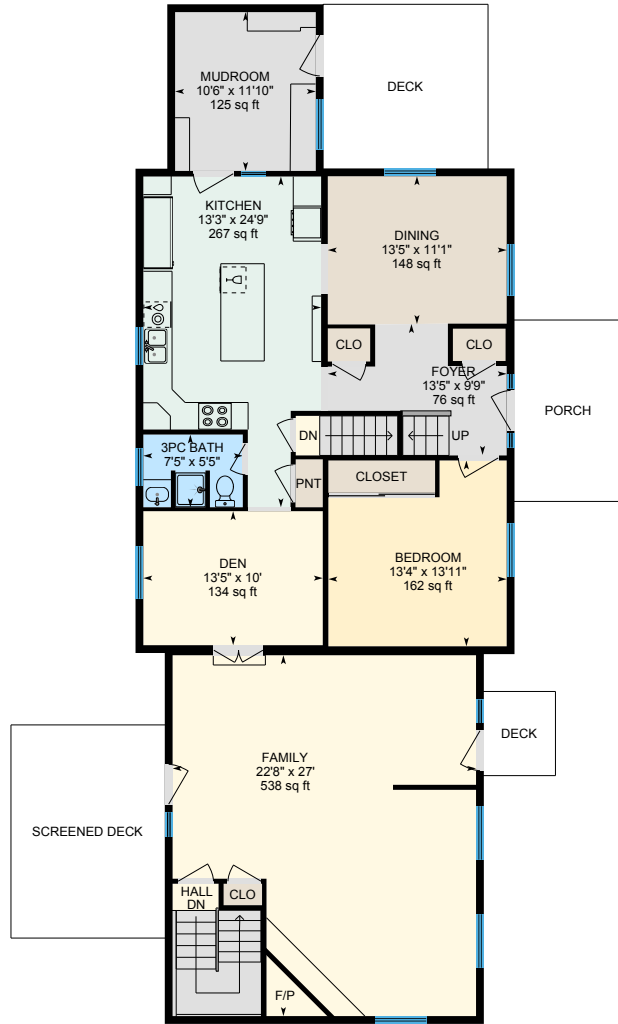
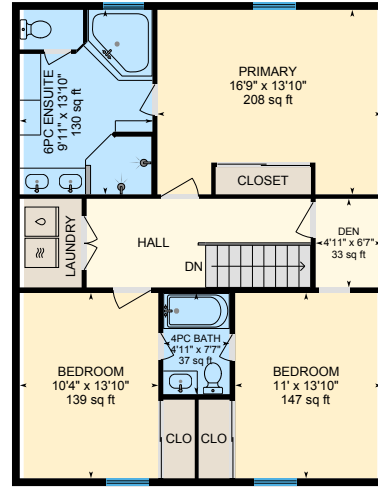


# 2489 Quabbin Rd, Odessa, ON

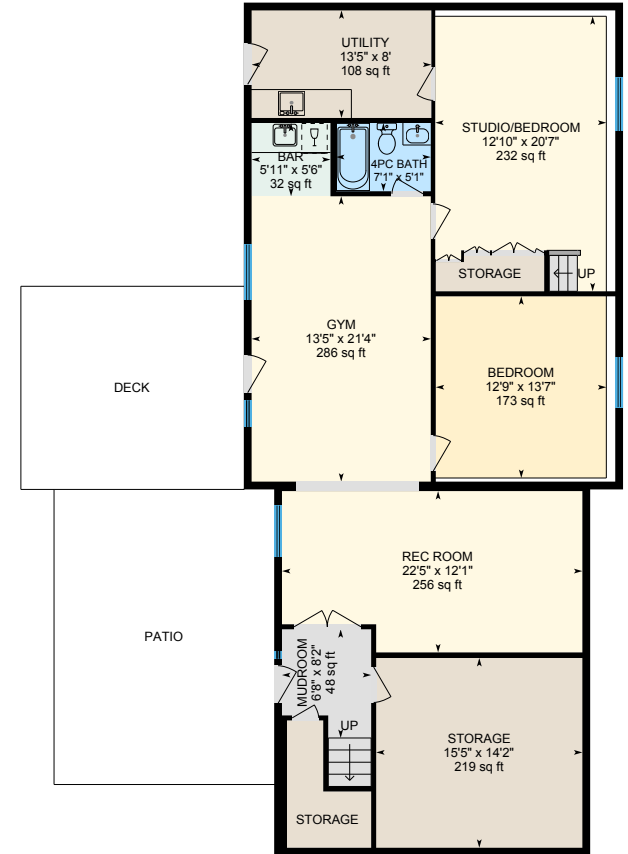
Main Building: Total Exterior Area Above Grade 4484.25 sq ft



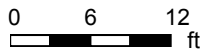
**Main Floor**  
Exterior Area 1833.09 sq ft



**2nd Floor**  
Exterior Area 1003.20 sq ft



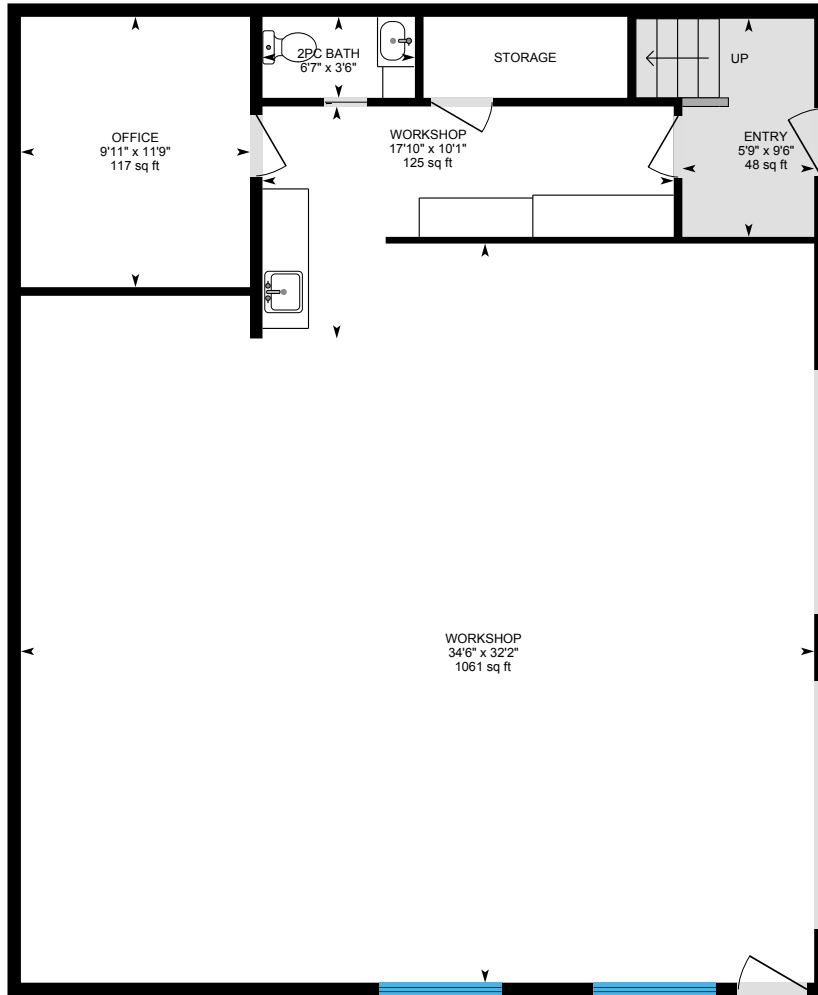
**Lower Level**  
Exterior Area 1647.96 sq ft



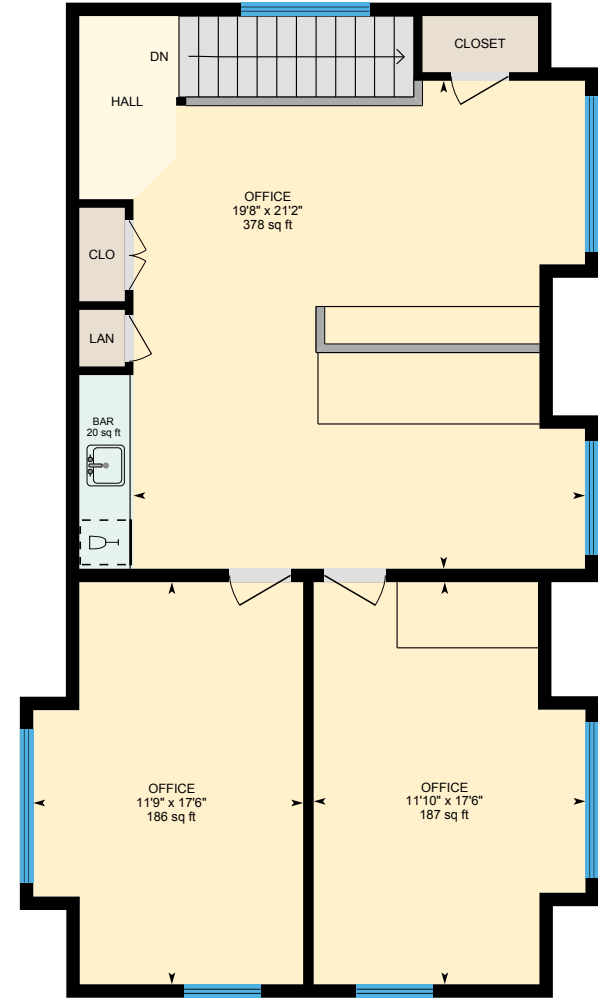
PREPARED: 2024/03/24

# 2489 Quabbin Rd, Odessa, ON

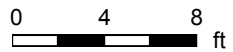
Work Shop: Total Exterior Area Above Grade 1073.86 sq ft



Main Floor



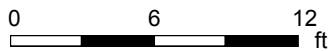
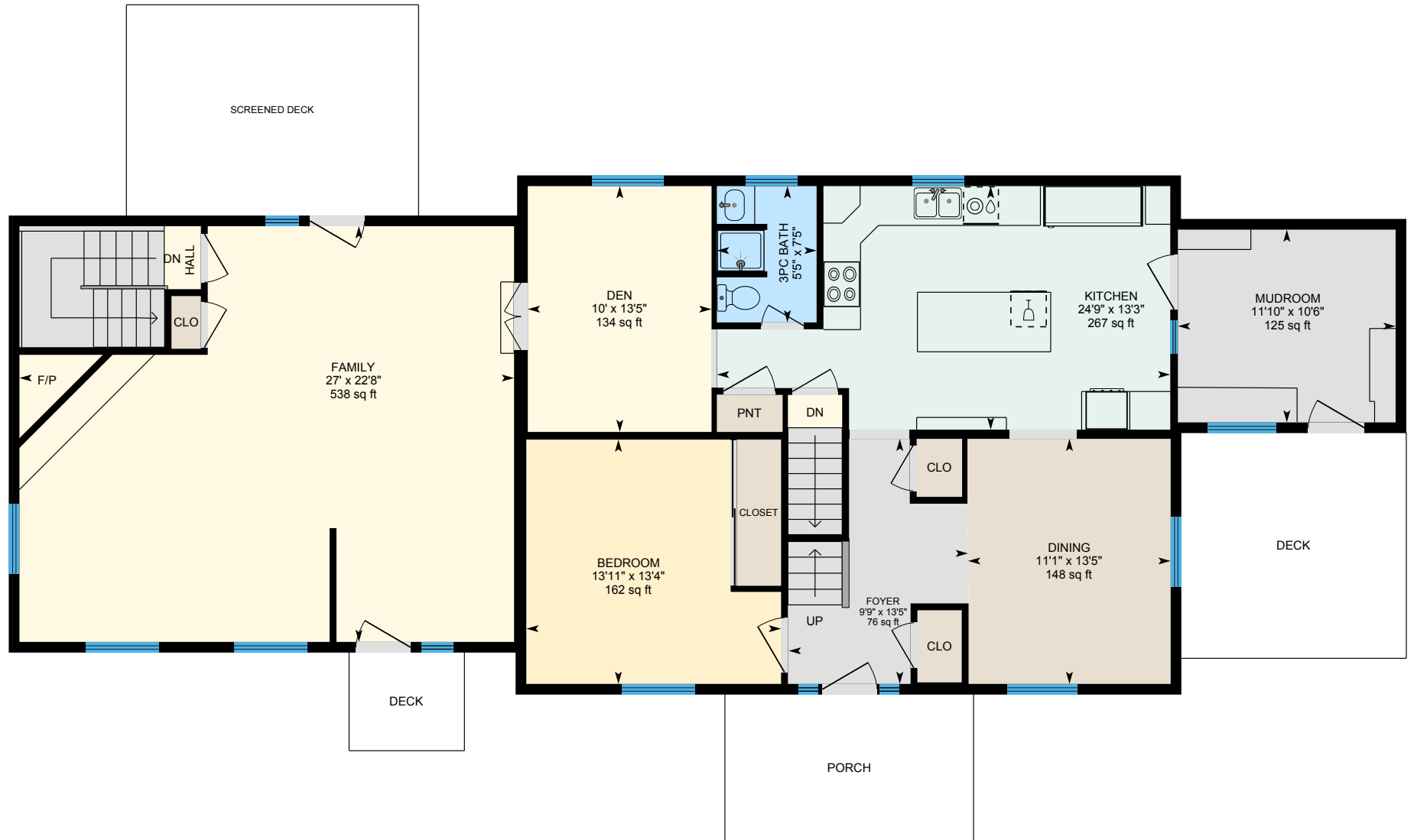
2nd Floor



PREPARED: 2024/03/24

# 2489 Quabbin Rd, Odessa, ON

Main Floor Exterior Area 1833.09 sq ft  
Interior Area 1710.96 sq ft

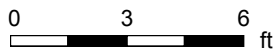


PREPARED: 2024/03/24

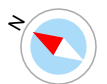


# 2489 Quabbin Rd, Odessa, ON

2nd Floor Exterior Area 1003.20 sq ft  
Interior Area 928.48 sq ft  
Excluded Area 20.01 sq ft

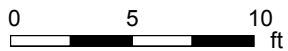


PREPARED: 2024/03/24

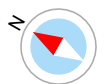


# 2489 Quabbin Rd, Odessa, ON

Lower Level Exterior Area 1647.96 sq ft  
Interior Area 1528.33 sq ft



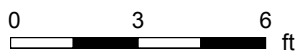
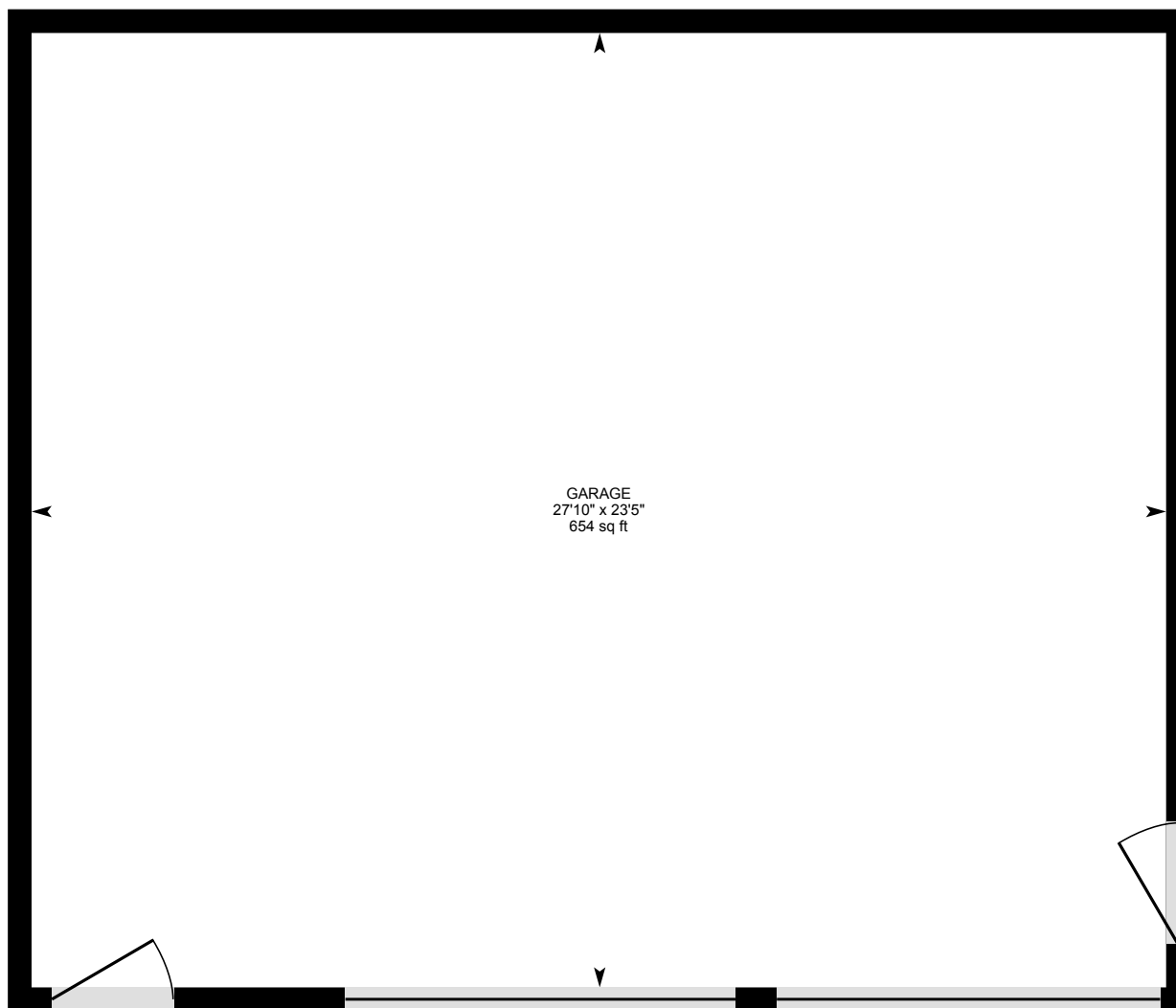
PREPARED: 2024/03/24



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.

# 2489 Quabbin Rd, Odessa, ON

Detached Garage Excluded Area 653.90 sq ft

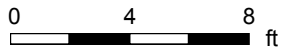
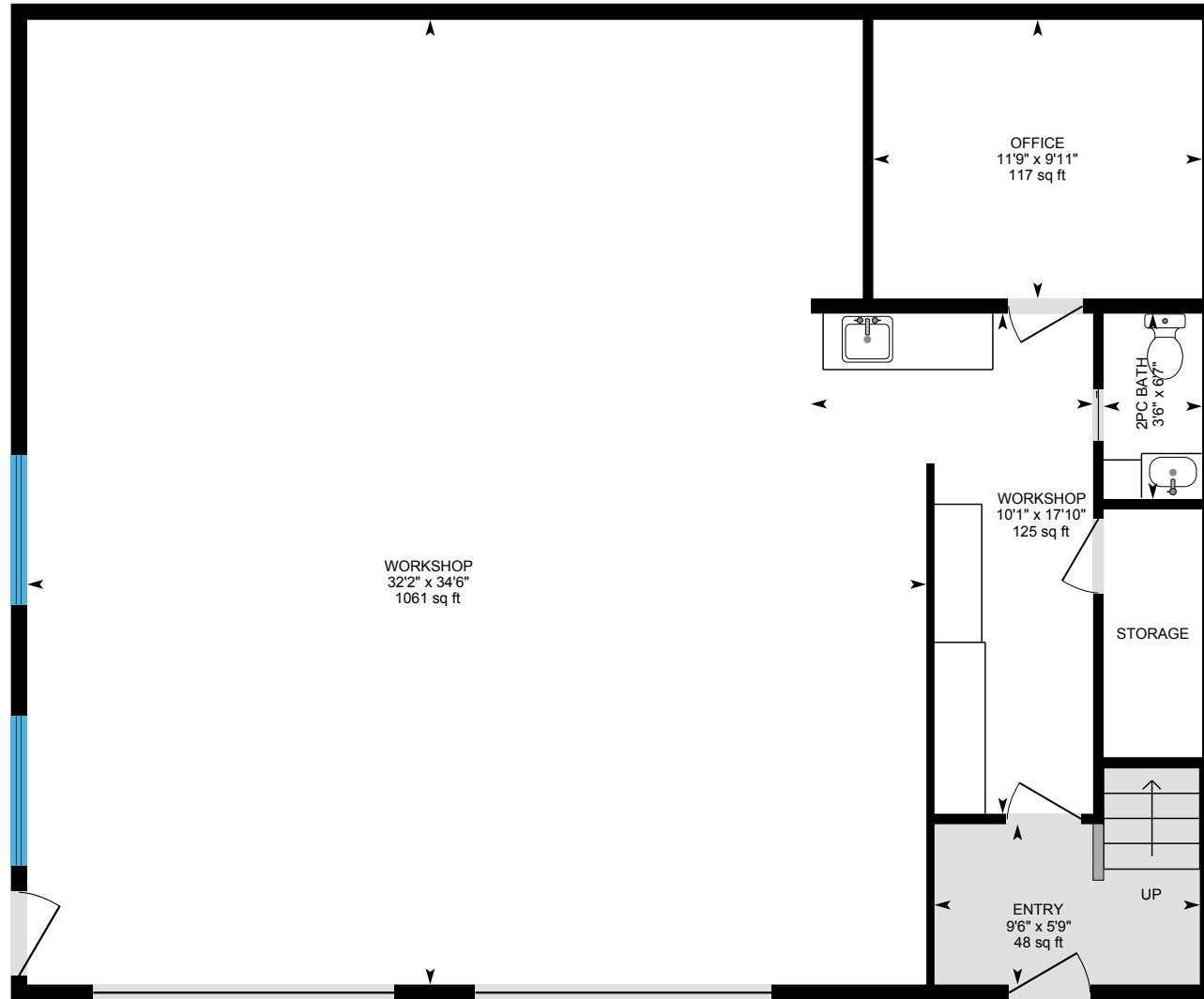


PREPARED: 2024/03/24



# 2489 Quabbin Rd, Odessa, ON

**Main Floor** Exterior Area 88.55 sq ft  
Interior Area 62.59 sq ft  
Excluded Area 1450.27 sq ft

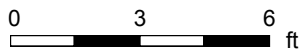
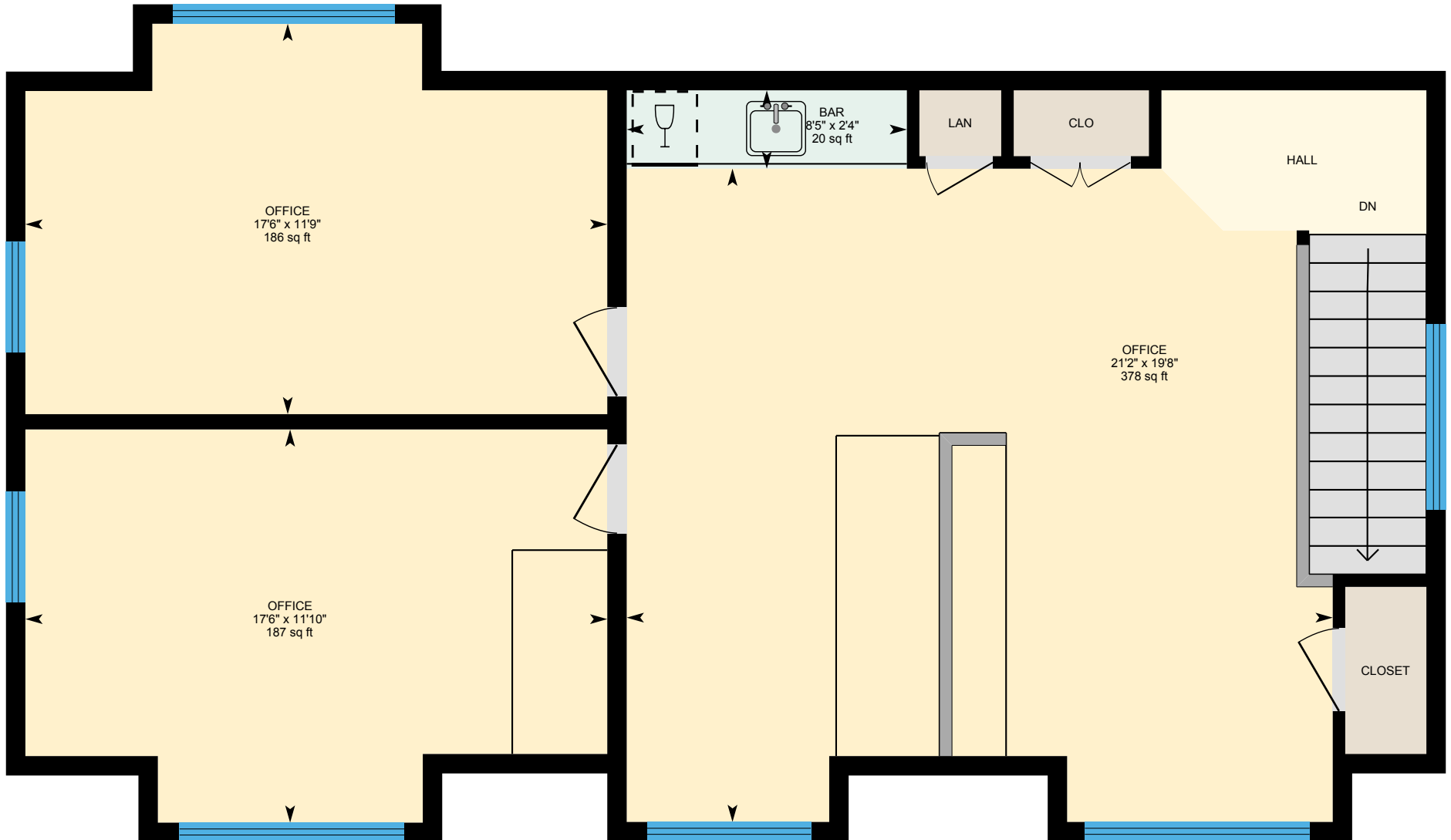


PREPARED: 2024/03/24



# 2489 Quabbin Rd, Odessa, ON

2nd Floor Exterior Area 985.31 sq ft  
Interior Area 901.13 sq ft



PREPARED: 2024/03/24





# 2489 Quabbin Rd, Odessa, 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

##### MAIN FLOOR

3pc Bath: 7'5" x 5'5"

Bedroom: 13'4" x 13'11" | 162 sq ft

Den: 13'5" x 10' | 134 sq ft

Dining: 13'5" x 11'1" | 148 sq ft

Family: 22'8" x 27' | 538 sq ft

Foyer: 13'5" x 9'9" | 76 sq ft

Kitchen: 13'3" x 24'9" | 267 sq ft

Mudroom: 10'6" x 11'10" | 125 sq ft

##### 2ND FLOOR

4pc Bath: 4'11" x 7'7" | 37 sq ft

6pc Ensuite: 9'11" x 13'10" | 130 sq ft

Bedroom: 11' x 13'10" | 147 sq ft

Bedroom: 10'4" x 13'10" | 139 sq ft

Den: 4'11" x 6'7" | 33 sq ft

Primary: 16'9" x 13'10" | 208 sq ft

##### LOWER LEVEL

4pc Bath: 7'1" x 5'1"

Bar: 5'11" x 5'6" | 32 sq ft

Bedroom: 12'9" x 13'7" | 173 sq ft

Gym: 13'5" x 21'4" | 286 sq ft

Mudroom: 6'8" x 8'2" | 48 sq ft

Rec Room: 22'5" x 12'1" | 256 sq ft

Storage: 15'5" x 14'2" | 219 sq ft

Studio/bedroom: 12'10" x 20'7" | 232 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

##### MAIN FLOOR

Interior Area: 1710.96 sq ft

Perimeter Wall Thickness: 7.1 in

Exterior Area: 1833.09 sq ft

##### 2ND FLOOR

Interior Area: 928.48 sq ft

Excluded Area: 20.01 sq ft

Perimeter Wall Thickness: 7.1 in

Exterior Area: 1003.20 sq ft

##### LOWER LEVEL

Interior Area: 1528.33 sq ft

Perimeter Wall Thickness: 7.1 in

Exterior Area: 1647.96 sq ft

#### Garage

##### DETACHED GARAGE

All space is excluded

# 2489 Quabbin Rd, Odessa, ON

## Property Details

### Room Measurements

Utility: 13'5" x 8' | 108 sq ft

#### Garage

DETACHED GARAGE

Garage: 23'5" x 27'10" | 654 sq ft

#### Work Shop

MAIN FLOOR

2pc Bath: 6'7" x 3'6"

Entry: 5'9" x 9'6" | 48 sq ft

Office: 9'11" x 11'9" | 117 sq ft

Workshop: 34'6" x 32'2" | 1061 sq ft

Workshop: 17'10" x 10'1" | 125 sq ft

2ND FLOOR

Bar: 2'4" x 8'5" | 20 sq ft

Office: 19'8" x 21'2" | 378 sq ft

Office: 11'10" x 17'6" | 187 sq ft

Office: 11'9" x 17'6" | 186 sq ft

### Floor Area Information

#### Work Shop

MAIN FLOOR

Interior Area: 62.59 sq ft

Excluded Area: 1450.27 sq ft

Perimeter Wall Thickness: 7.1 in

Exterior Area: 88.55 sq ft

2ND FLOOR

Interior Area: 901.13 sq ft

Perimeter Wall Thickness: 7.1 in

Exterior Area: 985.31 sq ft

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

Interior Area: 4167.76 sq ft

Excluded Area: 20.01 sq ft

Exterior Area: 4484.25 sq ft

#### Total Above Grade Floor Area, Garage

Excluded Area: 653.90 sq ft

#### Total Above Grade Floor Area, Work Shop

Interior Area: 963.72 sq ft

Excluded Area: 1450.27 sq ft

Exterior Area: 1073.86 sq ft

# 2489 Quabbin Rd, Odessa, 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>