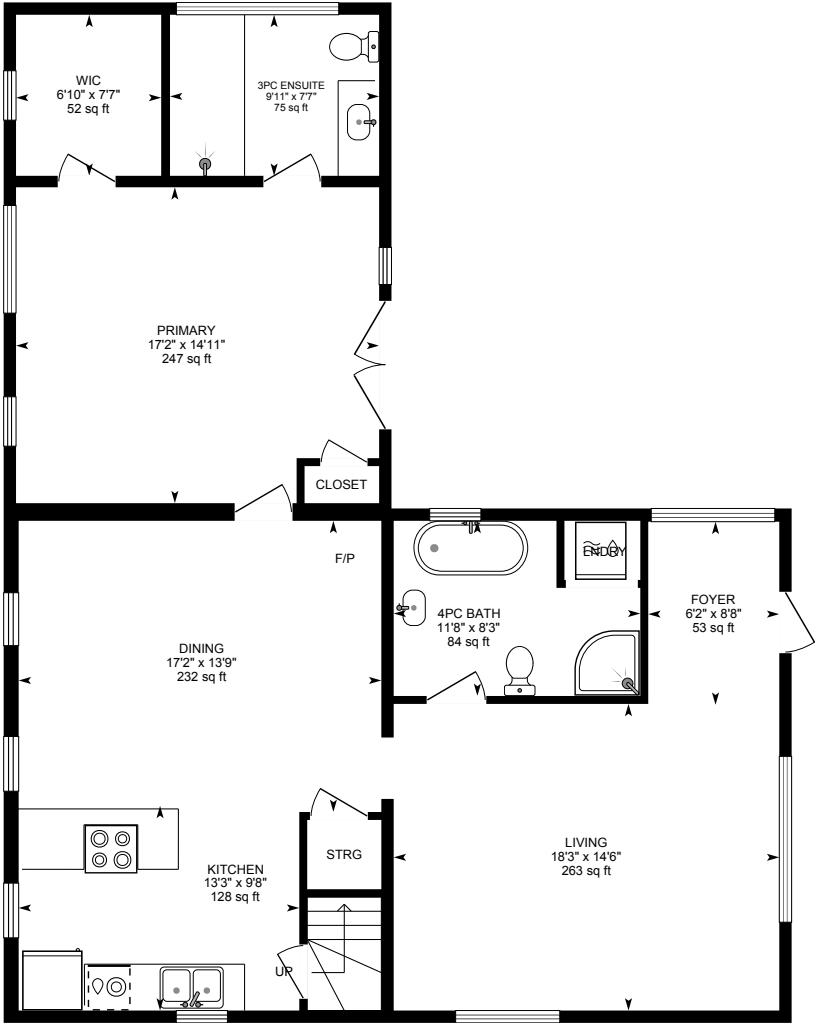
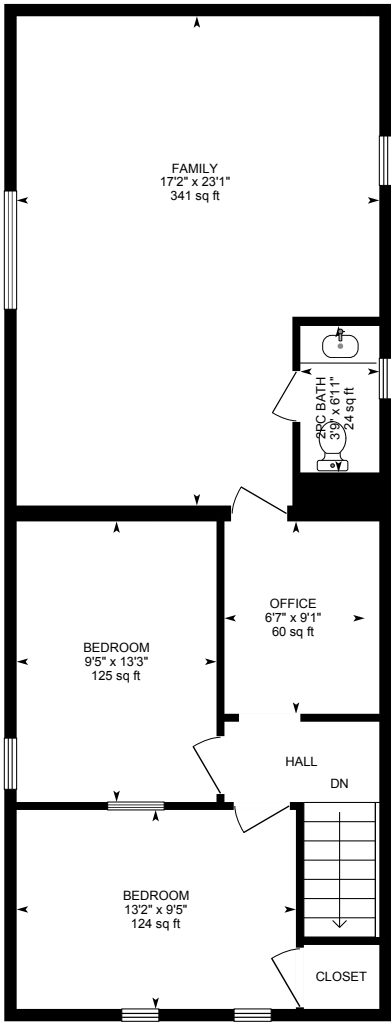
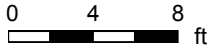


16882 Telephone Rd, Quinte West, ON

Main Building: Total Interior Area Above Grade 2016.52 sq ft



House (main Floor)  
Interior Area 1240.01 sq ft



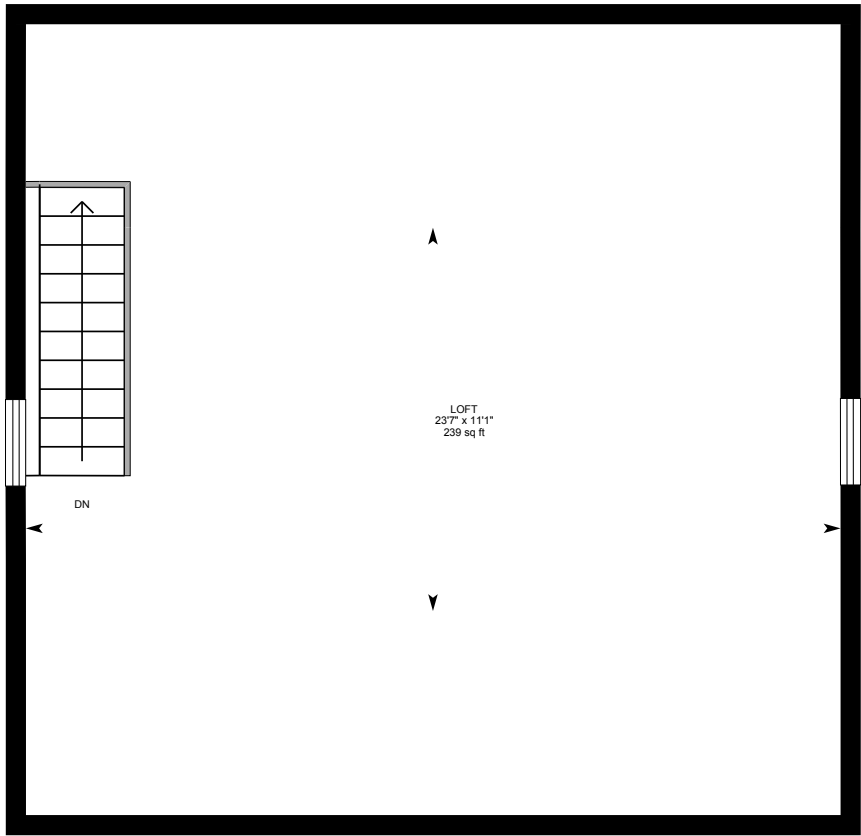
House (2nd Floor)  
Interior Area 776.51 sq ft



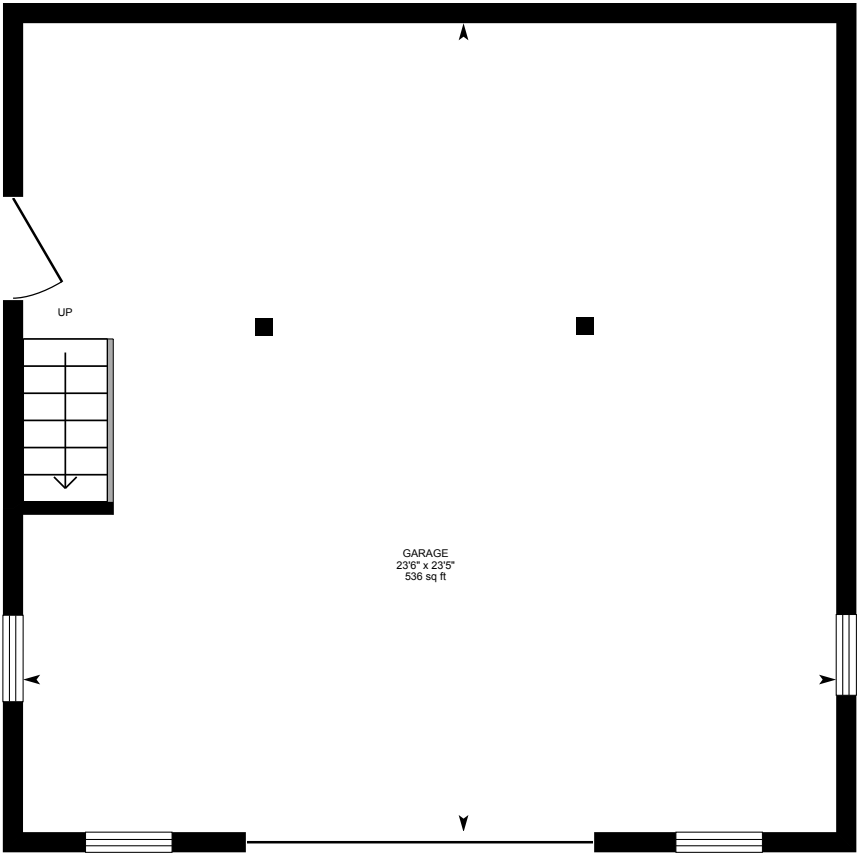
PREPARED: 2025/10/16

16882 Telephone Rd, Quinte West, ON

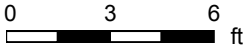
New Building 3: Total Interior Area Above Grade



Detached Garage (loft)



Detached Garage

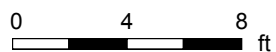
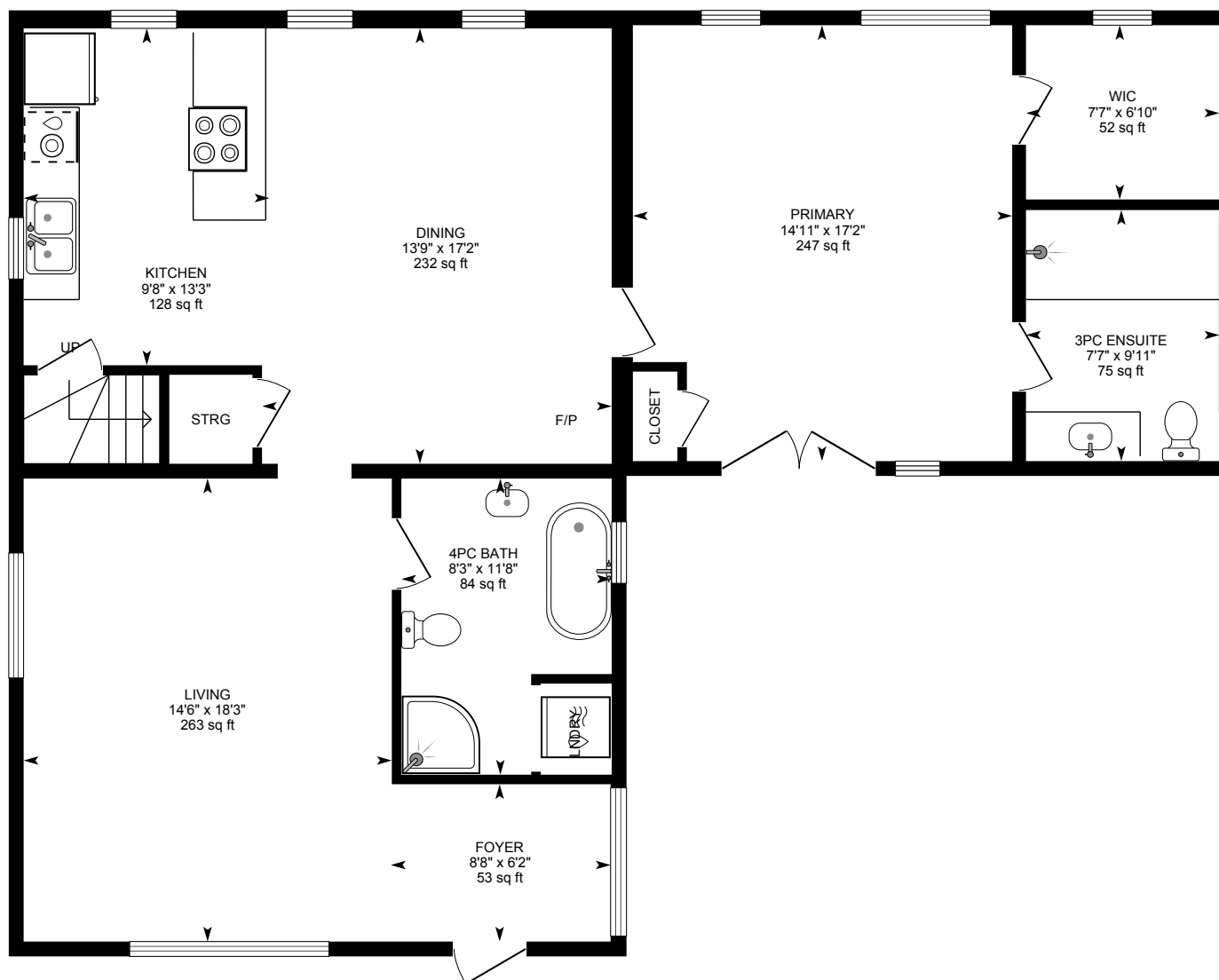


PREPARED: 2025/10/16

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.

# 16882 Telephone Rd, Quinte West, ON

House (main Floor) Interior Area 1240.01 sq ft

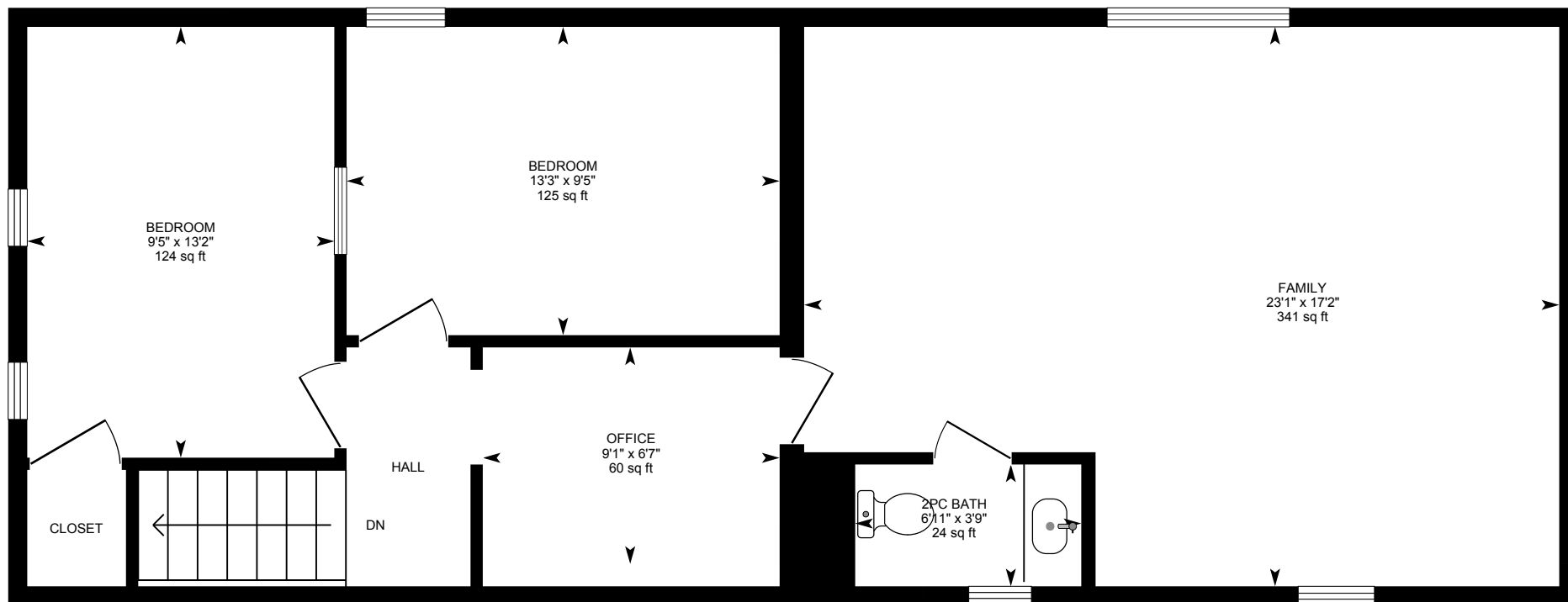


PREPARED: 2025/10/16



# 16882 Telephone Rd, Quinte West, ON

House (2nd Floor) Interior Area 776.51 sq ft  
Excluded Area 26.22 sq ft



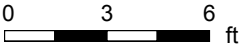
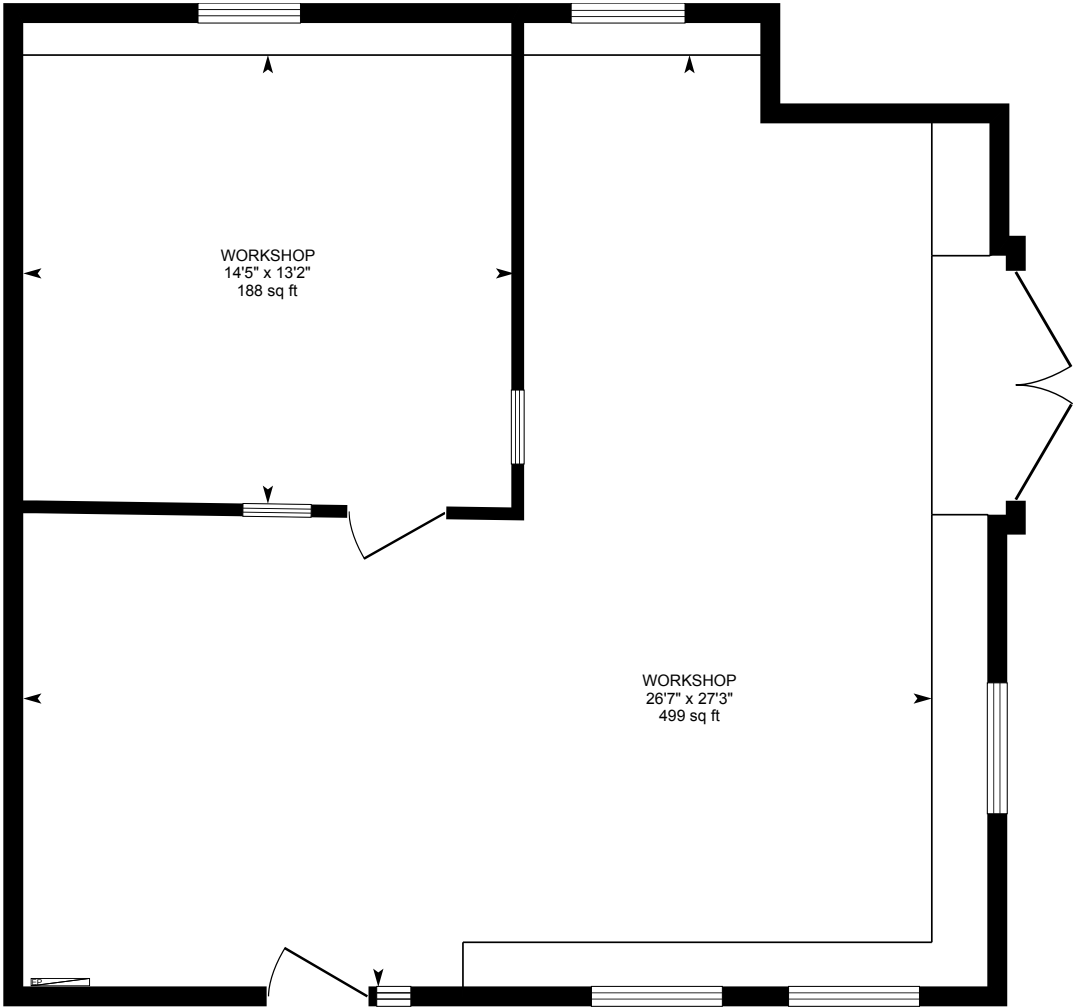
PREPARED: 2025/10/16



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.

16882 Telephone Rd, Quinte West, ON

Barn (workshop) Interior Area 714.17 sq ft



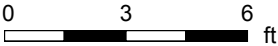
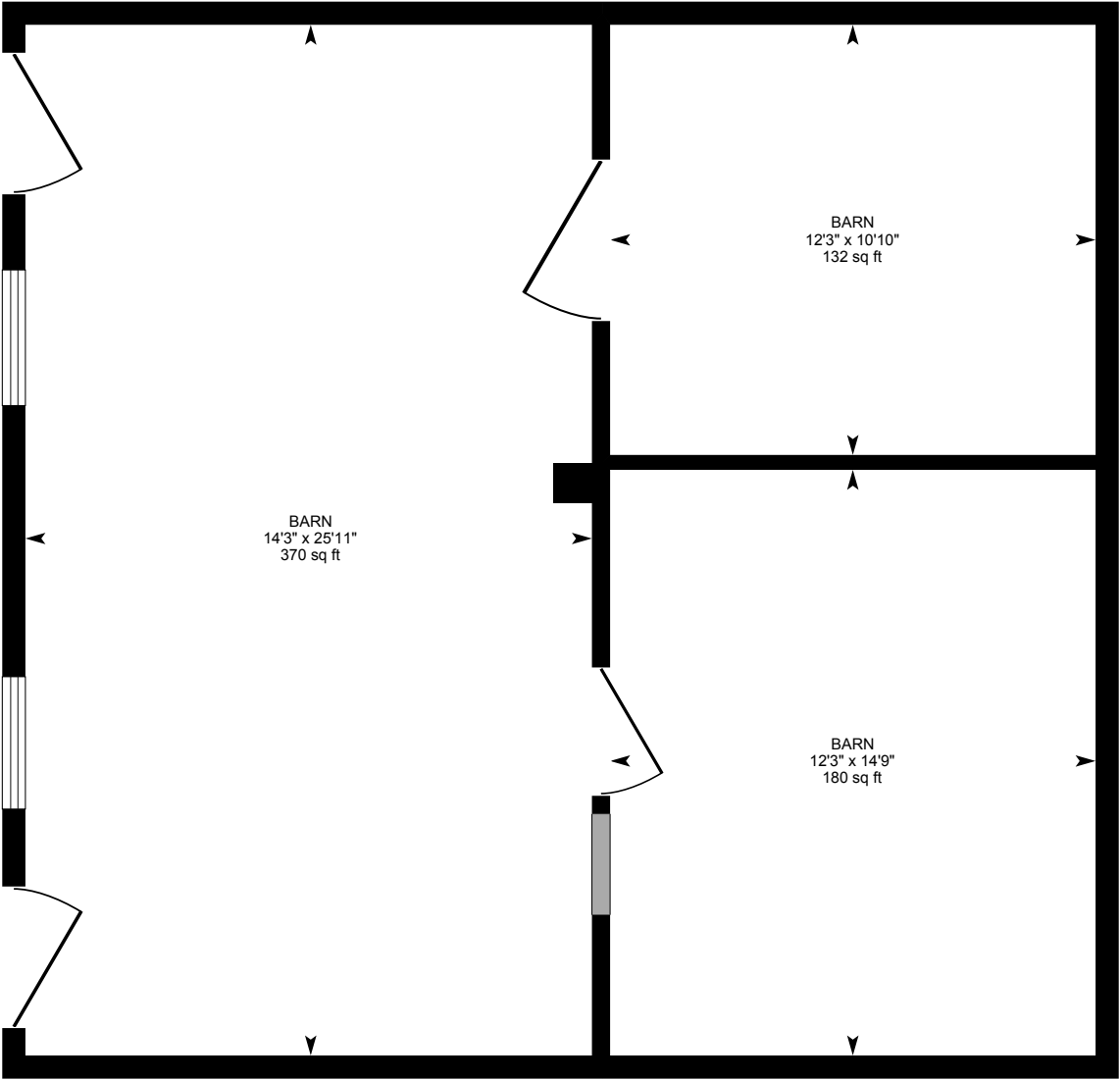
PREPARED: 2025/10/16



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.

16882 Telephone Rd, Quinte West, ON

Barn (horse Stalls) Excluded Area 699.98 sq ft



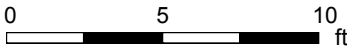
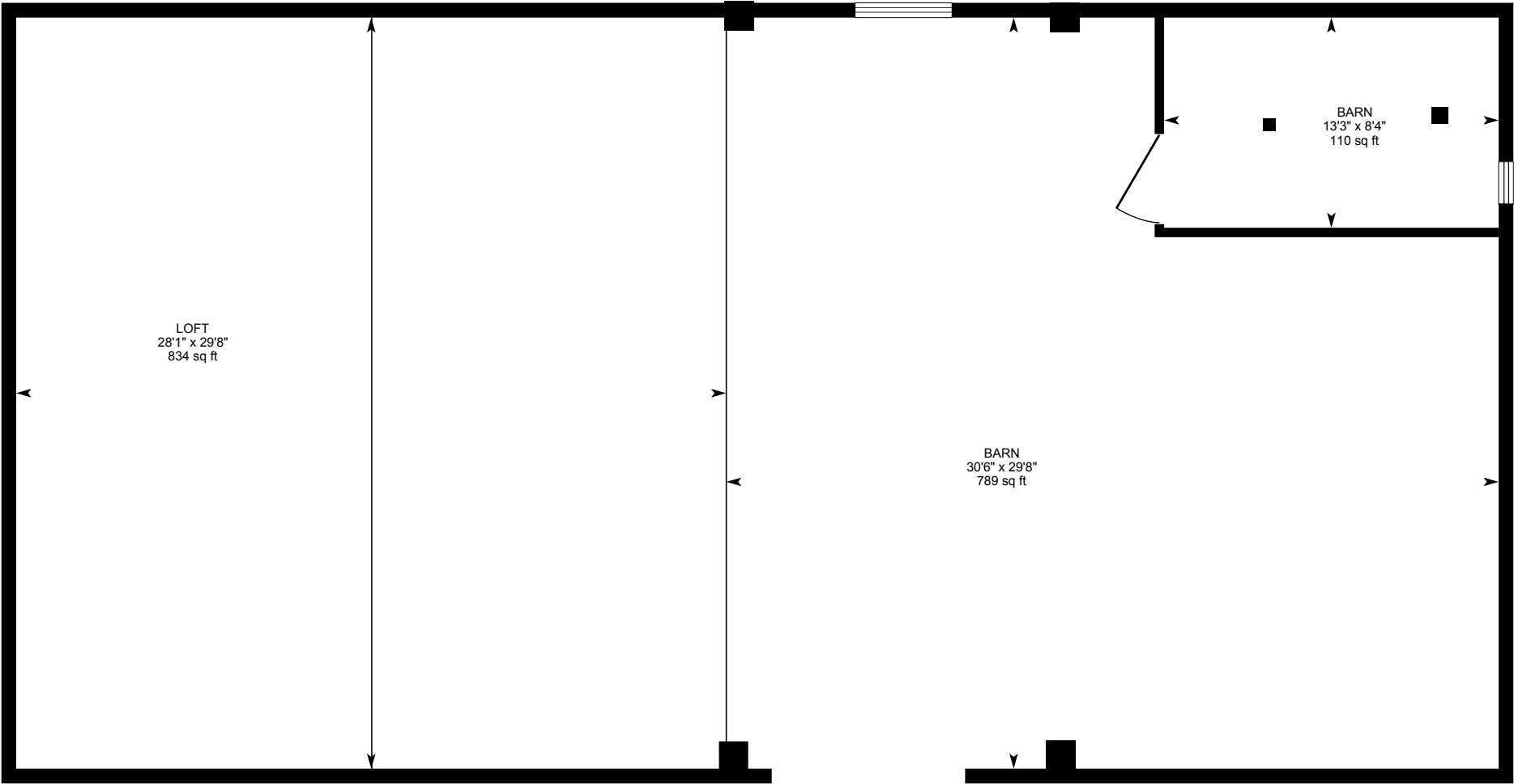
PREPARED: 2025/10/16



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.

16882 Telephone Rd, Quinte West, ON

Barn (loft) Excluded Area 1741.81 sq ft



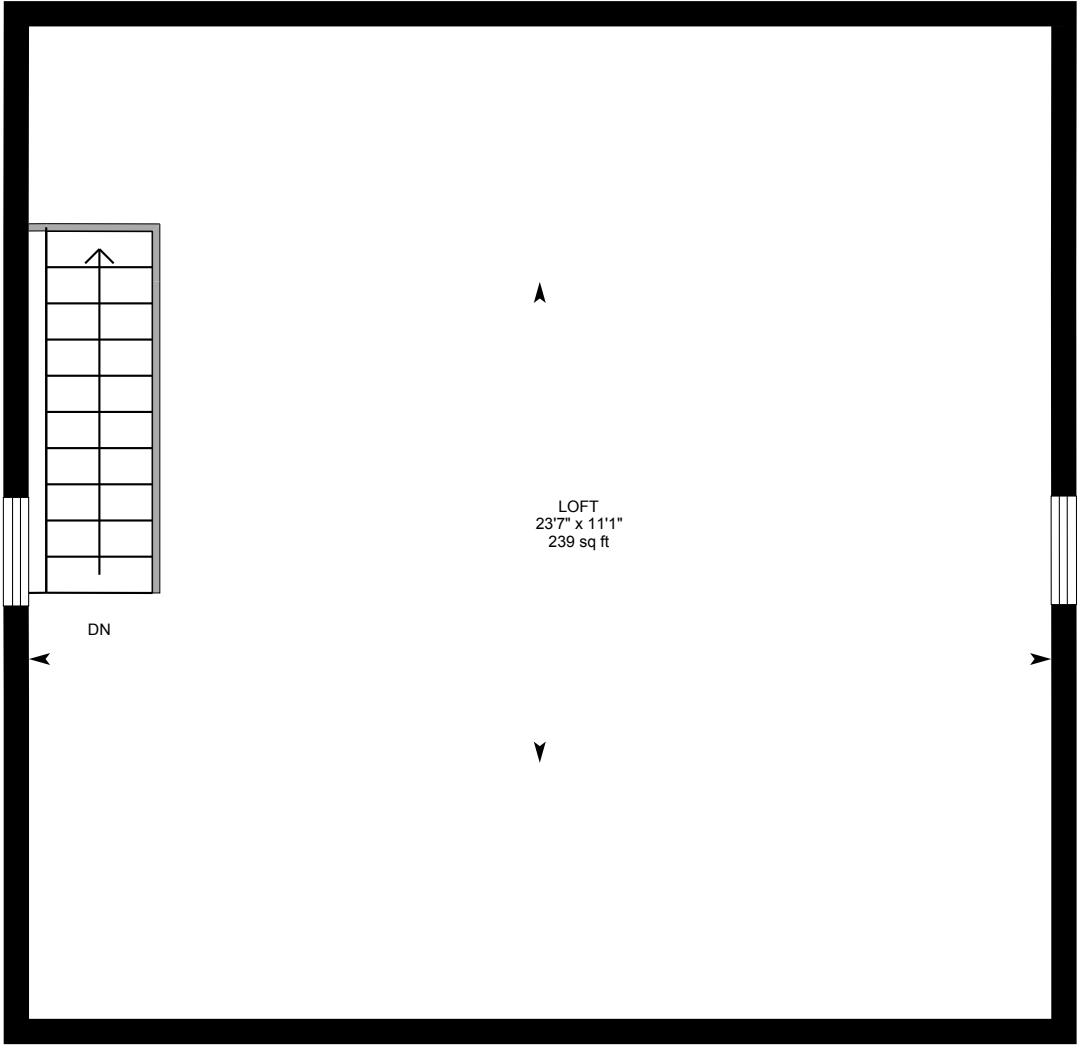
PREPARED: 2025/10/16



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.

16882 Telephone Rd, Quinte West, ON

Detached Garage (loft) Excluded Area 537.36 sq ft



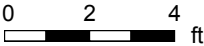
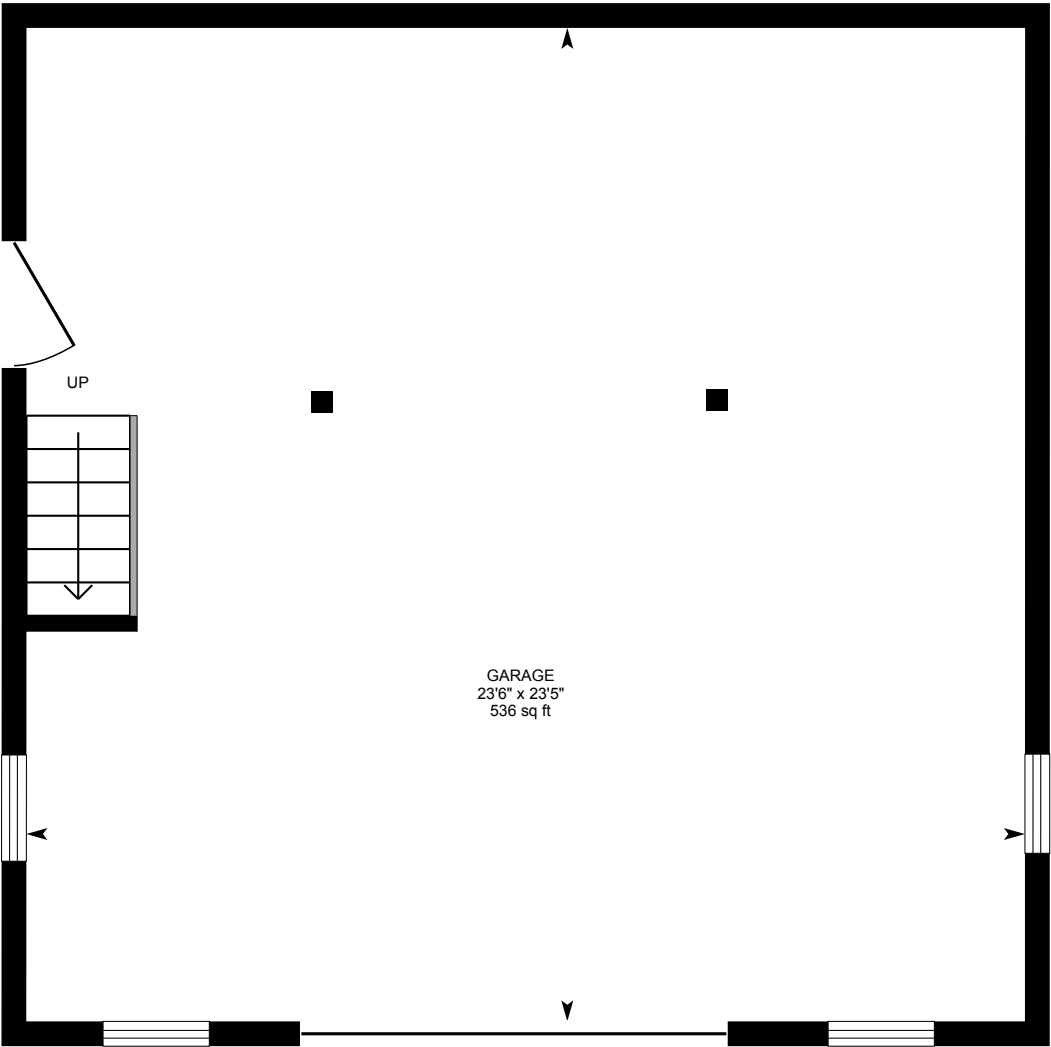
0 2 4 ft

PREPARED: 2025/10/16



16882 Telephone Rd, Quinte West, ON

Detached Garage Excluded Area 549.41 sq ft



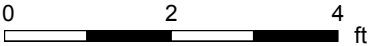
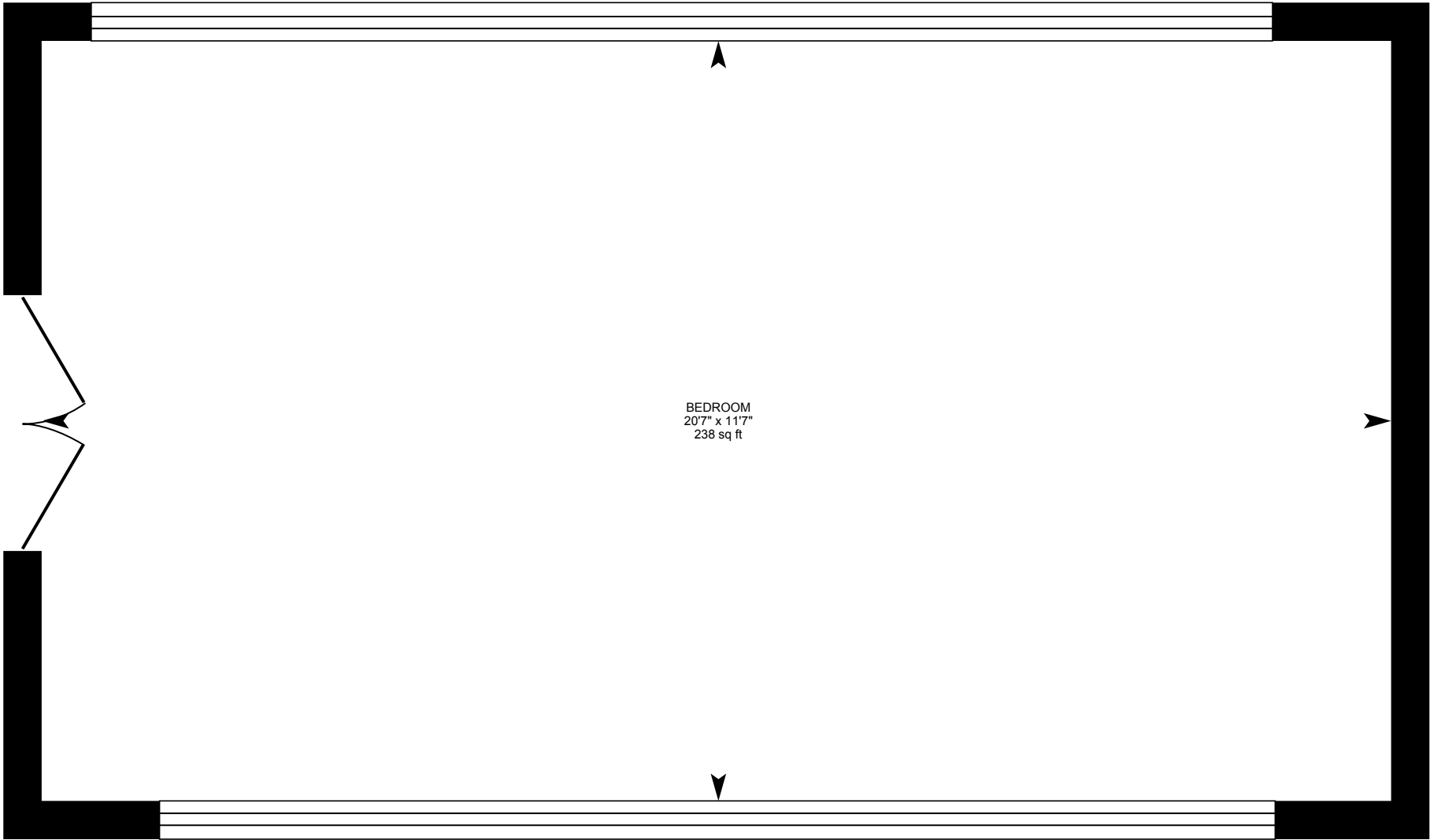
PREPARED: 2025/10/16



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.

16882 Telephone Rd, Quinte West, ON

Porch Bunky Interior Area 238.18 sq ft



PREPARED: 2025/10/16



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.

# 16882 Telephone Rd, Quinte West, 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

##### HOUSE (MAIN FLOOR)

3pc Ensuite: 9'11" x 7'7" | 75 sq ft  
4pc Bath: 11'8" x 8'3" | 84 sq ft  
Dining: 17'2" x 13'9" | 232 sq ft  
Foyer: 6'2" x 8'8" | 53 sq ft  
Kitchen: 13'3" x 9'8" | 128 sq ft  
Living: 18'3" x 14'6" | 263 sq ft  
Primary: 17'2" x 14'11" | 247 sq ft  
Wic: 6'10" x 7'7" | 52 sq ft

##### HOUSE (2ND FLOOR)

2pc Bath: 3'9" x 6'11" | 24 sq ft  
Bedroom: 9'5" x 13'3" | 125 sq ft  
Bedroom: 13'2" x 9'5" | 124 sq ft  
Family: 17'2" x 23'1" | 341 sq ft  
Office: 6'7" x 9'1" | 60 sq ft

#### New Building

##### BARN (WORKSHOP)

Workshop: 26'7" x 27'3" | 499 sq ft  
Workshop: 14'5" x 13'2" | 188 sq ft

#### New Building 1

##### BARN (HORSE STALLS)

Barn: 14'9" x 12'3" | 180 sq ft  
Barn: 10'10" x 12'3" | 132 sq ft  
Barn: 25'11" x 14'3" | 370 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

##### HOUSE (MAIN FLOOR)

Interior Area: 1240.01 sq ft

##### HOUSE (2ND FLOOR)

Interior Area: 776.51 sq ft  
Excluded Area: 26.22 sq ft

#### New Building

##### BARN (WORKSHOP)

Interior Area: 714.17 sq ft

#### New Building 1

##### BARN (HORSE STALLS)

All space is excluded

#### New Building 2

##### BARN (LOFT)

All space is excluded

# 16882 Telephone Rd, Quinte West, ON

## Property Details

### Room Measurements

#### New Building 2

##### BARN (LOFT)

Barn: 8'4" x 13'3" | 110 sq ft

Barn: 29'8" x 30'6" | 789 sq ft

Loft: 29'8" x 28'1" | 834 sq ft

#### New Building 3

##### DETACHED GARAGE (LOFT)

Loft: 23'7" x 11'1" | 239 sq ft

##### DETACHED GARAGE

Garage: 23'6" x 23'5" | 536 sq ft

#### New Building 4

##### PORCH BUNKY

Bedroom: 11'7" x 20'7" | 238 sq ft

### Floor Area Information

#### New Building 3

##### DETACHED GARAGE (LOFT)

Excluded Area: 537.36 sq ft

##### DETACHED GARAGE

All space is excluded

#### New Building 4

##### PORCH BUNKY

Interior Area: 238.18 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 2016.52 sq ft

Excluded Area: 26.22 sq ft

#### Total Above Grade Floor Area, New Building

Interior Area: 714.17 sq ft

#### Total Above Grade Floor Area, New Building 1

Excluded Area: 699.98 sq ft

#### Total Above Grade Floor Area, New Building 2

Excluded Area: 1741.81 sq ft

#### Total Above Grade Floor Area, New Building 3

Excluded Area: 1086.77 sq ft

#### Total Above Grade Floor Area, New Building 4

Interior Area: 238.18 sq ft

# 16882 Telephone Rd, Quinte West, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. 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.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**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.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>