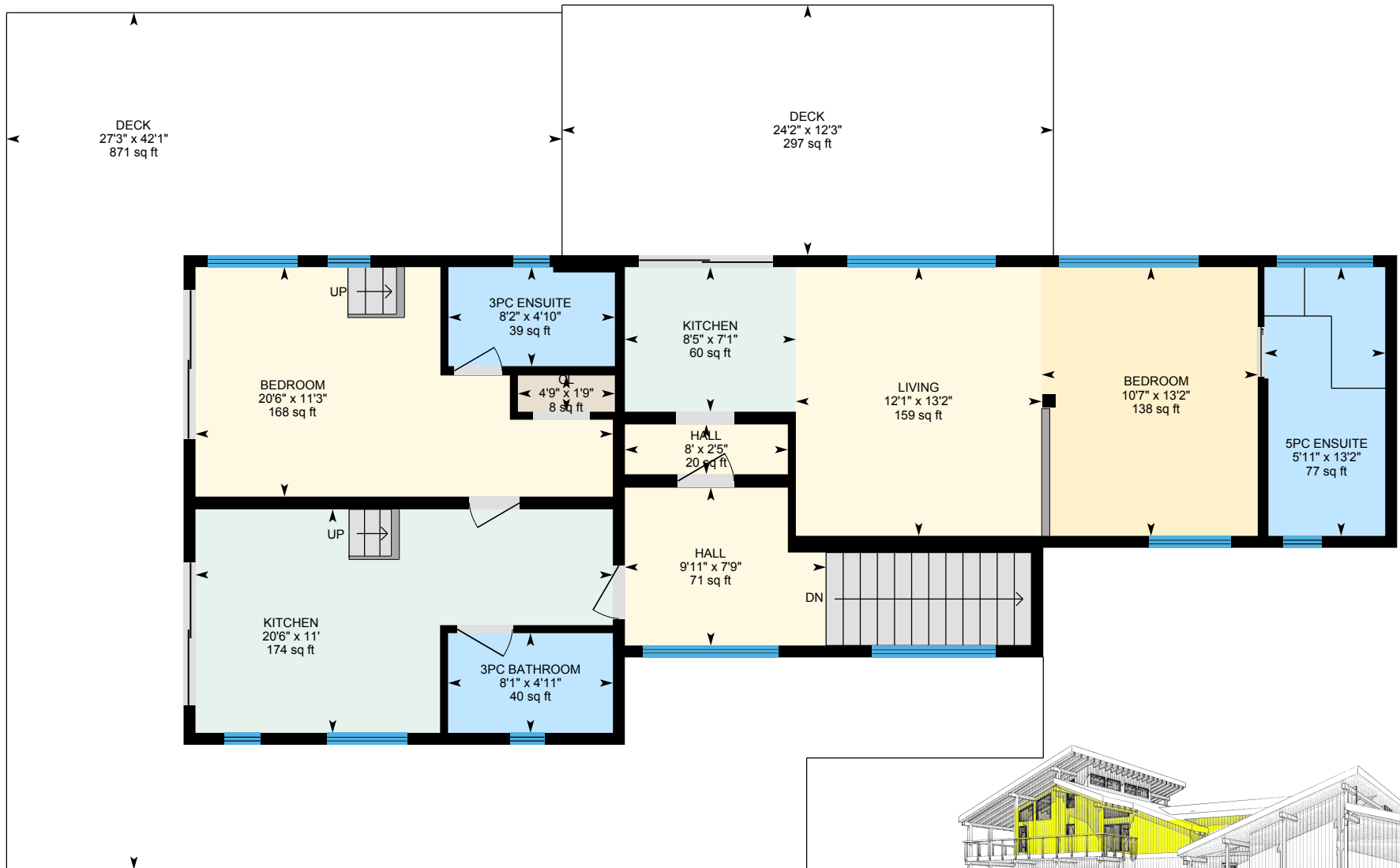
PREPARED: 2022/01/20



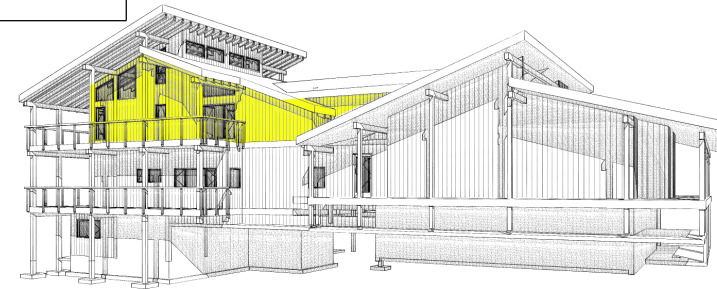


# 4675 June Springs Rd, Kelowna, BC

Level 3 Total Exterior Area 1176.06 sq ft  
Total Interior Area 1079.73 sq ft

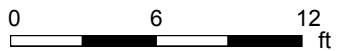
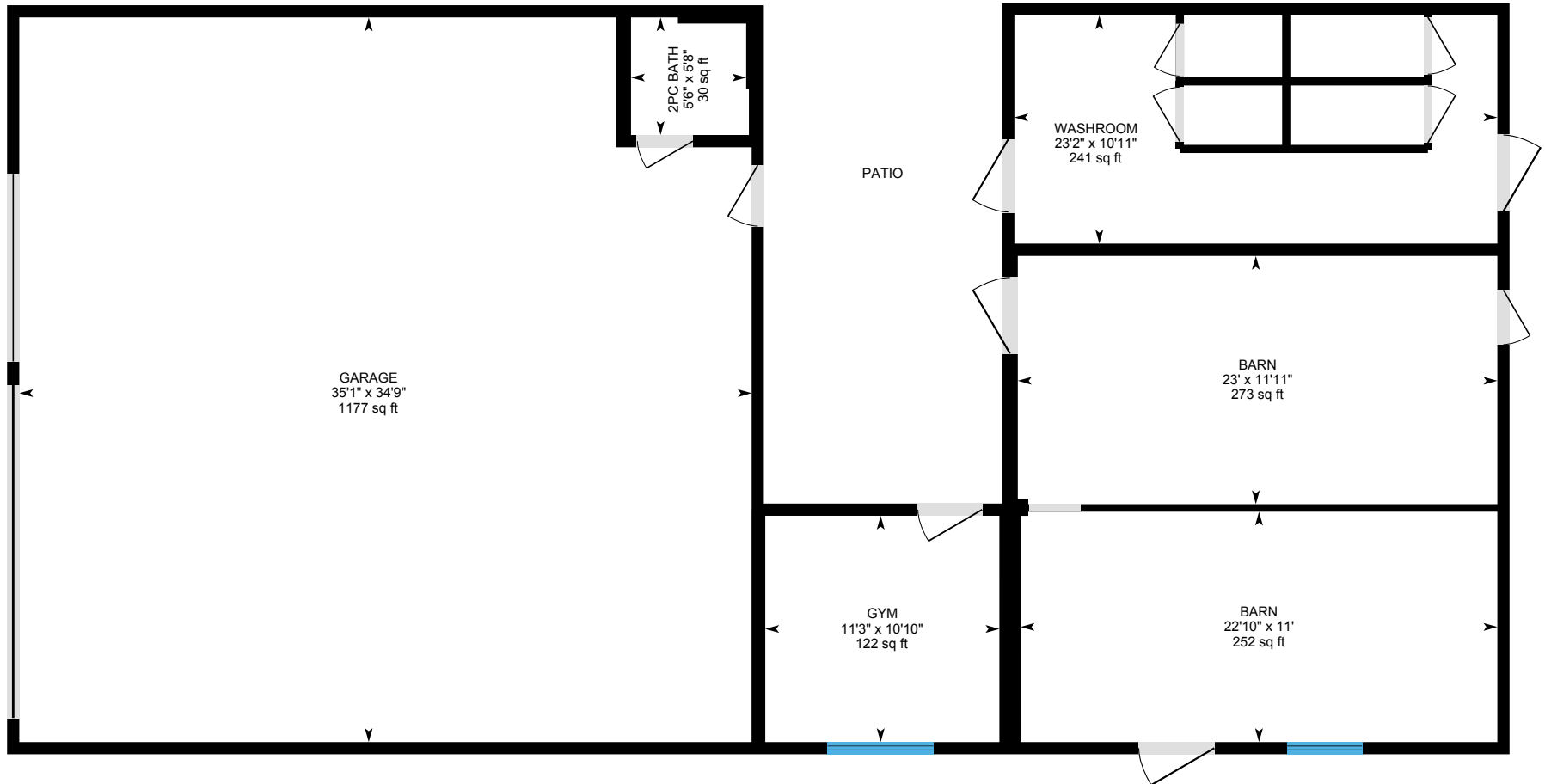


PREPARED: 2022/01/20



# 4675 June Springs Rd, Kelowna, BC

Barn Total Interior Area 44.74 sq ft



PREPARED: 2022/01/20





# 4675 June Springs Rd, Kelowna, 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

##### LEVEL 1

3pc Bath: 7'11" x 4'11" | 39 sq ft  
3pc Ensuite: 8'3" x 5'1" | 39 sq ft  
3pc Ensuite: 4'10" x 8'1" | 38 sq ft  
Bedroom: 9'7" x 11'3" | 108 sq ft  
Bedroom: 12'2" x 14'10" | 121 sq ft  
Bedroom: 11'5" x 12'2" | 114 sq ft  
Bedroom: 11'1" x 11'8" | 130 sq ft  
Cl: 1'11" x 6'2" | 12 sq ft  
Closet: 6'2" x 2'1" | 13 sq ft  
Closet: 4'11" x 1'10" | 9 sq ft  
Deck: 48'1" x 49'7" | 1118 sq ft  
Hall: 4'3" x 6'3" | 27 sq ft  
Hall: 22'9" x 4' | 99 sq ft  
Hall: 3'3" x 7'9" | 25 sq ft  
Ledge: 0'9" x 8'8" | 6 sq ft

##### LEVEL 1 PART 2

3pc Bath: 7'3" x 9'8" | 66 sq ft  
Bedroom: 14'11" x 9'8" | 142 sq ft  
Bedroom: 14'3" x 11'1" | 158 sq ft  
Deck: 10'6" x 42'8" | 454 sq ft  
Dining: 15'3" x 12'10" | 182 sq ft  
Kitchen: 18'11" x 7'6" | 134 sq ft  
Living: 18'11" x 16' | 304 sq ft  
Utility: 11'3" x 9'7" | 108 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

##### LEVEL 1

Interior Area: 845.54 sq ft  
Perimeter Wall Length: 138 ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 926.33 sq ft

##### LEVEL 1 PART 2

Interior Area: 1147.52 sq ft  
Perimeter Wall Length: 138 ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 1228.24 sq ft

##### LEVEL 2

Interior Area: 2167.46 sq ft  
Excluded Area: 34.10 sq ft  
Perimeter Wall Length: 266 ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 2323.00 sq ft

##### LEVEL 3

Interior Area: 1079.73 sq ft  
Perimeter Wall Length: 165 ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 1176.06 sq ft

# 4675 June Springs Rd, Kelowna, BC

## Property Details

### Room Measurements

#### LEVEL 2

1pc En: 2'9" x 5'2" | 14 sq ft  
1pc En: 3' x 5'2" | 16 sq ft  
1pc Ensuite: 5'11" x 4'6" | 26 sq ft  
1pc Ensuite: 5'10" x 4'6" | 26 sq ft  
2pc: 5'7" x 3'11" | 22 sq ft  
3pc Ensuite: 6'6" x 9'11" | 57 sq ft  
Bedroom: 15'11" x 13'5" | 146 sq ft  
Bedroom: 11'7" x 13'4" | 136 sq ft  
Bedroom: 11'7" x 13'5" | 137 sq ft  
Clo: 3'1" x 1'10" | 6 sq ft  
Deck: 42'4" x 51' | 1123 sq ft  
Deck: 53'9" x 52'9" | 1796 sq ft  
Family: 13'2" x 20'2" | 253 sq ft  
Foyer: 4'8" x 14'5" | 67 sq ft  
Hall: 3'11" x 3'3" | 13 sq ft  
Hall: 3'9" x 3'2" | 12 sq ft  
Hall: 13'3" x 7'3" | 95 sq ft  
Hall: 3'9" x 5'2" | 19 sq ft  
Kitchen: 11'11" x 12'7" | 150 sq ft  
Kitchen: 9'8" x 12' | 116 sq ft  
Laundry: 9'1" x 7'7" | 63 sq ft  
Ledge: 0'5" x 6'6" | 3 sq ft  
Living: 25'11" x 20'9" | 448 sq ft  
Office: 9'3" x 7'3" | 67 sq ft  
Pntr: 5'5" x 5'10" | 32 sq ft  
Util: 4'8" x 7'4" | 34 sq ft  
Wic: 5'7" x 6' | 31 sq ft

#### LEVEL 3

3pc Bathroom: 4'11" x 8'1" | 40 sq ft

### Floor Area Information

#### Barn

##### BARN

Interior Area: 44.74 sq ft  
Excluded Area: 2094.75 sq ft  
Perimeter Wall Length: 168 ft

#### Total Floor Area

Main Building Interior: 5240.24 sq ft  
Main Building Excluded: 34.10 sq ft  
**Main Building Exterior: 5653.63 sq ft**

Barn Interior: 44.74 sq ft  
Barn Excluded: 2094.75 sq ft

# 4675 June Springs Rd, Kelowna, BC

## Property Details

### Room Measurements

3pc Ensuite: 4'10" x 8'2" | 39 sq ft  
5pc Ensuite: 13'2" x 5'11" | 77 sq ft  
Bedroom: 13'2" x 10'7" | 138 sq ft  
Bedroom: 11'3" x 20'6" | 168 sq ft  
Cl: 1'9" x 4'9" | 8 sq ft  
Deck: 12'3" x 24'2" | 297 sq ft  
Deck: 42'1" x 27'3" | 871 sq ft  
Hall: 7'9" x 9'11" | 71 sq ft  
Hall: 2'5" x 8' | 20 sq ft  
Kitchen: 11' x 20'6" | 174 sq ft  
Kitchen: 7'1" x 8'5" | 60 sq ft  
Living: 13'2" x 12'1" | 159 sq ft

### Floor Area Information

### Barn

#### BARN

2pc Bath: 5'8" x 5'6" | 30 sq ft  
Barn: 11'11" x 23' | 273 sq ft  
Barn: 11' x 22'10" | 252 sq ft  
Garage: 34'9" x 35'1" | 1177 sq ft  
Gym: 10'10" x 11'3" | 122 sq ft  
Washroom: 10'11" x 23'2" | 241 sq ft

# 4675 June Springs Rd, Kelowna, BC

## 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.