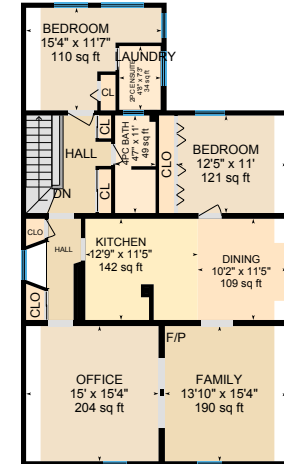
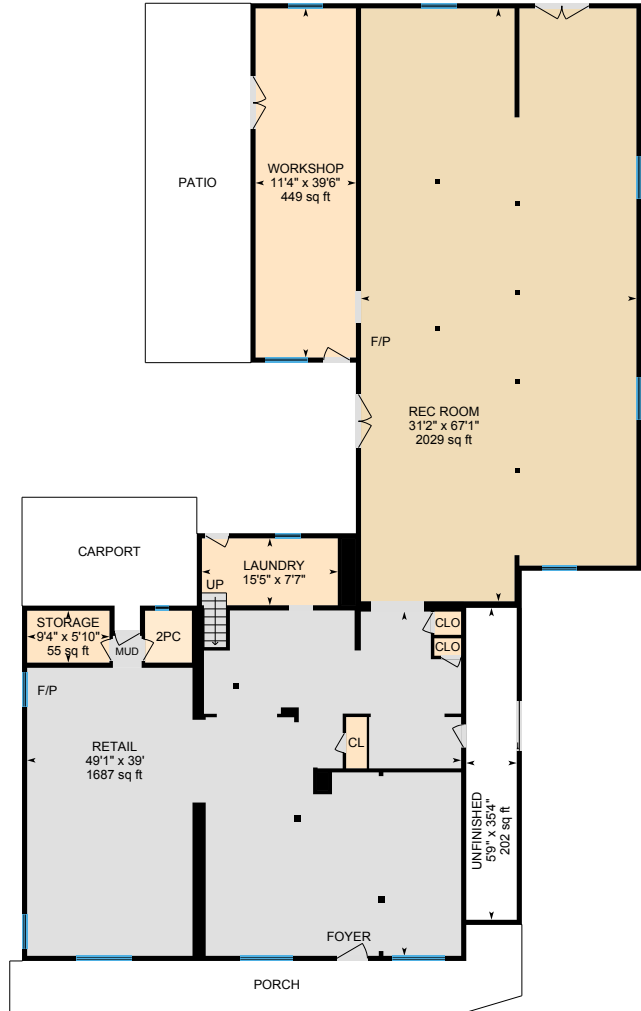


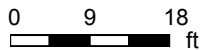
# 860 Hilliers Rd, Qualicum Beach, BC

Main Building: Total Exterior Area 6163 sq ft



**Main Floor**  
Exterior Area 4824 sq ft

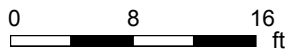
**2nd Floor**  
Exterior Area 1339 sq ft



PREPARED: Mar, 2020

# 860 Hilliers Rd, Qualicum Beach, BC

Main Floor Total Exterior Area 4824 sq ft



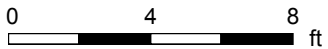
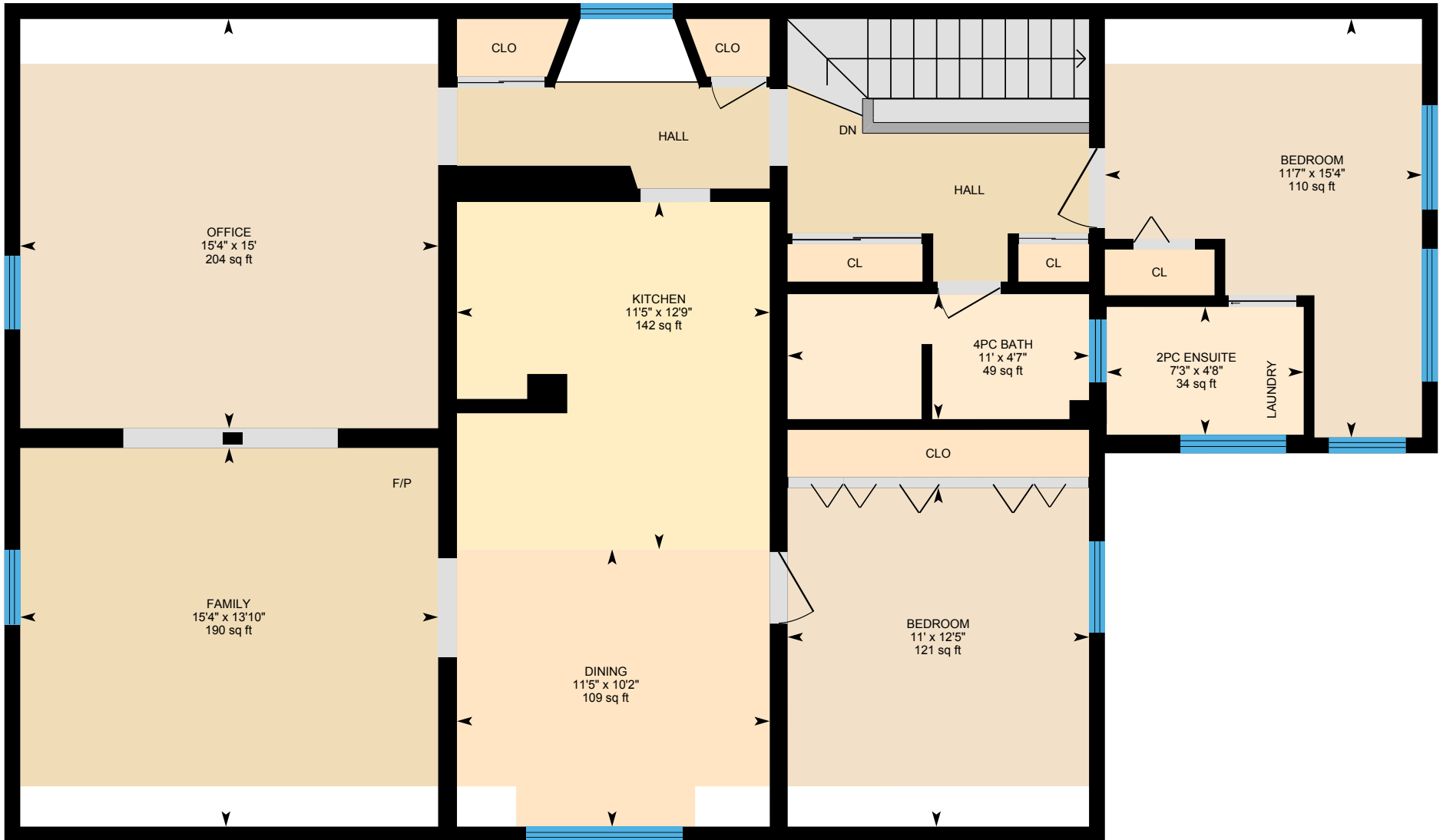
PREPARED: Mar, 2020



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/>.

# 860 Hilliers Rd, Qualicum Beach, BC

2nd Floor Total Exterior Area 1339 sq ft



PREPARED: Mar, 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/>.

# 860 Hilliers Rd, Qualicum Beach, 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: 5'4" x 5'10" | 31 sq ft  
Laundry: 15'5" x 7'7"  
Rec Room: 31'2" x 67'1" | 2029 sq ft  
Retail: 49'1" x 39' | 1687 sq ft  
Storage: 9'4" x 5'10" | 55 sq ft  
Unfinished: 5'9" x 35'4" | 202 sq ft  
Workshop: 11'4" x 39'6" | 449 sq ft

#### 2ND FLOOR

2pc Ensuite: 4'8" x 7'3" | 34 sq ft  
4pc Bath: 4'7" x 11' | 49 sq ft  
Bedroom: 12'5" x 11' | 121 sq ft  
Bedroom: 15'4" x 11'7" | 110 sq ft  
Dining: 10'2" x 11'5" | 109 sq ft  
Family: 13'10" x 15'4" | 190 sq ft  
Kitchen: 12'9" x 11'5" | 142 sq ft  
Office: 15' x 15'4" | 204 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: 4601 sq ft  
Excluded Area: 202 sq ft  
Perimeter Wall Length: 384 ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 4824 sq ft  
Finished Area: 4622 sq ft  
Unfinished Area: 202 sq ft

#### 2ND FLOOR

Interior Area: 1244 sq ft  
Perimeter Wall Length: 164 ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 1339 sq ft  
Finished Area: 1339 sq ft  
Unfinished Area: N/A

### Total Floor Area

**Main Building Exterior: 6163 sq ft**  
Main Building Finished Area: 5961 sq ft  
Main Building Unfinished Area: 202 sq ft

# 860 Hilliers Rd, Qualicum Beach, BC

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## Property Details

Customer Name: The Neal Estate Team

Customer Company: RE/MAX Alliance

Prepared: Mar 12, 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.