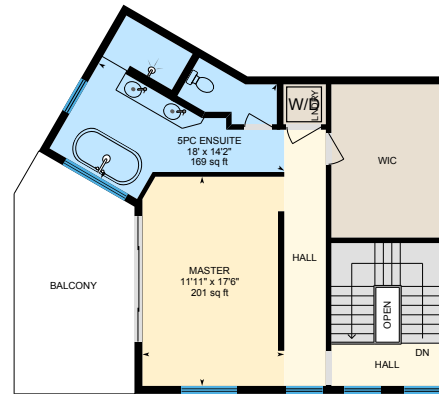


# 1106 Westpoint Dr, Kelowna, BC

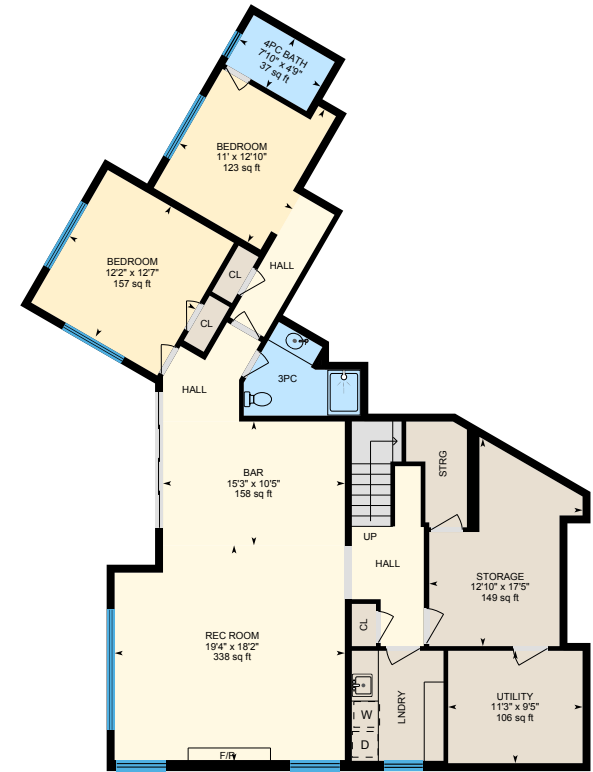
Main Building: Total Exterior Area Above Grade 2525 sq ft



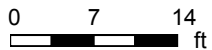
**Main Floor**  
Exterior Area 1727 sq ft



**2nd Floor**  
Exterior Area 798 sq ft

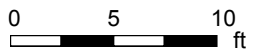


**Basement (Below Grade)**  
Exterior Area 1661 sq ft



# 1106 Westpoint Dr, Kelowna, BC

Main Floor Total Exterior Area 1727 sq ft  
Total Interior Area 1578 sq ft



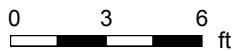
PREPARED: Jun, 2019



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/>.

# 1106 Westpoint Dr, Kelowna, BC

2nd Floor Total Exterior Area 798 sq ft  
Total Interior Area 719 sq ft



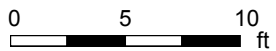
PREPARED: Jun, 2019



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/>.

# 1106 Westpoint Dr, Kelowna, BC

**Basement** Total Exterior Area 1661 sq ft  
Total Interior Area 1514 sq ft



PREPARED: Jun, 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/>.

# 1106 Westpoint Dr, 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

2pc: 10'3" x 7'11" | 52 sq ft  
Dining: 18'9" x 12'10" | 231 sq ft  
Garage: 28'4" x 27'2" | 574 sq ft  
Kitchen: 15'3" x 21'7" | 276 sq ft  
Living: 21'6" x 16'6" | 345 sq ft  
Mudroom: 10'10" x 6' | 61 sq ft  
Office: 12'5" x 12'5" | 154 sq ft

#### 2ND FLOOR

5pc Ensuite: 18' x 14'2" | 169 sq ft  
Master: 11'11" x 17'6" | 201 sq ft

#### BASEMENT

3pc: 9'9" x 7'10" | 52 sq ft  
4pc Bath: 7'10" x 4'9" | 37 sq ft  
Bar: 15'3" x 10'5" | 158 sq ft  
Bedroom: 12'2" x 12'7" | 157 sq ft  
Bedroom: 11' x 12'10" | 123 sq ft  
Rec Room: 19'4" x 18'2" | 338 sq ft  
Storage: 12'10" x 17'5" | 149 sq ft  
Utility: 11'3" x 9'5" | 106 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: 1578 sq ft  
Perimeter Wall Length: 224 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1727 sq ft

#### 2ND FLOOR

Interior Area: 719 sq ft  
Perimeter Wall Length: 119 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 798 sq ft

#### BASEMENT (Below Grade)

Interior Area: 1514 sq ft  
Perimeter Wall Length: 221 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1661 sq ft

### Total Above Grade Floor Area

Main Building Interior: 2297 sq ft  
**Main Building Exterior: 2525 sq ft**

# 1106 Westpoint Dr, Kelowna, BC

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## Property Details

Customer Name: Klassen Bouck Real Estate Team

Customer Company: Coldwell Banker Horizon Realty

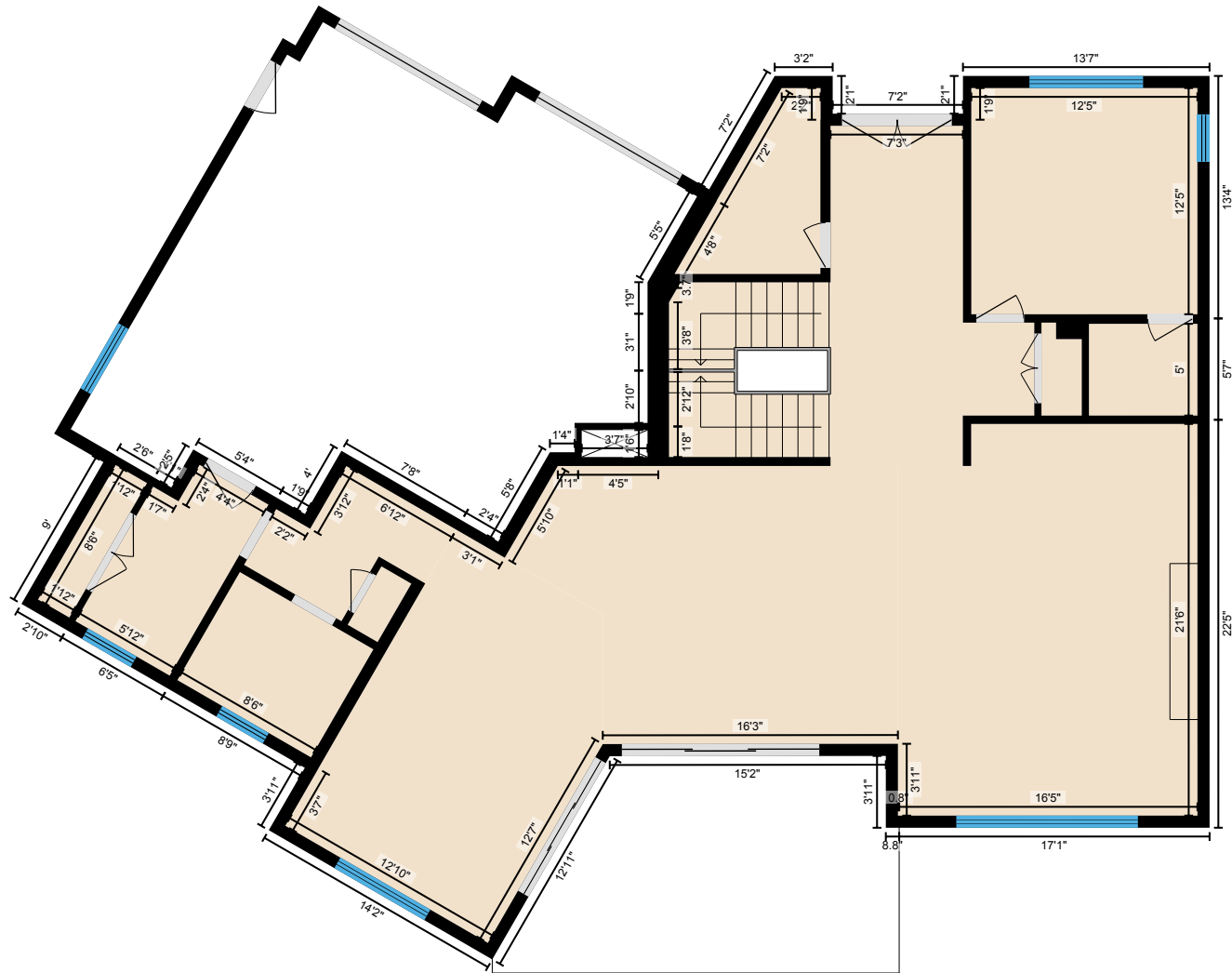
Prepared: Jun 14, 2019

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.

# 1106 Westpoint Dr, Kelowna, BC

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 8.0 in

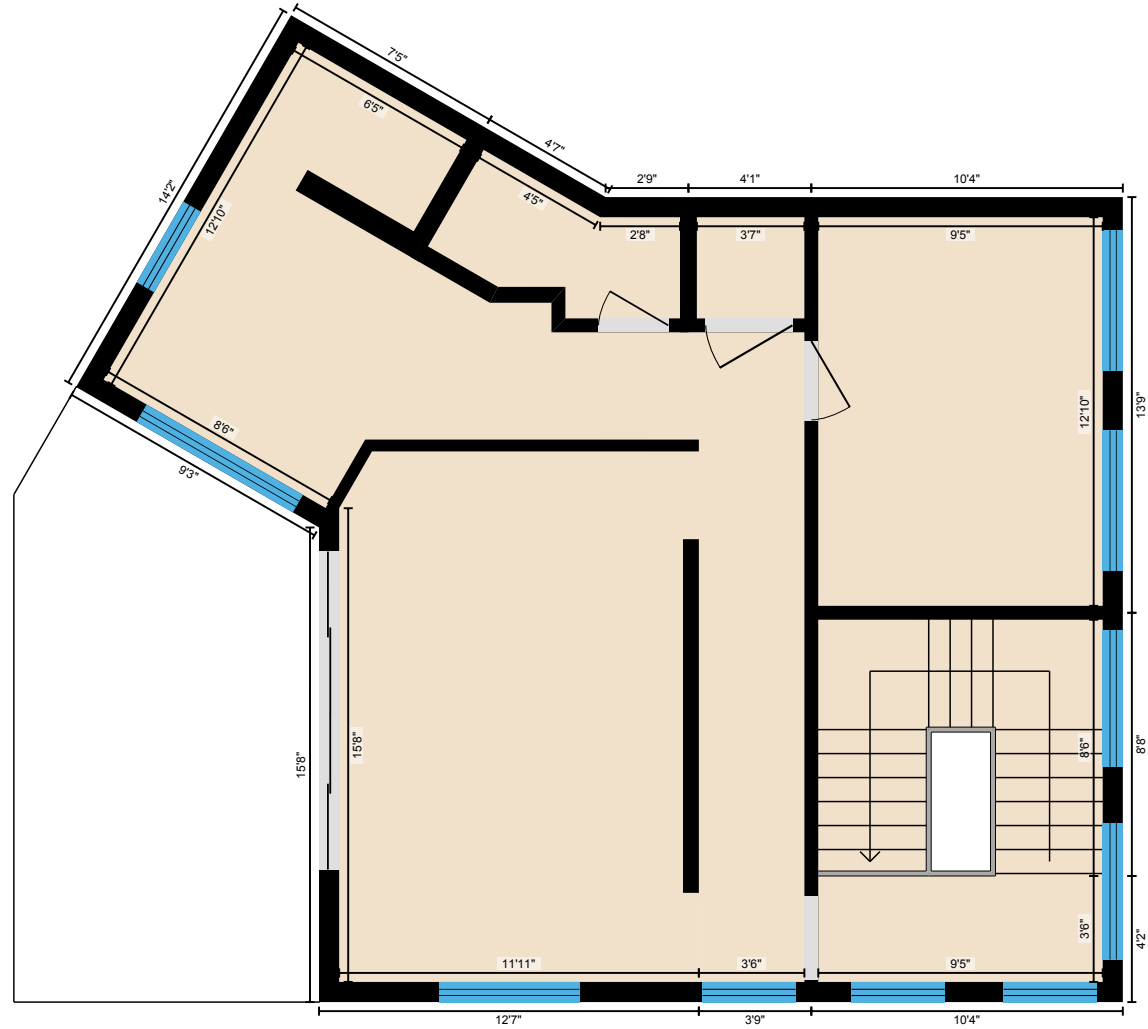


PREPARED: Jun, 2019

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/>.

# 1106 Westpoint Dr, Kelowna, BC

Measurement Diagram for: 2nd Floor  
Exterior Wall Thickness: 8.0 in



PREPARED: Jun, 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/>.



