

## 4404 Coy Road

ANSI/BOMA Z76.5-2021 - INVERMERE, BC

MAIN LEVEL (AG) - 1264.16 Sq.Ft.

UPPER LEVEL (AG) - 744.71 Sq.Ft.

GROSS LIVING AREA (GLA) - 2008.87 Sq.Ft.

GARAGE SUITE (AG) - 562.08 Sq.Ft.

CEILING DEDUCTIONS (AG) - 192.43 Sq.Ft.

TOTAL MEASURED AREA - 2763.38 Sq.Ft.

DATE COMPLETED: JUNE 25, 2026

PROPERTY TYPE: DETACHED

KEVIN THYGESEN // REMAX INVERMERE



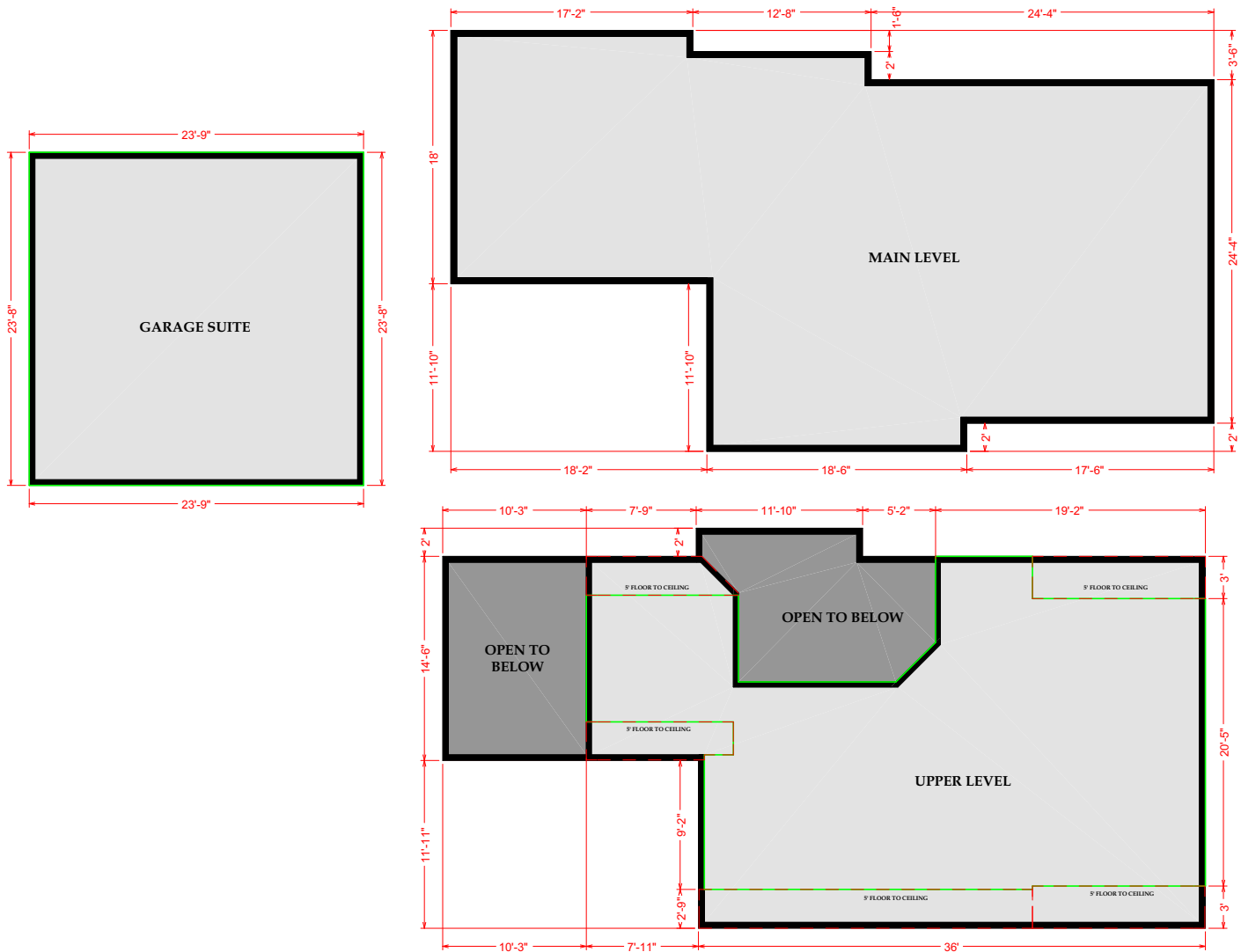
**URBAN**  
MEASURE | PHOTOS

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The Schematic Drawing shows the following depending on the style of property:

\*\*For Apartment Style Condominiums the measurements represented above are Interior Measurements in accordance with Principle 4 of the RMS as of Jan 1st 2024\*\*

\*\*For Detached, Semi-Detached, and Townhome Properties the measurements represented above are Exterior Foundation Surface Measurements in accordance with Principle 3 of the RMS as of Jan 1st 2024\*\*

## RMS MEASURING | FLOOR PLANS | PHOTOS | VIDEOS | AERIAL | MATTERPORT 3D | RENDERINGS | VIRTUAL STAGING

Disclaimer: All total Sq.Ft. measurements completed and insured by UrbanMeasure Inc. using the RMS Guide as prepared by RECA. Measurement Insurance provided is to be considered void without payment and/or altered in anyway. Total Sq.Ft. measurements are based on the area within the allowed perimeter of the home or condo, not by multiplying room sizes. They DO NOT include decks, patios, garages, vaulted "open to below" areas, plant ledge windows, areas with floor to ceiling heights below five feet, and fireplace cantilevers. For more information on the residential measurement standard (RMS) please visit: <https://www.reca.ca>

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