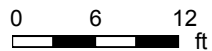
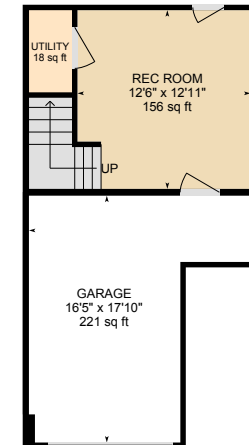
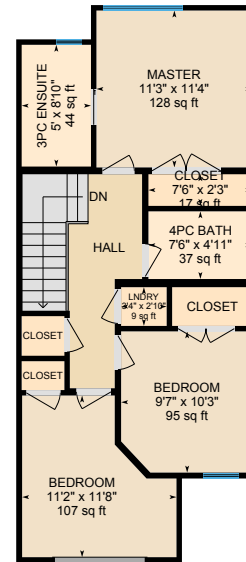
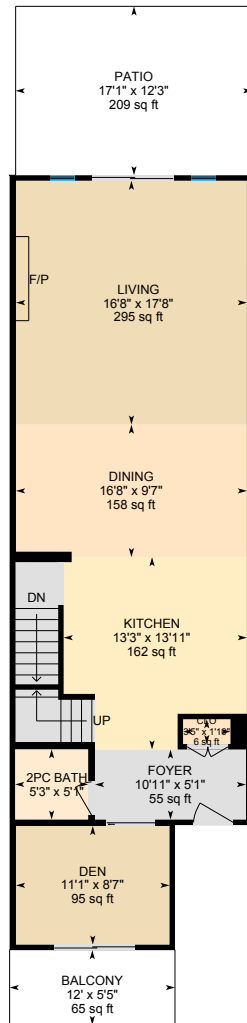


1275 Walnut St, Victoria, BC

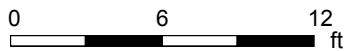
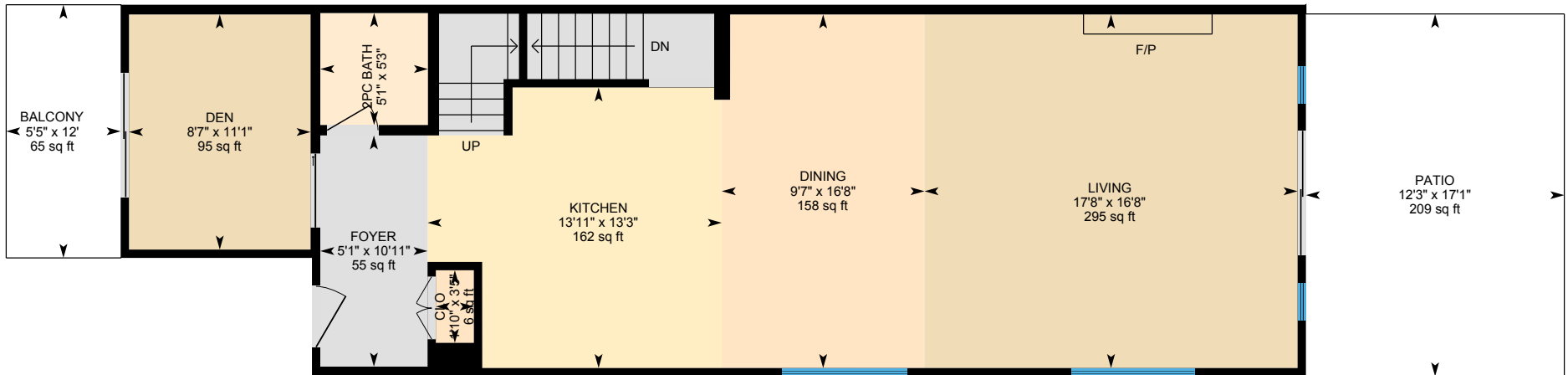
Main Building: Total Exterior Area 1909 sq ft



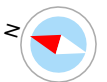
PREPARED: Jun, 2020

1275 Walnut St, Victoria, BC

Main Floor Total Exterior Area 970 sq ft



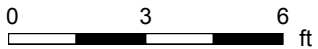
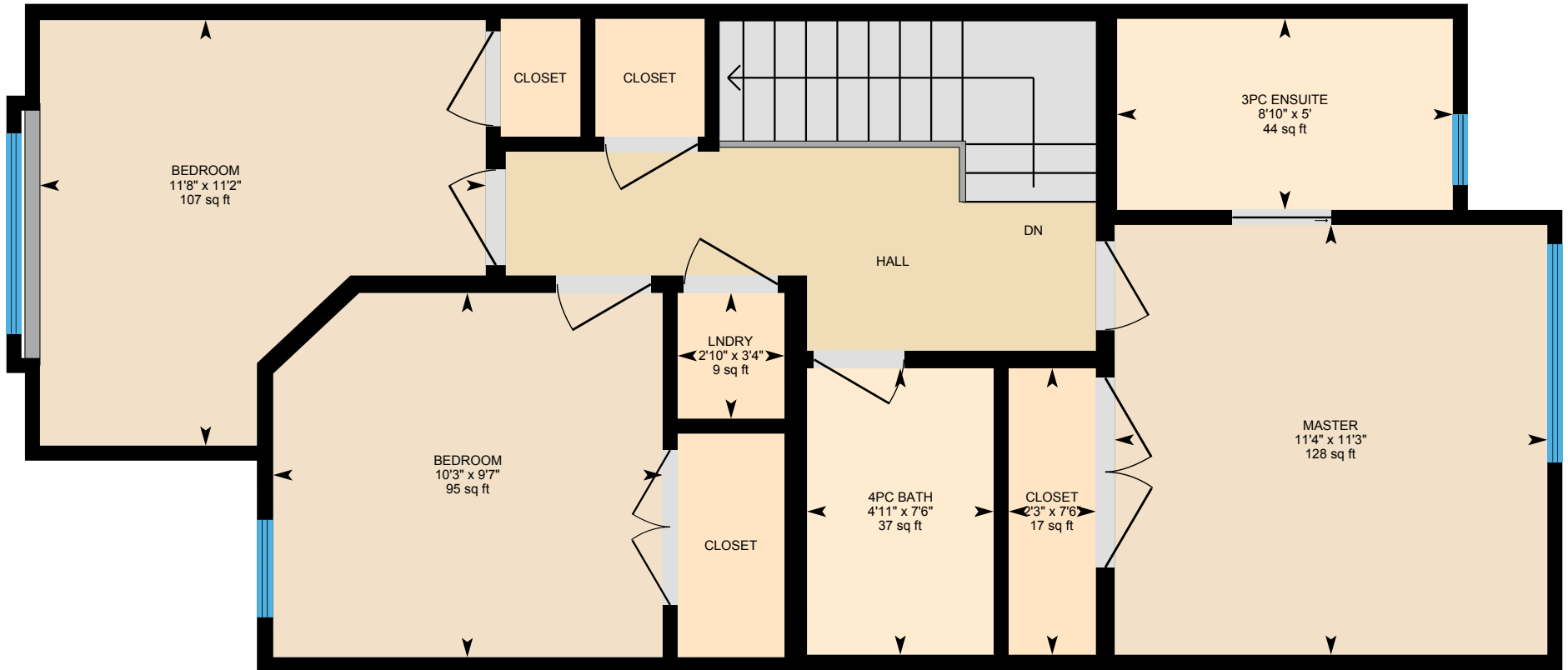
PREPARED: Jun, 2020



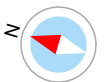
White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

1275 Walnut St, Victoria, BC

Upper Total Exterior Area 692 sq ft



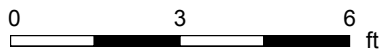
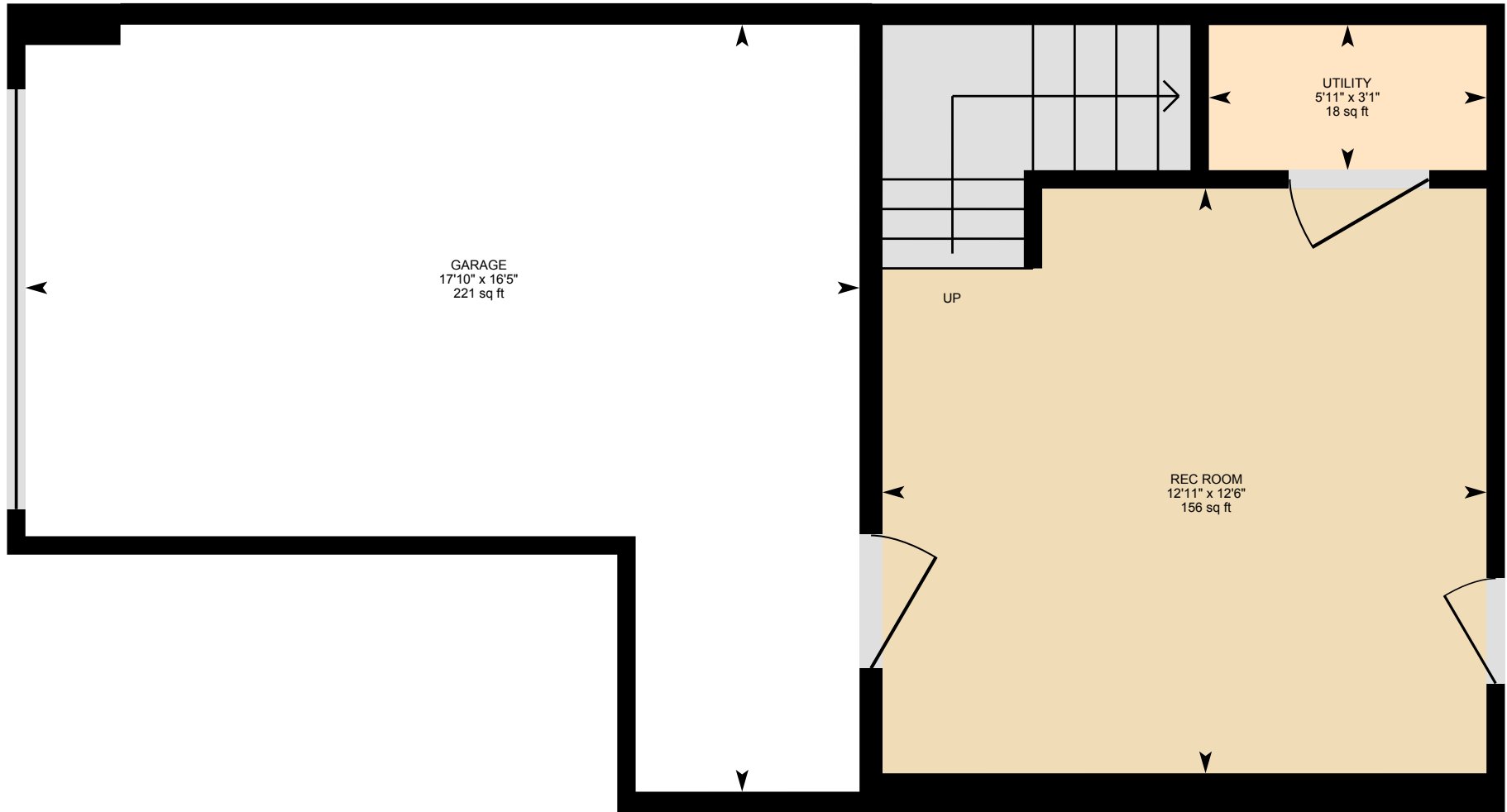
PREPARED: Jun, 2020



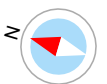
White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

1275 Walnut St, Victoria, BC

Bottom Total Exterior Area 247 sq ft



PREPARED: Jun, 2020



1275 Walnut St, Victoria, 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

MAIN FLOOR

2pc Bath: 5'3" x 5'1" | 27 sq ft
Balcony: 12' x 5'5" | 65 sq ft
Clo: 3'5" x 1'10" | 6 sq ft
Den: 11'1" x 8'7" | 95 sq ft
Dining: 16'8" x 9'7" | 158 sq ft
Foyer: 10'11" x 5'1" | 55 sq ft
Kitchen: 13'3" x 13'11" | 162 sq ft
Living: 16'8" x 17'8" | 295 sq ft
Patio: 17'1" x 12'3" | 209 sq ft

UPPER

3pc Ensuite: 5' x 8'10" | 44 sq ft
4pc Bath: 7'6" x 4'11" | 37 sq ft
Bedroom: 9'7" x 10'3" | 95 sq ft
Bedroom: 11'2" x 11'8" | 107 sq ft
Closet: 7'6" x 2'3" | 17 sq ft
Lndry: 3'4" x 2'10" | 9 sq ft
Master: 11'3" x 11'4" | 128 sq ft

BOTTOM

Garage: 16'5" x 17'10" | 221 sq ft
Rec Room: 12'6" x 12'11" | 156 sq ft
Utility: 3'1" x 5'11" | 18 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

MAIN FLOOR

Interior Area: 873 sq ft
Perimeter Wall Length: 146 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 970 sq ft
Finished Area: 970 sq ft
Unfinished Area: N/A

UPPER

Interior Area: 615 sq ft
Perimeter Wall Length: 115 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 692 sq ft
Finished Area: 692 sq ft
Unfinished Area: N/A

BOTTOM

Interior Area: 207 sq ft
Excluded Area: 221 sq ft
Perimeter Wall Length: 61 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 247 sq ft
Finished Area: 229 sq ft
Unfinished Area: 18 sq ft

Total Floor Area

1275 Walnut St, Victoria, BC

Property Details

Room Measurements

Floor Area Information

Main Building Exterior: 1909 sq ft

Main Building Finished Area: 1890 sq ft

Main Building Unfinished Area: 18 sq ft

Customer Name: April Spackman

Customer Company: The Neal Estate Team

Prepared: Jun 3, 2020

Please note, we recommend using the 'Main Building Exterior' number in bold at the bottom of the report as the Total Finished Area of the property. The Finished Area in the iGUIDE Report only reflects the interior finished space.

At your request, we can display only interior finished areas, or both.

Photography & Floor Plans by CMC Photo.