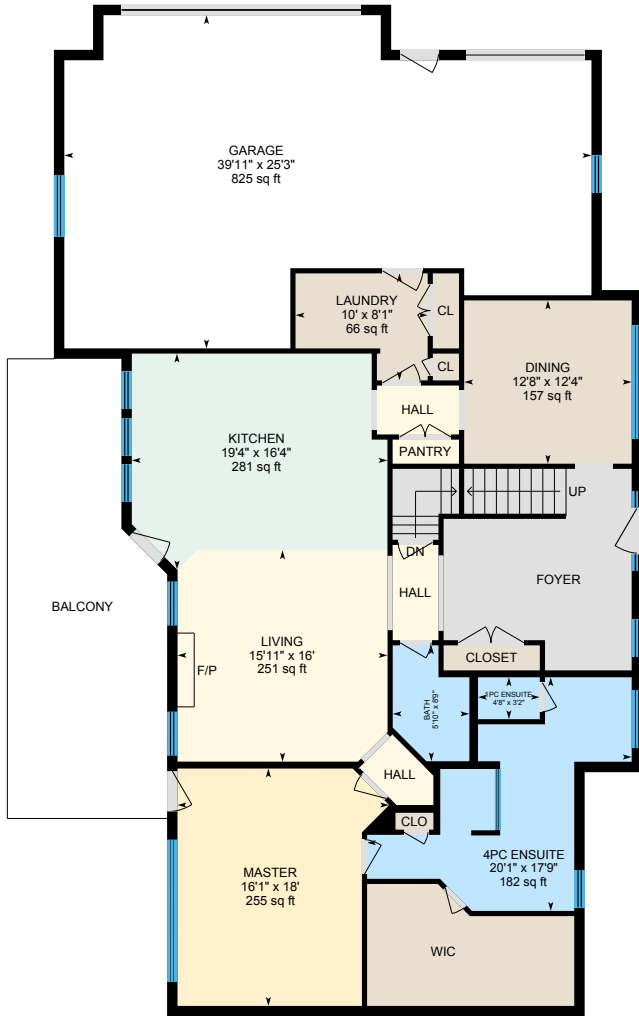
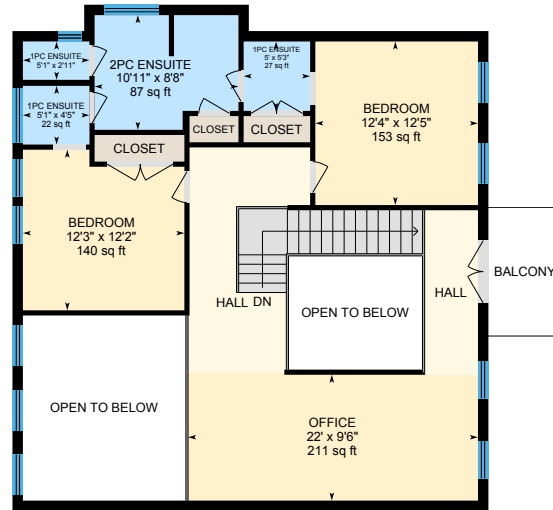


# 2575 Harvard Rd, Kelowna, BC

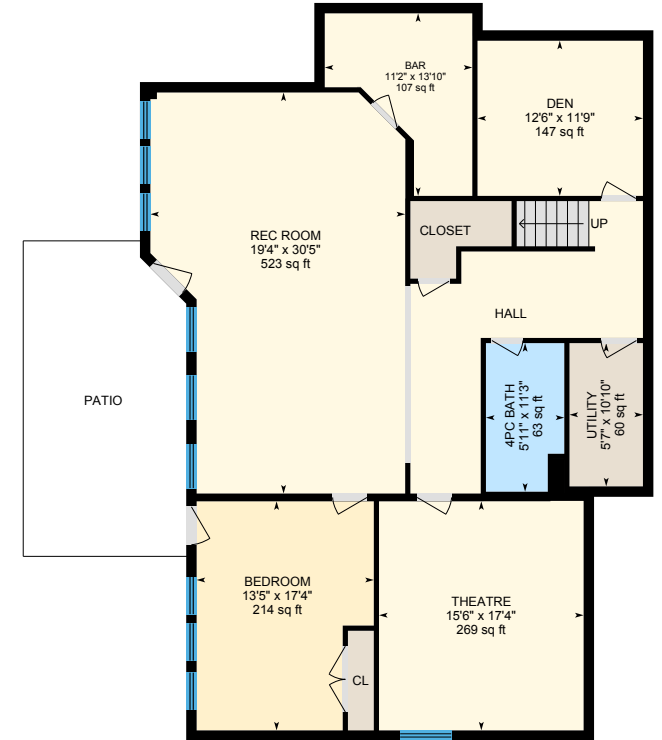
Main Building: Total Exterior Area Above Grade 3018 sq ft



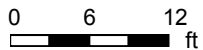
**Main Floor**  
Exterior Area 1949 sq ft



**1st Floor**  
Exterior Area 1069 sq ft

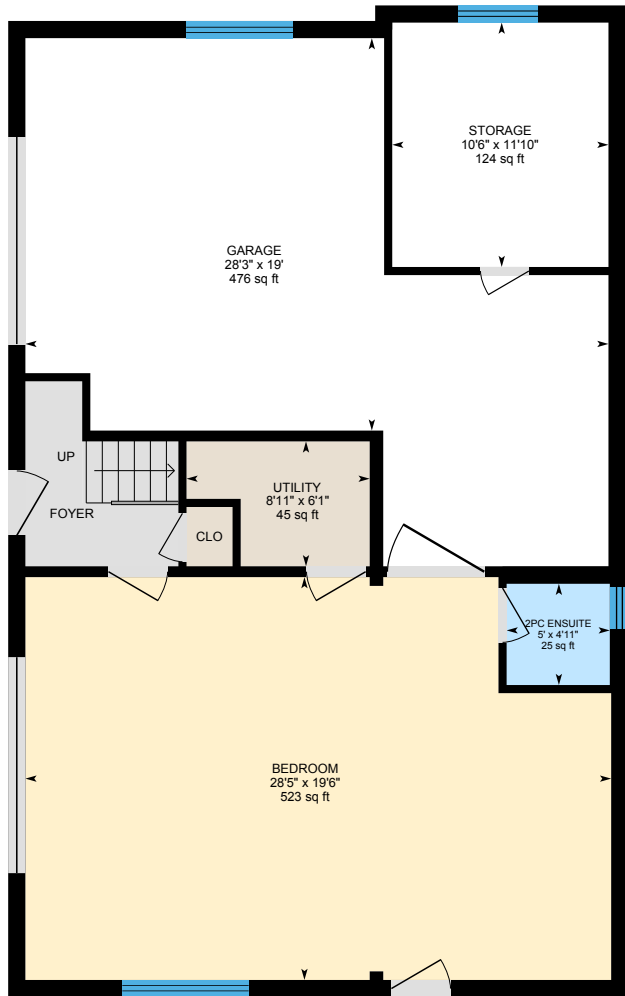


**Basement (Below Grade)**  
Exterior Area 1865 sq ft



# 2575 Harvard Rd, Kelowna, BC

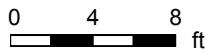
Carriage House: Total Exterior Area Above Grade 1933 sq ft



Main Floor



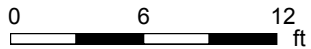
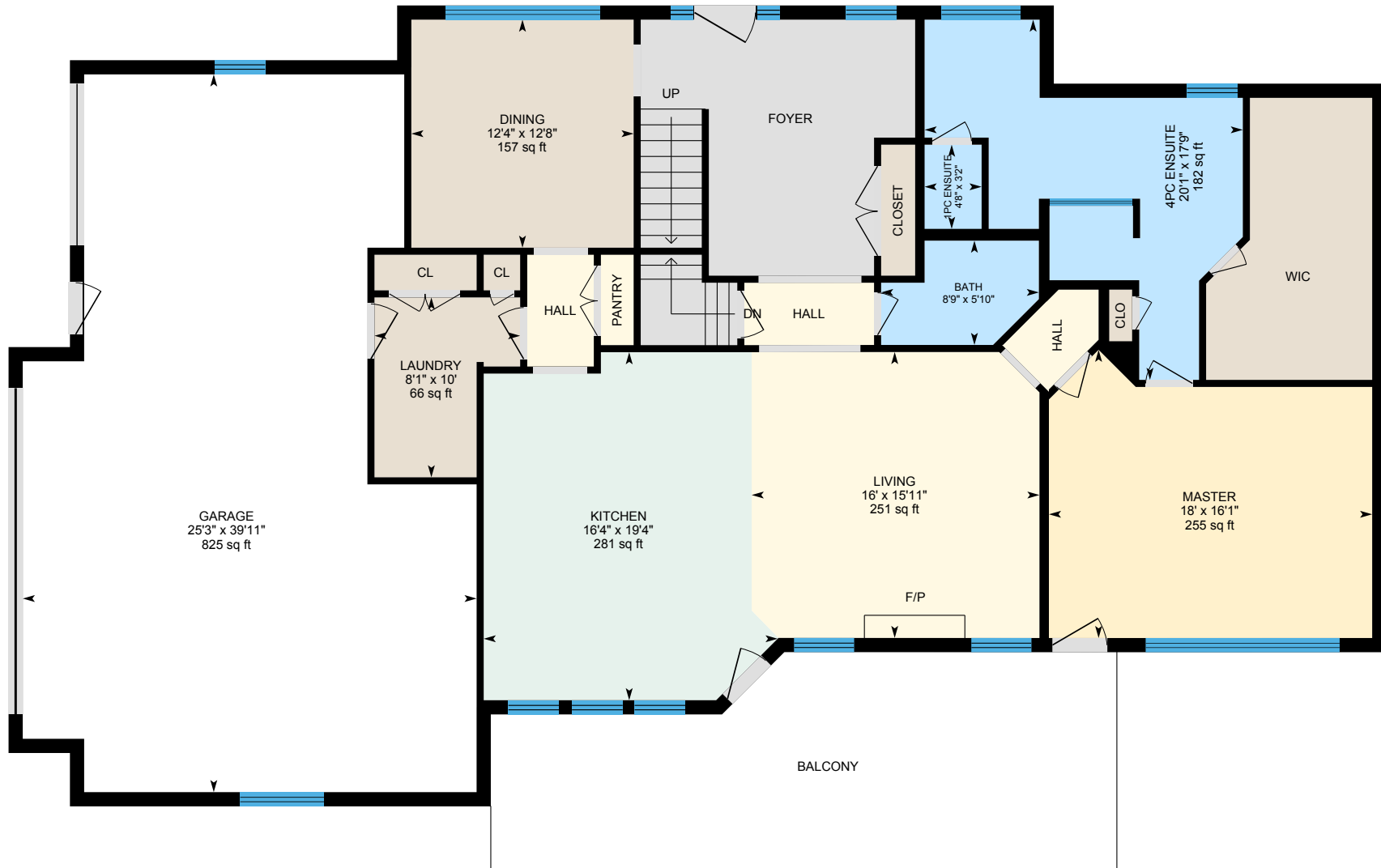
1st Floor



PREPARED: Apr, 2019

# 2575 Harvard Rd, Kelowna, BC

Main Floor Total Exterior Area 1949 sq ft  
Total Interior Area 1800 sq ft



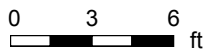
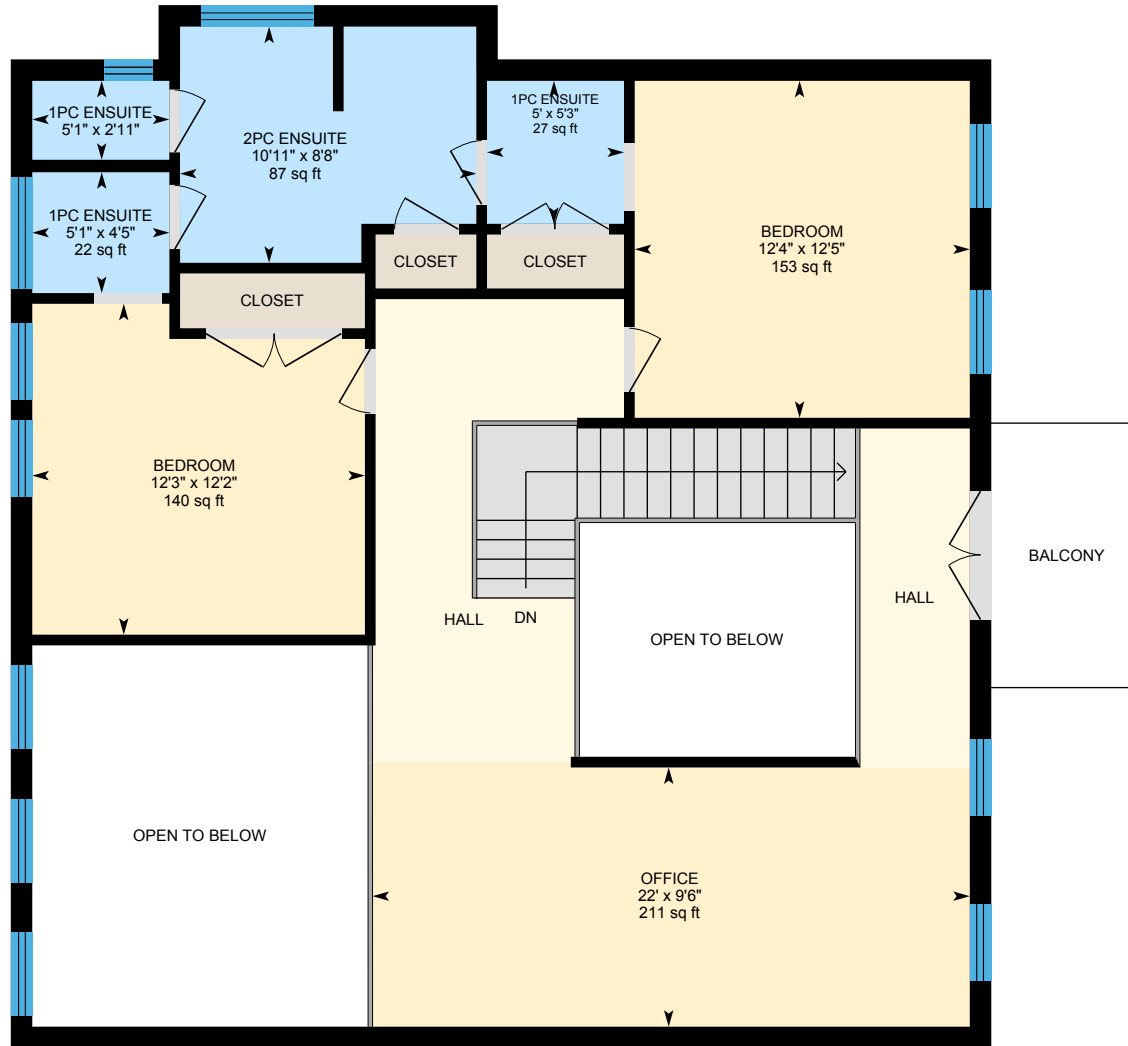
PREPARED: Apr, 2019



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/>.

# 2575 Harvard Rd, Kelowna, BC

1st Floor Total Exterior Area 1069 sq ft  
Total Interior Area 954 sq ft



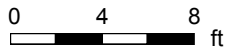
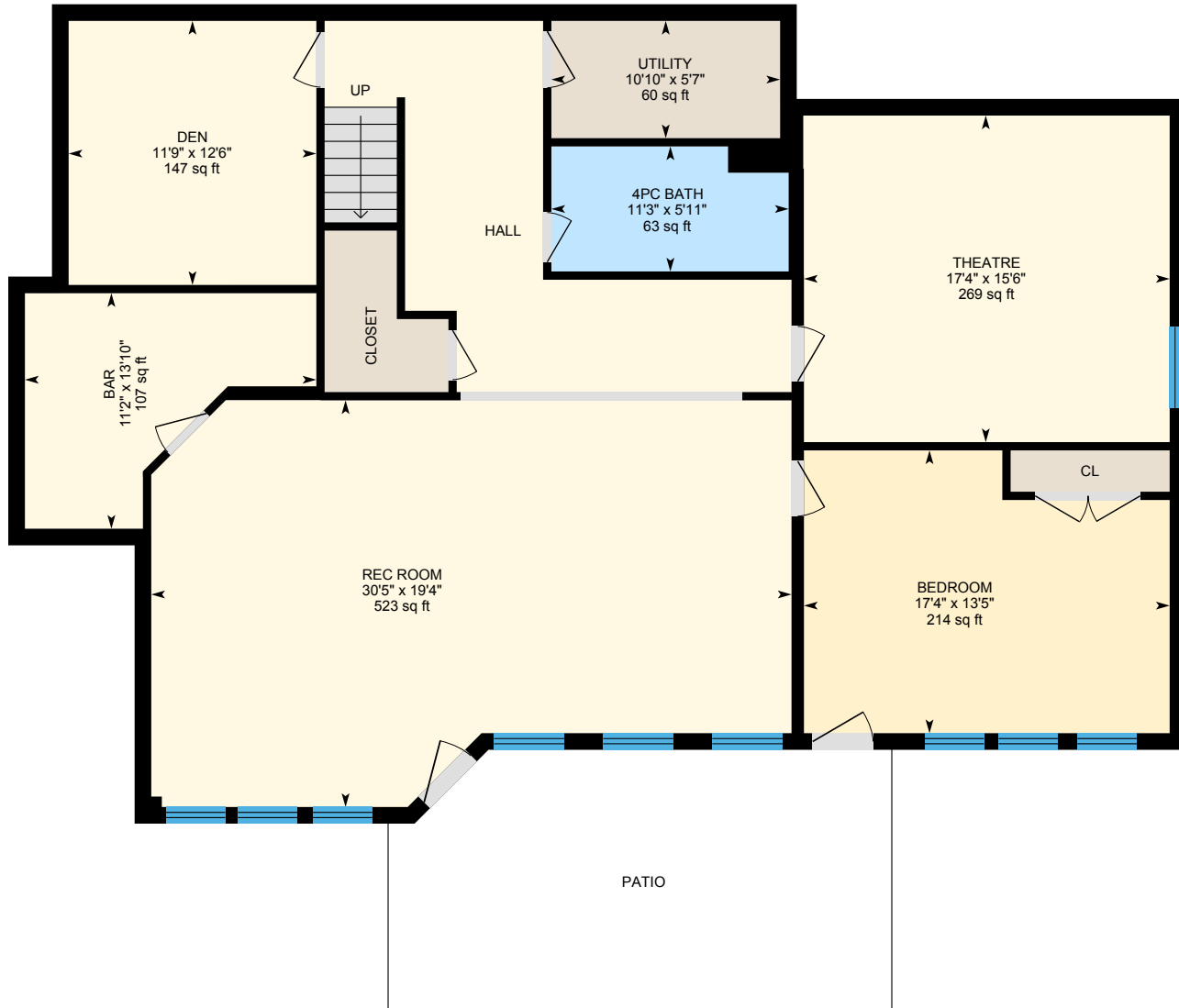
PREPARED: Apr, 2019



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# 2575 Harvard Rd, Kelowna, BC

**Basement** Total Exterior Area 1865 sq ft  
Total Interior Area 1719 sq ft



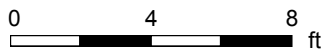
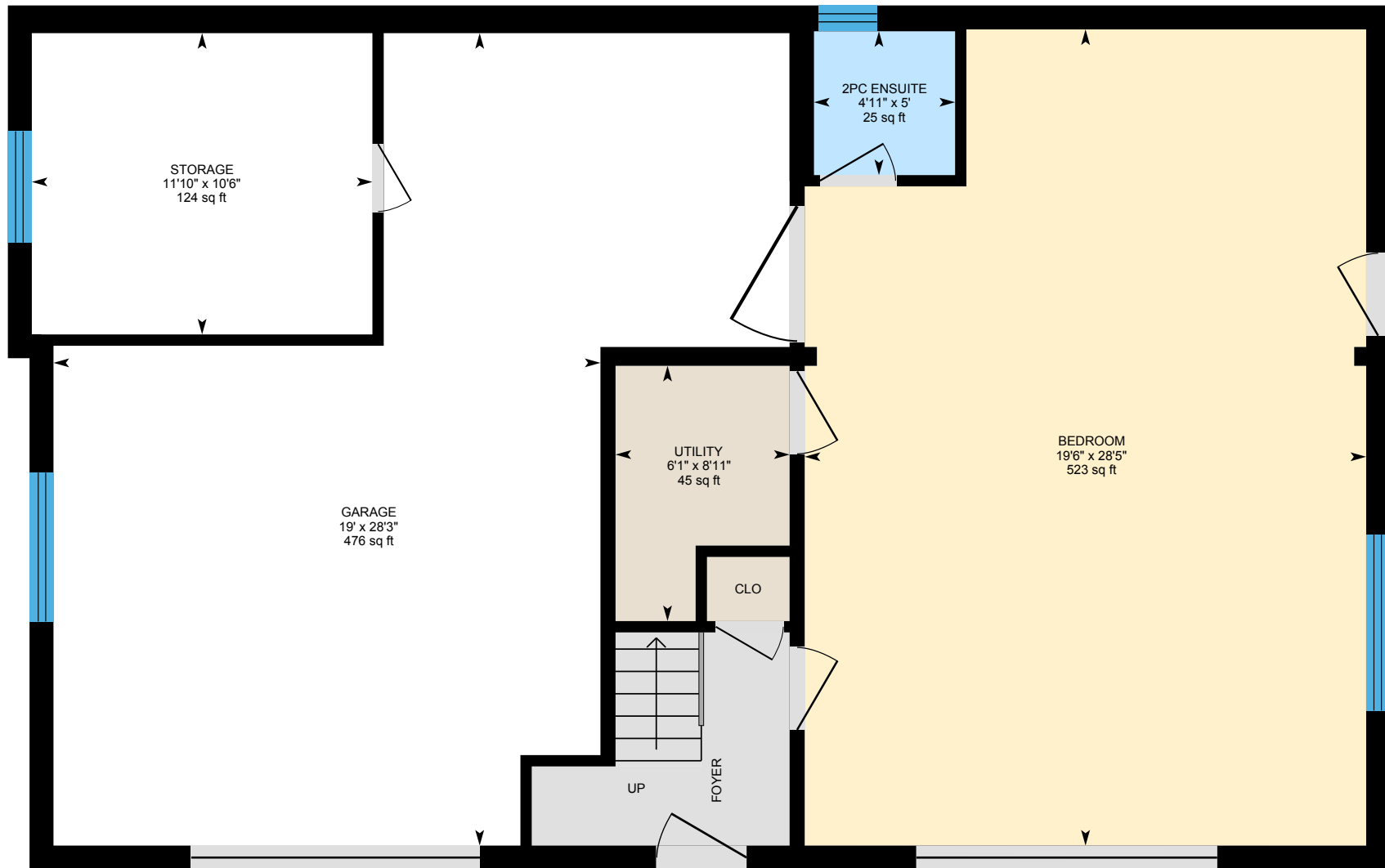
PREPARED: Apr, 2019



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# 2575 Harvard Rd, Kelowna, BC

Main Floor Total Exterior Area 768 sq ft  
Total Interior Area 671 sq ft



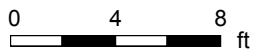
PREPARED: Apr, 2019



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/>.

# 2575 Harvard Rd, Kelowna, BC

1st Floor Total Exterior Area 1164 sq ft  
Total Interior Area 1021 sq ft



PREPARED: Apr, 2019



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/>.

# 2575 Harvard 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

##### MAIN FLOOR

1pc Ensuite: 4'8" x 3'2" | 15 sq ft  
4pc Ensuite: 20'1" x 17'9" | 182 sq ft  
Bath: 5'10" x 8'9" | 42 sq ft  
Dining: 12'8" x 12'4" | 157 sq ft  
Garage: 39'11" x 25'3" | 825 sq ft  
Kitchen: 19'4" x 16'4" | 281 sq ft  
Laundry: 10' x 8'1" | 66 sq ft  
Living: 15'11" x 16' | 251 sq ft  
Master: 16'1" x 18' | 255 sq ft

##### 1ST FLOOR

1pc Ensuite: 5' x 5'3" | 27 sq ft  
1pc Ensuite: 5'1" x 4'5" | 22 sq ft  
1pc Ensuite: 5'1" x 2'11" | 15 sq ft  
2pc Ensuite: 10'11" x 8'8" | 87 sq ft  
Bedroom: 12'4" x 12'5" | 153 sq ft  
Bedroom: 12'3" x 12'2" | 140 sq ft  
Office: 22' x 9'6" | 211 sq ft

##### BASEMENT

4pc Bath: 5'11" x 11'3" | 63 sq ft  
Bar: 11'2" x 13'10" | 107 sq ft  
Bedroom: 13'5" x 17'4" | 214 sq ft  
Den: 12'6" x 11'9" | 147 sq ft

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>.

#### Main Building

##### MAIN FLOOR

Interior Area: 1800 sq ft  
Perimeter Wall Length: 188 ft  
Perimeter Wall Thickness: 9.5 in  
Exterior Area: 1949 sq ft

##### 1ST FLOOR

Interior Area: 954 sq ft  
Perimeter Wall Length: 146 ft  
Perimeter Wall Thickness: 9.5 in  
Exterior Area: 1069 sq ft

##### BASEMENT (Below Grade)

Interior Area: 1719 sq ft  
Perimeter Wall Length: 184 ft  
Perimeter Wall Thickness: 9.5 in  
Exterior Area: 1865 sq ft

#### Carriage House

##### MAIN FLOOR

Interior Area: 671 sq ft  
Perimeter Wall Length: 118 ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 768 sq ft



# 2575 Harvard Rd, Kelowna, BC

## Property Details

### Room Measurements

Rec Room: 19'4" x 30'5" | 523 sq ft

Theatre: 15'6" x 17'4" | 269 sq ft

Utility: 5'7" x 10'10" | 60 sq ft

### Carriage House

#### MAIN FLOOR

2pc Ensuite: 5' x 4'11" | 25 sq ft

Bedroom: 28'5" x 19'6" | 523 sq ft

Garage: 28'3" x 19' | 476 sq ft

Storage: 10'6" x 11'10" | 124 sq ft

Utility: 8'11" x 6'1" | 45 sq ft

#### 1ST FLOOR

3pc Bath: 5'9" x 10'11" | 57 sq ft

Bedroom: 24'5" x 13'6" | 297 sq ft

Kitchen: 21'10" x 7'6" | 153 sq ft

Living: 23'9" x 14'1" | 299 sq ft

### Floor Area Information

#### 1ST FLOOR

Interior Area: 1021 sq ft

Perimeter Wall Length: 171 ft

Perimeter Wall Thickness: 10.0 in

Exterior Area: 1164 sq ft

### Total Above Grade Floor Area

Main Building Interior: 2754 sq ft

**Main Building Exterior: 3018 sq ft**

Carriage House Interior: 1692 sq ft

**Carriage House Exterior: 1933 sq ft**

Customer Name: Klassen Bouck Real Estate Team

Customer Company: Coldwell Banker Horizon Realty

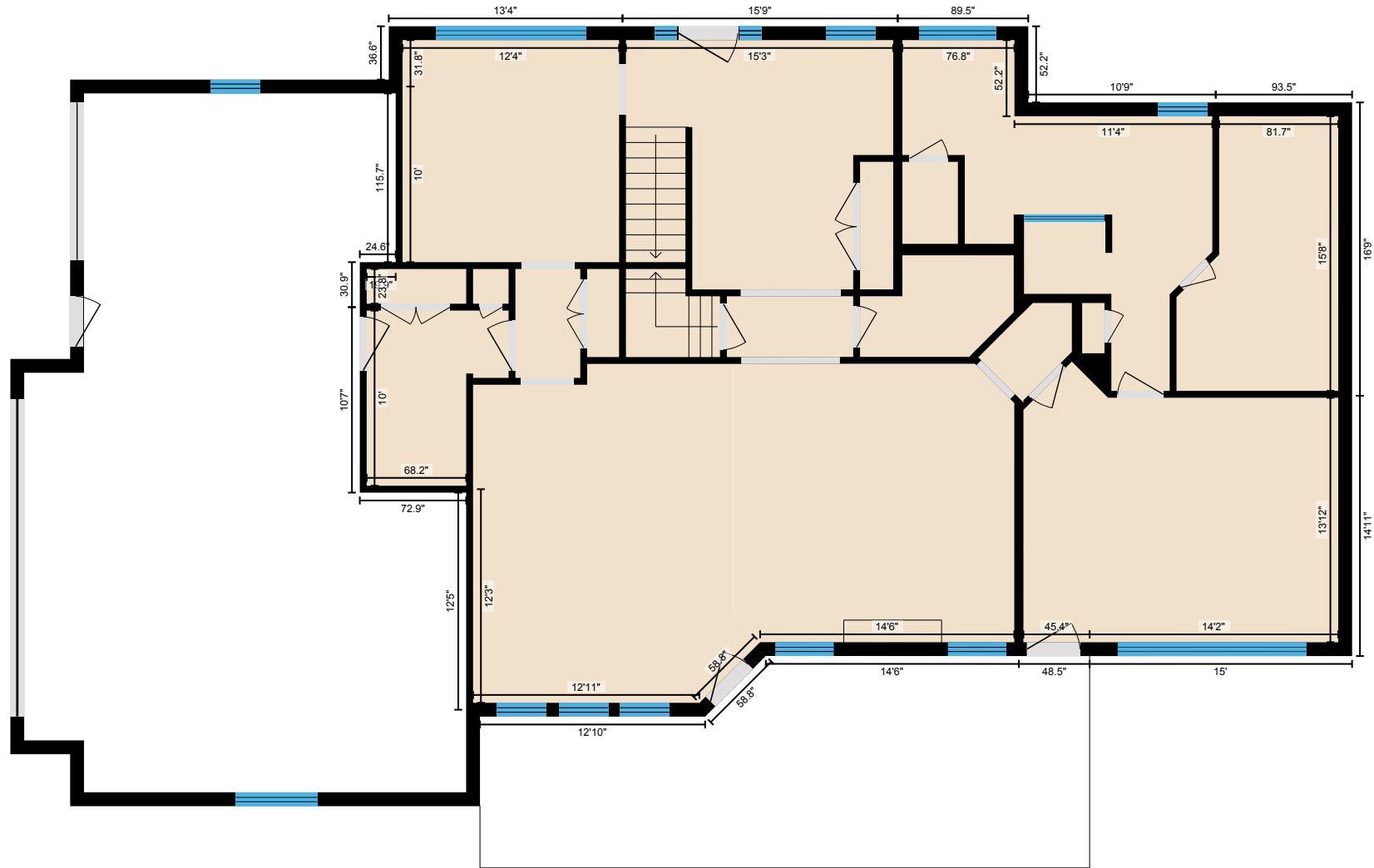
Prepared: Apr 11, 2019

The Total Above Grade Floor Area is the RMS size of the property. Use Exterior Area for detached properties and Interior Area for properties with common walls, such as half-duplexes, townhouses, and apartments.

# 2575 Harvard Rd, Kelowna, BC

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 9.5 in



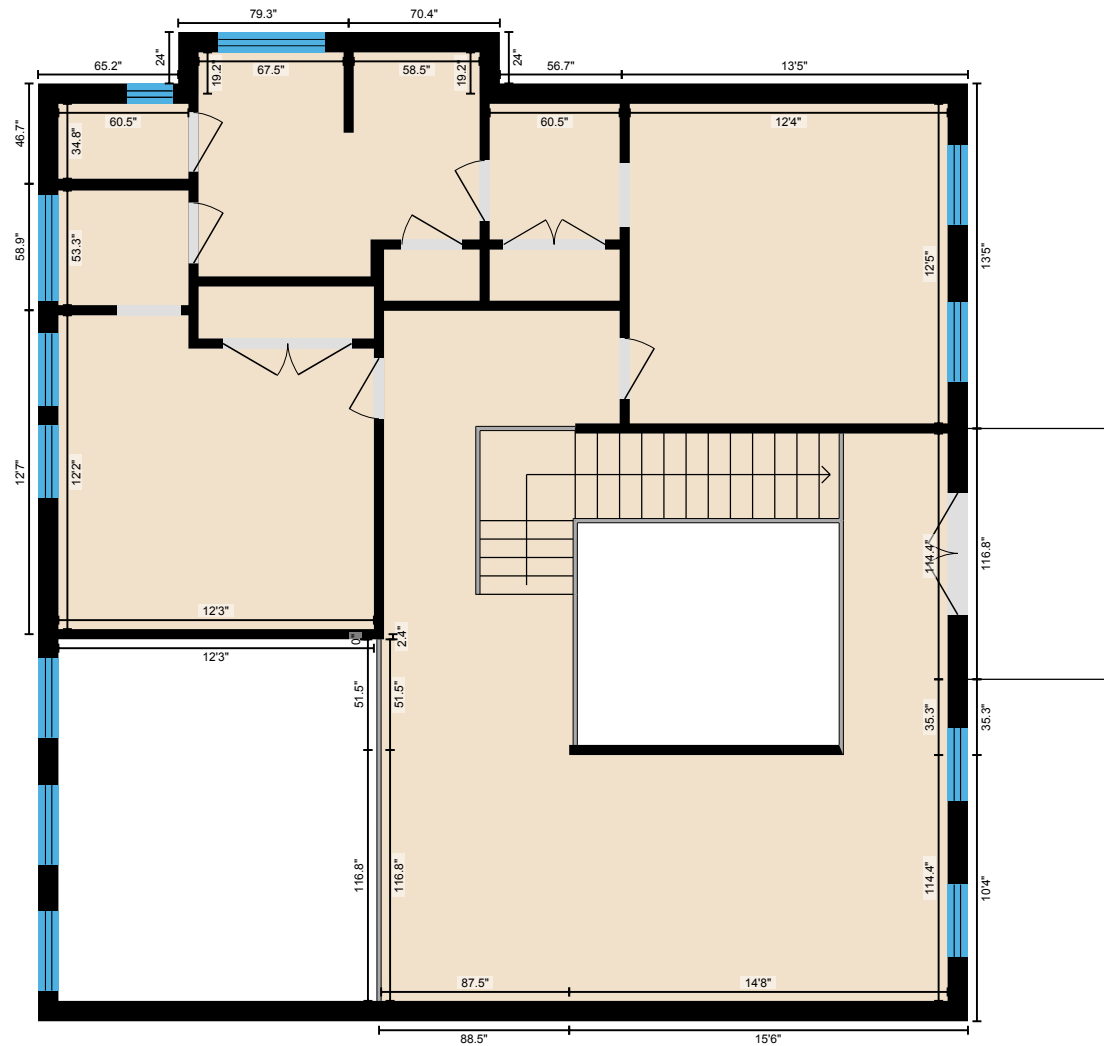
PREPARED: Apr, 2019

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# 2575 Harvard Rd, Kelowna, BC

Measurement Diagram for: 1st Floor

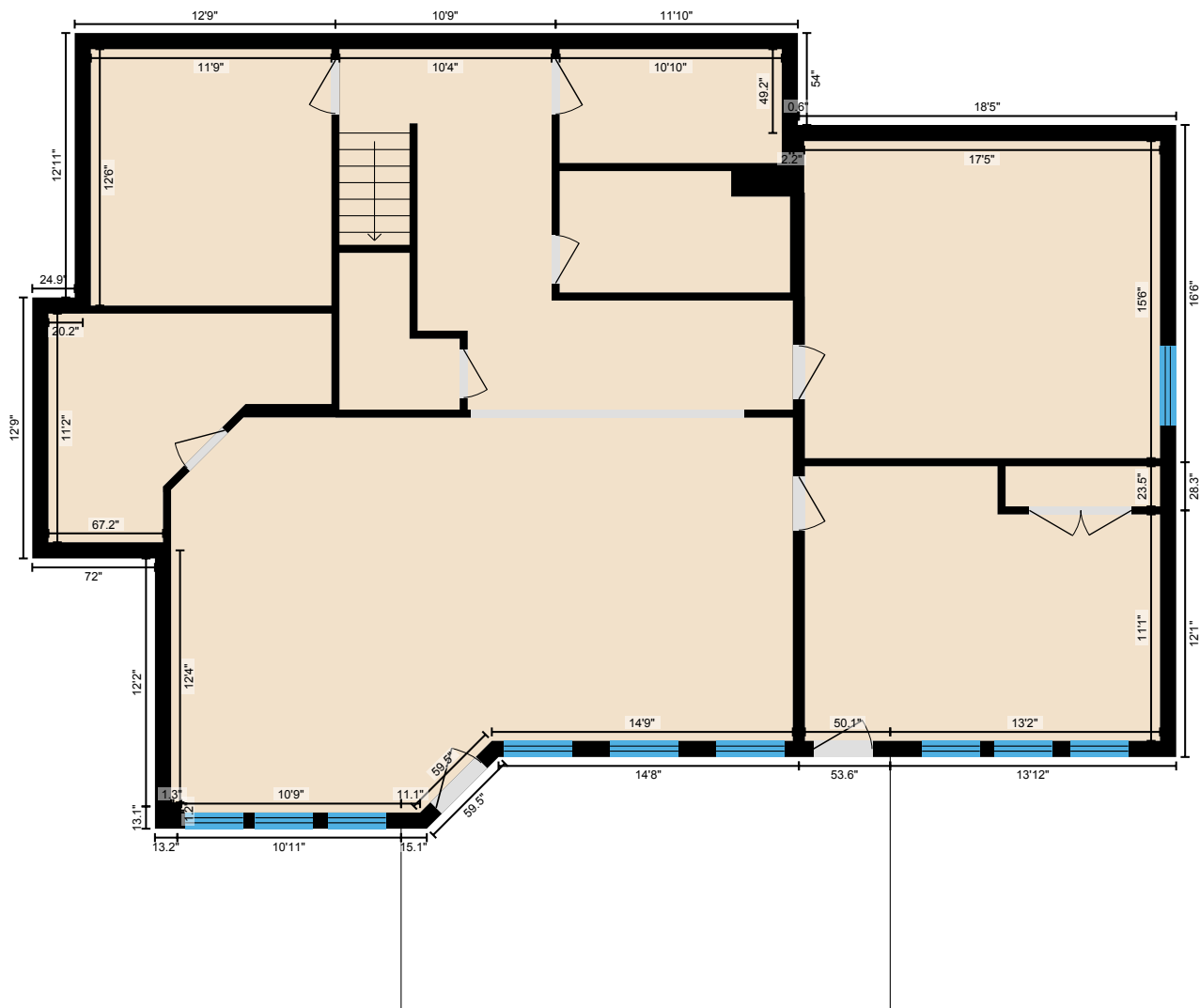
Exterior Wall Thickness: 9.5 in



PREPARED: Apr, 2019

# 2575 Harvard Rd, Kelowna, BC

Measurement Diagram for: Basement  
Exterior Wall Thickness: 9.5 in



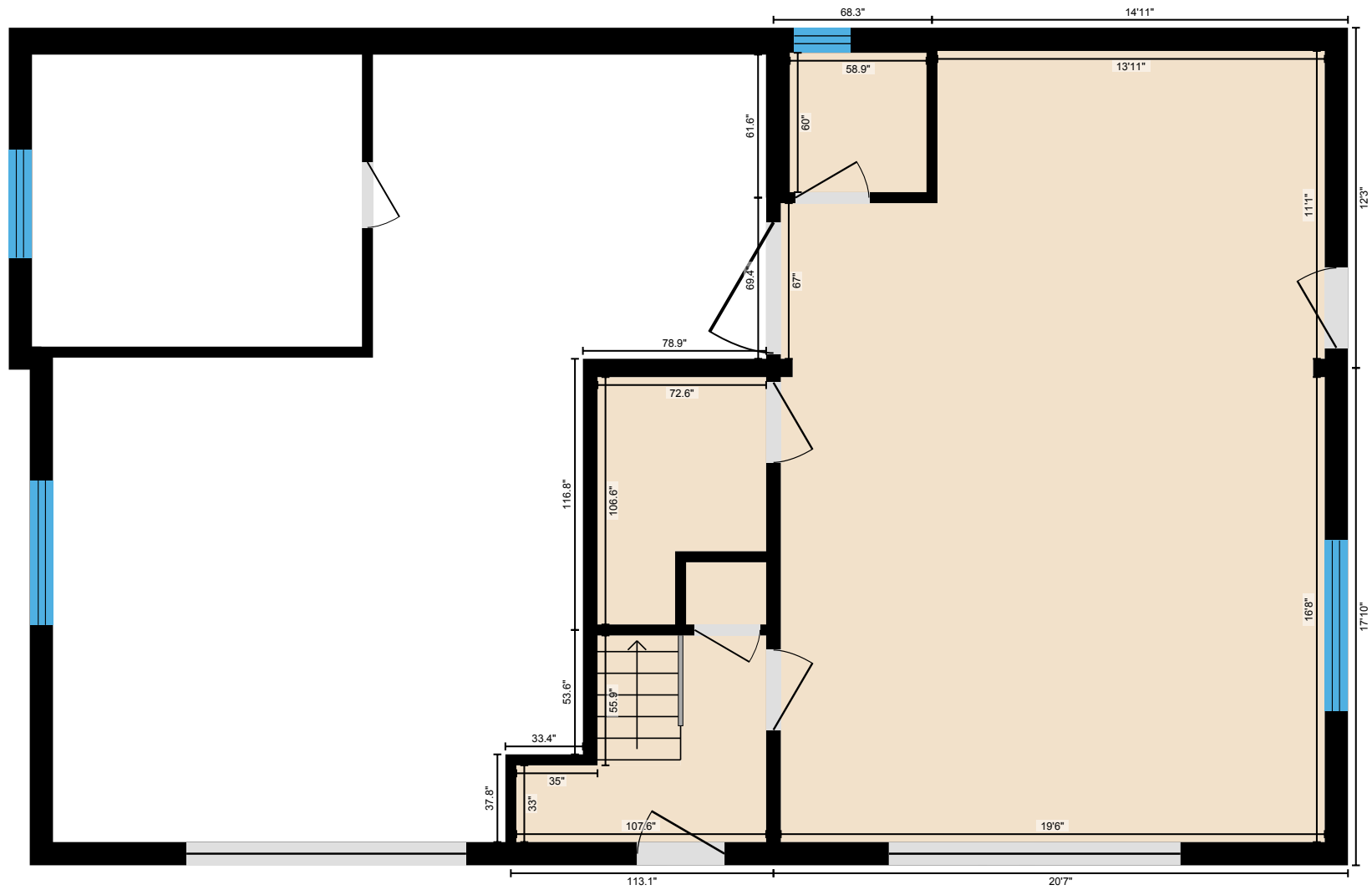
PREPARED: Apr, 2019

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# 2575 Harvard Rd, Kelowna, BC

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 10.0 in



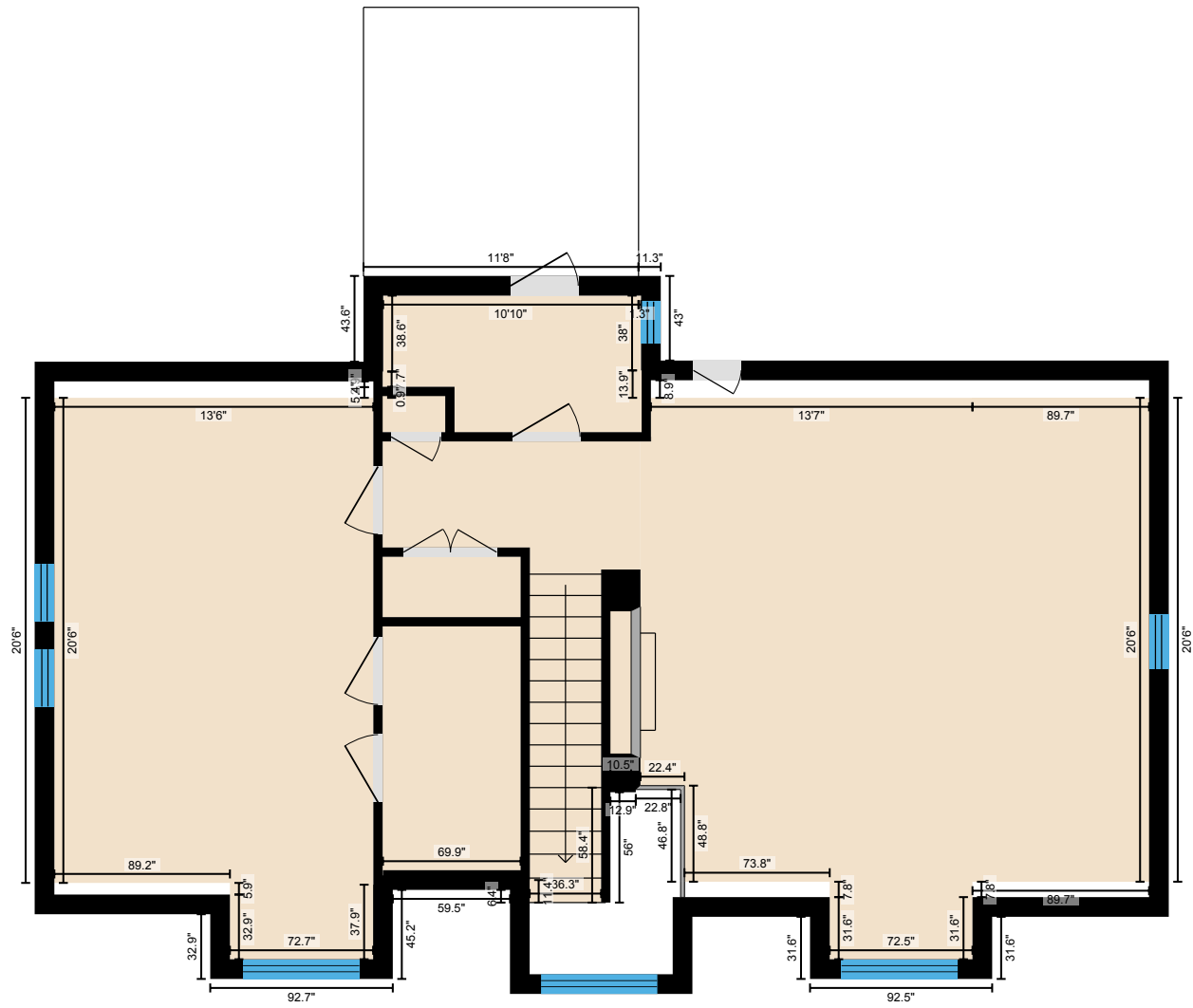
PREPARED: Apr, 2019

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/>.

# 2575 Harvard Rd, Kelowna, BC

Measurement Diagram for: 1st Floor

Exterior Wall Thickness: 10.0 in



PREPARED: Apr, 2019

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