

# 119 Oakel St, Leeds And The Thousand Islands, ON

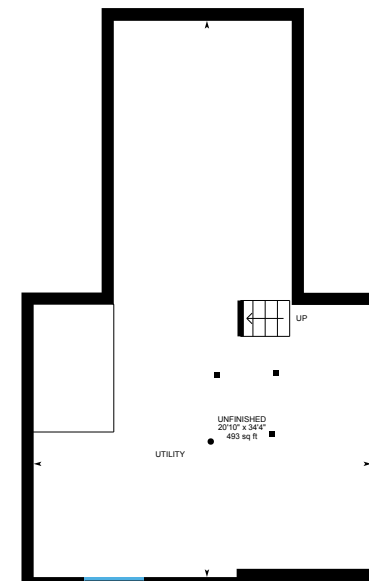
Main Building: Total Exterior Area Above Grade 1871.15 sq ft



**Main House Main Floor**  
Exterior Area 1109.21 sq ft



**Main House Second Floor**  
Exterior Area 761.94 sq ft



**Main House Basement (Below Grade)**  
Exterior Area 85.58 sq ft

0 5 10  
ft



PREPARED: 2023/07/17

# 119 Oakel St, Leeds And The Thousand Islands, ON

**Main House Main Floor** Exterior Area 1109.21 sq ft  
Interior Area 981.48 sq ft



0 3 6  
ft

PREPARED: 2023/07/17



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.

# 119 Oakel St, Leeds And The Thousand Islands, ON

**Main House Second Floor** Exterior Area 761.94 sq ft  
Interior Area 669.09 sq ft  
Excluded Area 6.42 sq ft



0 3 6 ft

PREPARED: 2023/07/17



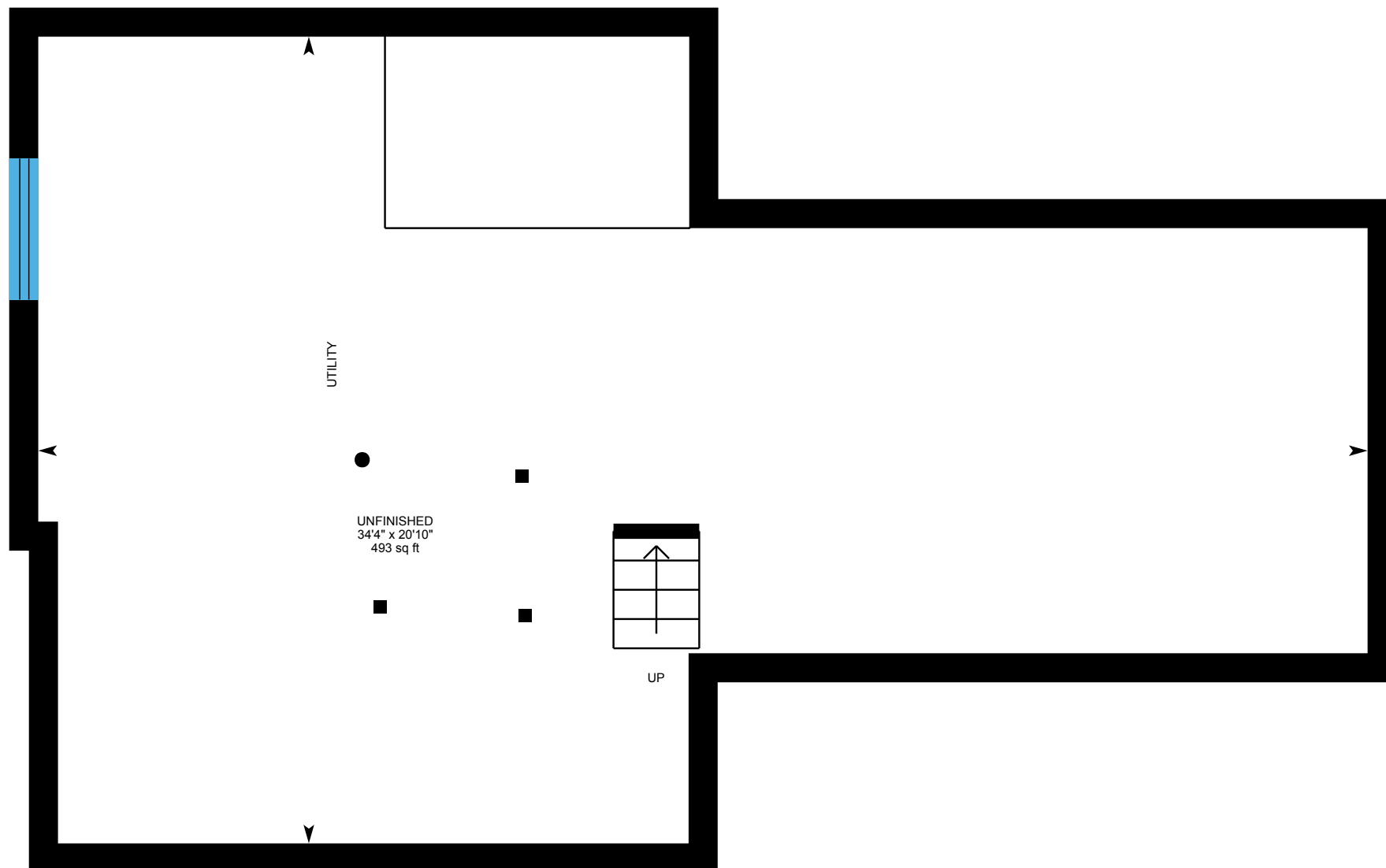
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 119 Oakel St, Leeds And The Thousand Islands, ON

Main House Basement (Below Grade)

Exterior Area 85.58 sq ft

Excluded Area 500.50 sq ft



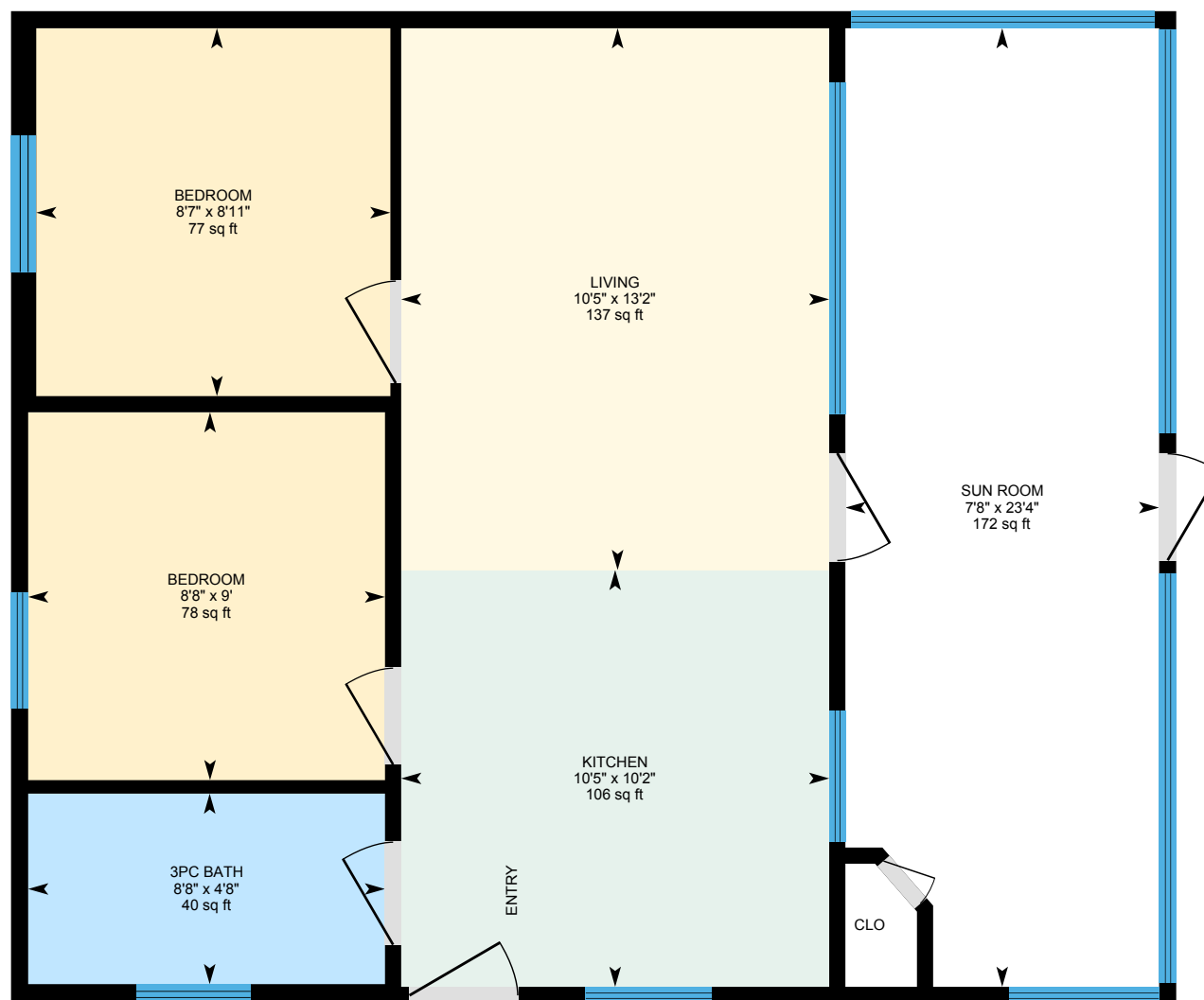
0 3 6 ft

PREPARED: 2023/07/17



# 119 Oakel St, Leeds And The Thousand Islands, ON

**Cabin 1** Exterior Area 488.59 sq ft  
Interior Area 452.75 sq ft  
Excluded Area 194.89 sq ft



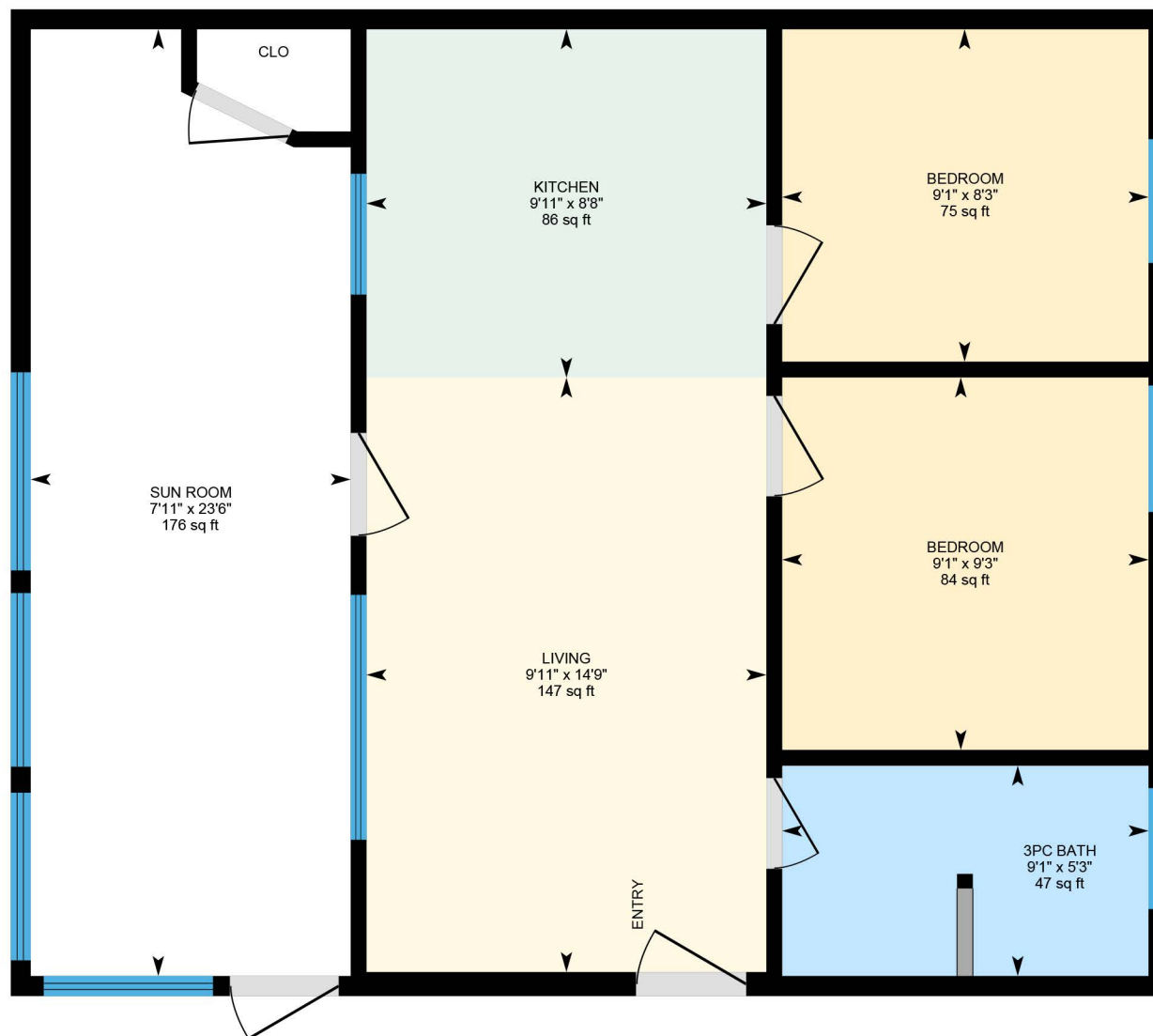
0 3 6 ft

PREPARED: 2023/07/17



# 119 Oakel St, Leeds And The Thousand Islands, ON

**Cabin 2** Exterior Area 496.85 sq ft  
Interior Area 455.61 sq ft  
Excluded Area 207.21 sq ft



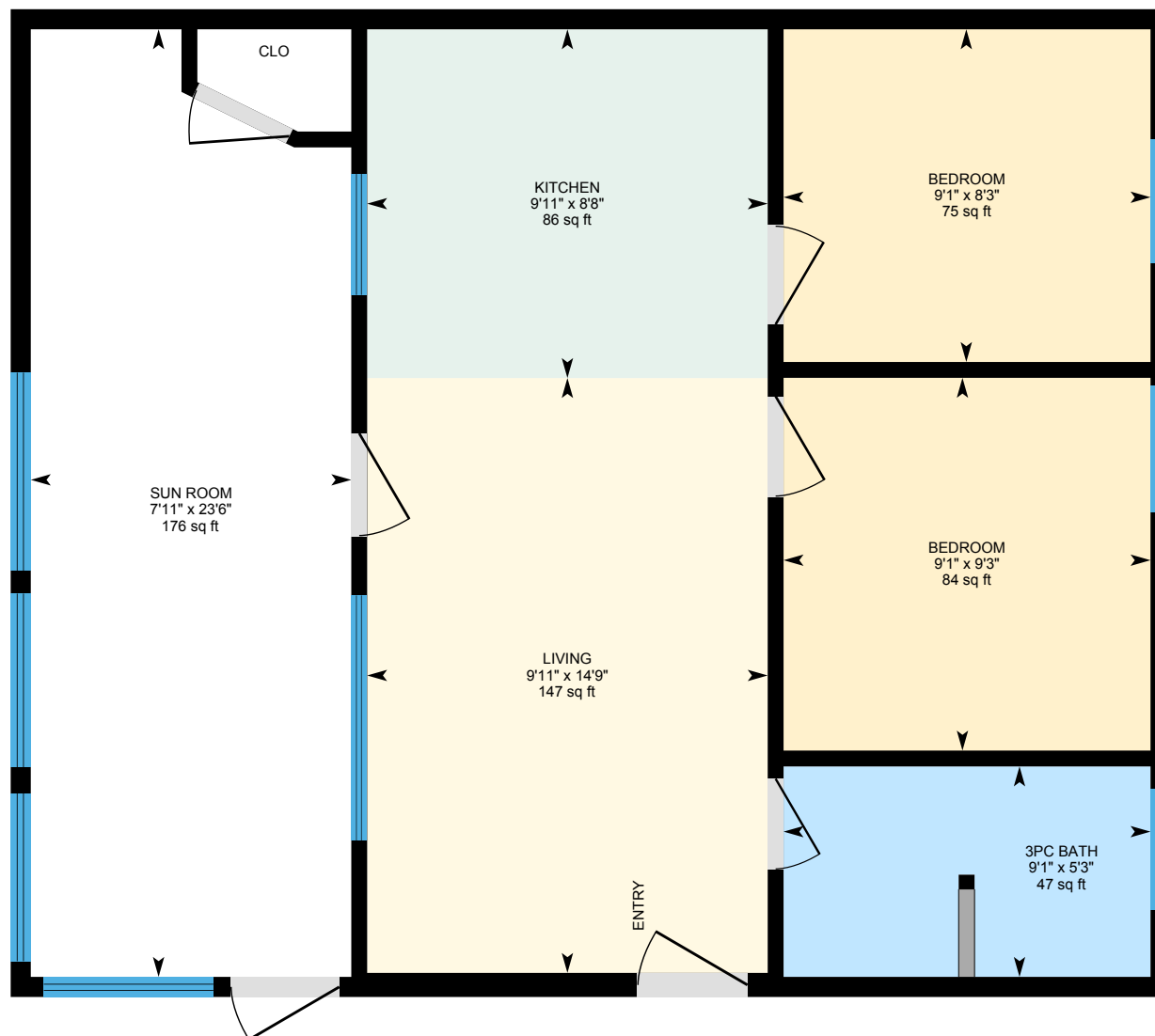
0 2 4 ft

PREPARED: 2023/07/11



# 119 Oakel St, Leeds And The Thousand Islands, ON

**Cabin 3** Exterior Area 496.85 sq ft  
Interior Area 455.61 sq ft  
Excluded Area 207.21 sq ft



0 2 4 ft

PREPARED: 2023/07/17



# 119 Oakel St, Leeds And The Thousand Islands, 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 HOUSE MAIN FLOOR

2pc Bath: 5'6" x 2'10" | 16 sq ft

Dining: 10'8" x 19'1" | 181 sq ft

Foyer: 11'11" x 7'6" | 63 sq ft

Kitchen: 11'11" x 11' | 131 sq ft

Living: 13' x 17'7" | 229 sq ft

Screened Porch: 15'2" x 9'8" | 181 sq ft

Sun Room: 5'7" x 17'6" | 97 sq ft

##### MAIN HOUSE SECOND FLOOR

4pc Bath: 4'8" x 12'3" | 49 sq ft

Bedroom: 9' x 10'9" | 93 sq ft

Bedroom: 13'1" x 17'6" | 191 sq ft

Bedroom: 10'2" x 10'9" | 110 sq ft

Laundry: 4'8" x 7'11" | 37 sq ft

##### MAIN HOUSE BASEMENT

Unfinished: 20'10" x 34'4" | 493 sq ft

#### Cabin 1

##### CABIN 1

3pc Bath: 4'8" x 8'8" | 40 sq ft

Bedroom: 8'11" x 8'7" | 77 sq ft

Bedroom: 9' x 8'8" | 78 sq ft

Kitchen: 10'2" x 10'5" | 106 sq ft

Living: 13'2" x 10'5" | 137 sq ft

Sun Room: 23'4" x 7'8" | 172 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 HOUSE MAIN FLOOR

Interior Area: 981.48 sq ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 1109.21 sq ft

##### MAIN HOUSE SECOND FLOOR

Interior Area: 669.09 sq ft

Excluded Area: 6.42 sq ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 761.94 sq ft

##### MAIN HOUSE BASEMENT (Below Grade)

Excluded Area: 500.50 sq ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 85.58 sq ft

#### Cabin 1

##### CABIN 1

Interior Area: 452.75 sq ft

Excluded Area: 194.89 sq ft

Perimeter Wall Thickness: 5.0 in

Exterior Area: 488.59 sq ft



# 119 Oakel St, Leeds And The Thousand Islands, ON

## Property Details

### Room Measurements

#### Cabin 3

##### CABIN 3

3pc Bath: 5'3" x 9'1" | 47 sq ft  
Bedroom: 9'3" x 9'1" | 84 sq ft  
Bedroom: 8'3" x 9'1" | 75 sq ft  
Kitchen: 8'8" x 9'11" | 86 sq ft  
Living: 14'9" x 9'11" | 147 sq ft  
Sun Room: 23'6" x 7'11" | 176 sq ft

#### Cabin 2

##### CABIN 2

Interior Area: 455.61 sq ft  
Excluded Area: 207.21 sq ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 496.85 sq ft

#### Cabin 2

##### CABIN 2

3pc Bath: 5'3" x 9'1" | 47 sq ft  
Bedroom: 8'3" x 9'1" | 75 sq ft  
Bedroom: 9'3" x 9'1" | 84 sq ft  
Kitchen: 8'8" x 9'11" | 86 sq ft  
Living: 14'9" x 9'11" | 147 sq ft  
Sun Room: 23'6" x 7'11" | 176 sq ft

Prepared: Jul 17, 2023

This property was measured by OTBx Air.

Total Above Grade Floor Area is RMS size. For detached properties, use Main Building Exterior Area.

For properties with shared walls (e.g. Apartments, Townhouses) use Main Building Interior Area.

### Floor Area Information

#### Cabin 3

##### CABIN 3

Interior Area: 455.61 sq ft  
Excluded Area: 207.21 sq ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 496.85 sq ft

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

Interior Area: 1650.58 sq ft  
Excluded Area: 6.42 sq ft  
Exterior Area: 1871.15 sq ft

#### Total Above Grade Floor Area, Cabin 1

Interior Area: 452.75 sq ft  
Excluded Area: 194.89 sq ft  
Exterior Area: 488.59 sq ft

#### Total Above Grade Floor Area, Cabin 2

Interior Area: 455.61 sq ft  
Excluded Area: 207.21 sq ft  
Exterior Area: 496.85 sq ft

#### Total Above Grade Floor Area, Cabin 3

Interior Area: 455.61 sq ft  
Excluded Area: 207.21 sq ft  
Exterior Area: 496.85 sq ft

# 119 Oakel St, Leeds And The Thousand Islands, 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 2017:** 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

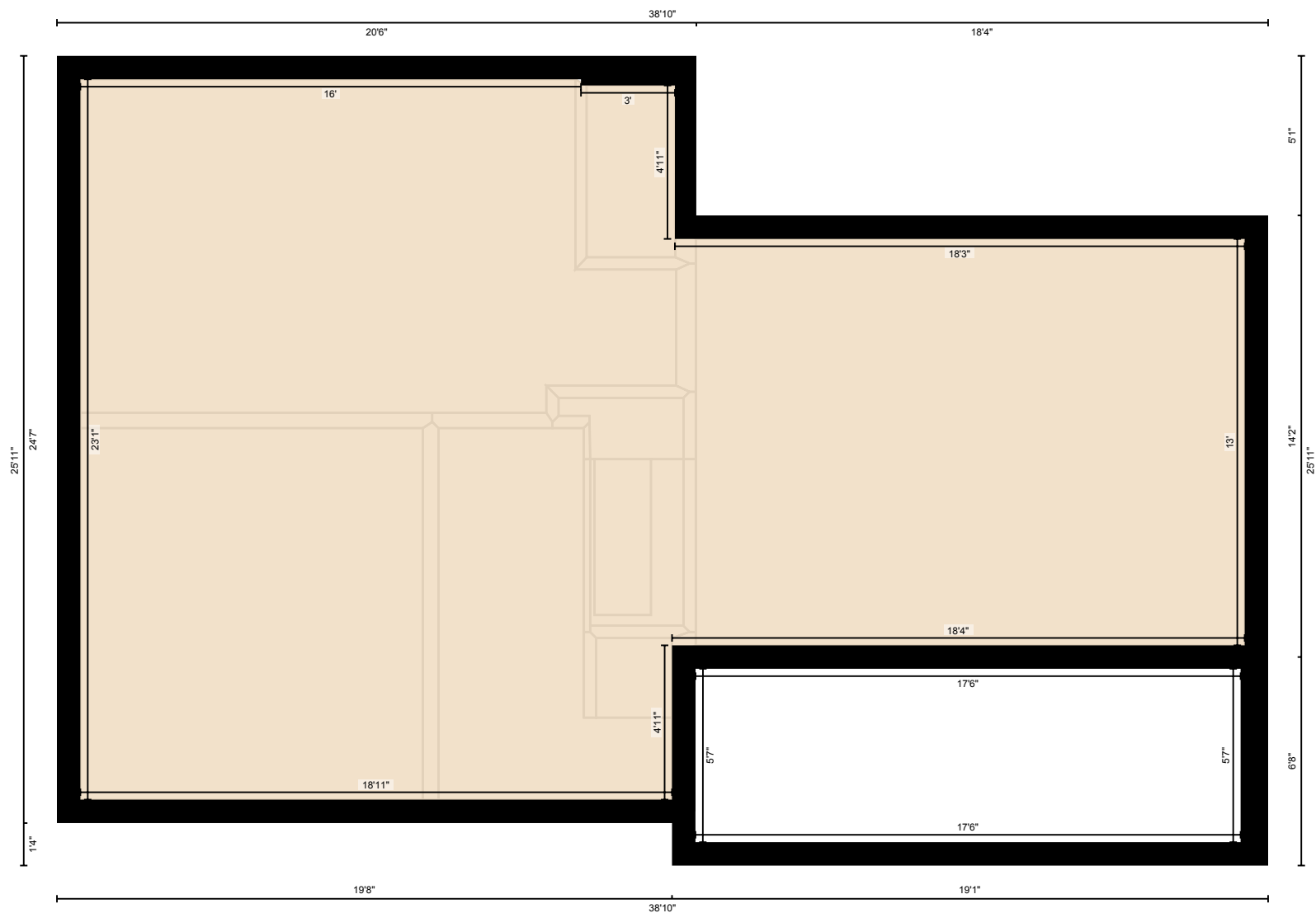
**A. RECA RMS 2017:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>

# 119 Oakel St, Leeds And The Thousand Islands, ON

Measurement Diagram for: Main House Main Floor

Exterior Wall Thickness: 9.0 in

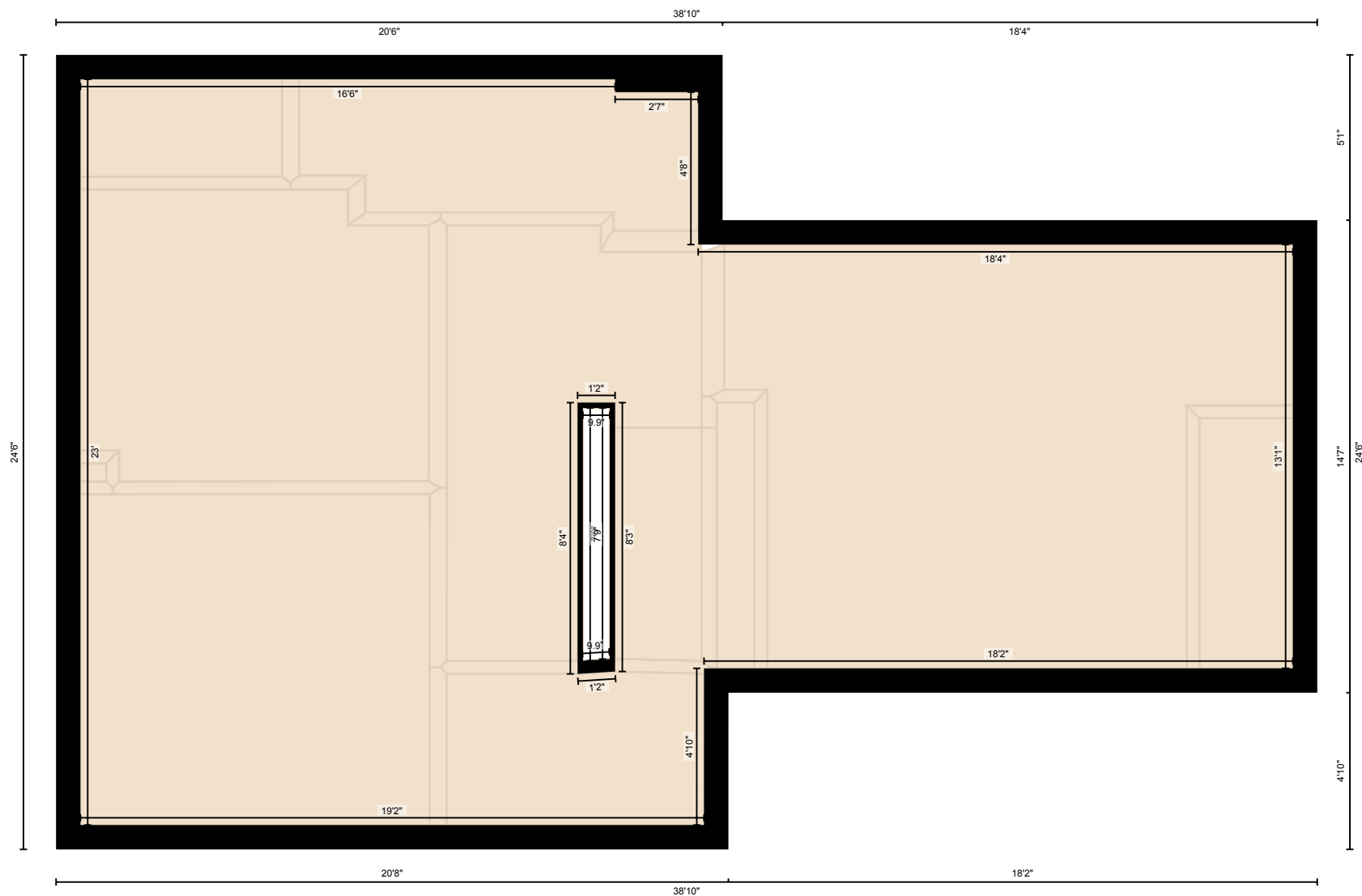


PREPARED: 2023/07/17

# 119 Oakel St, Leeds And The Thousand Islands, ON

Measurement Diagram for: Main House Second Floor

Exterior Wall Thickness: 9.0 in

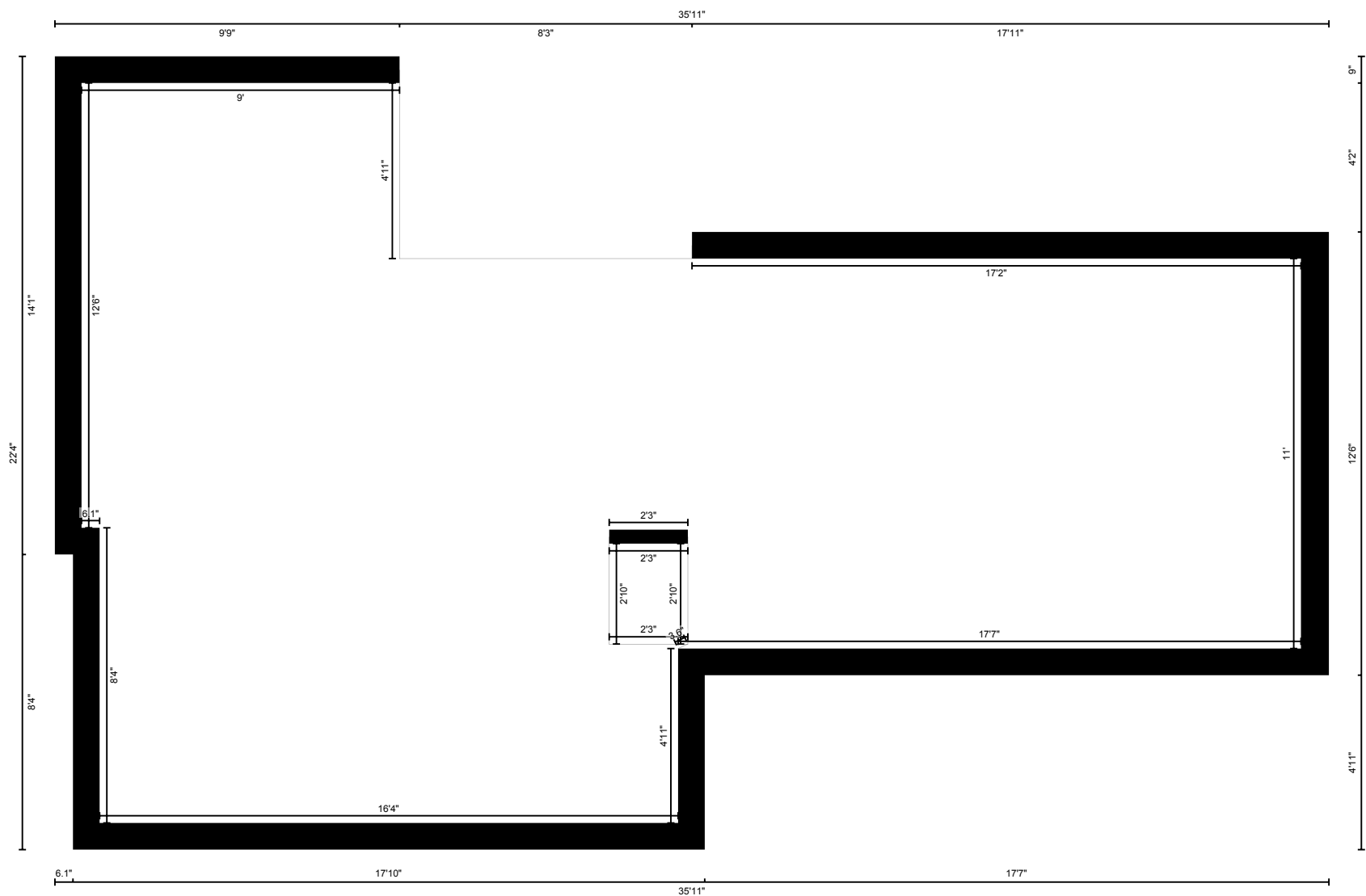


PREPARED: 2023/07/17

# 119 Oakel St, Leeds And The Thousand Islands, ON

Measurement Diagram for: Main House Basement

Exterior Wall Thickness: 9.0 in

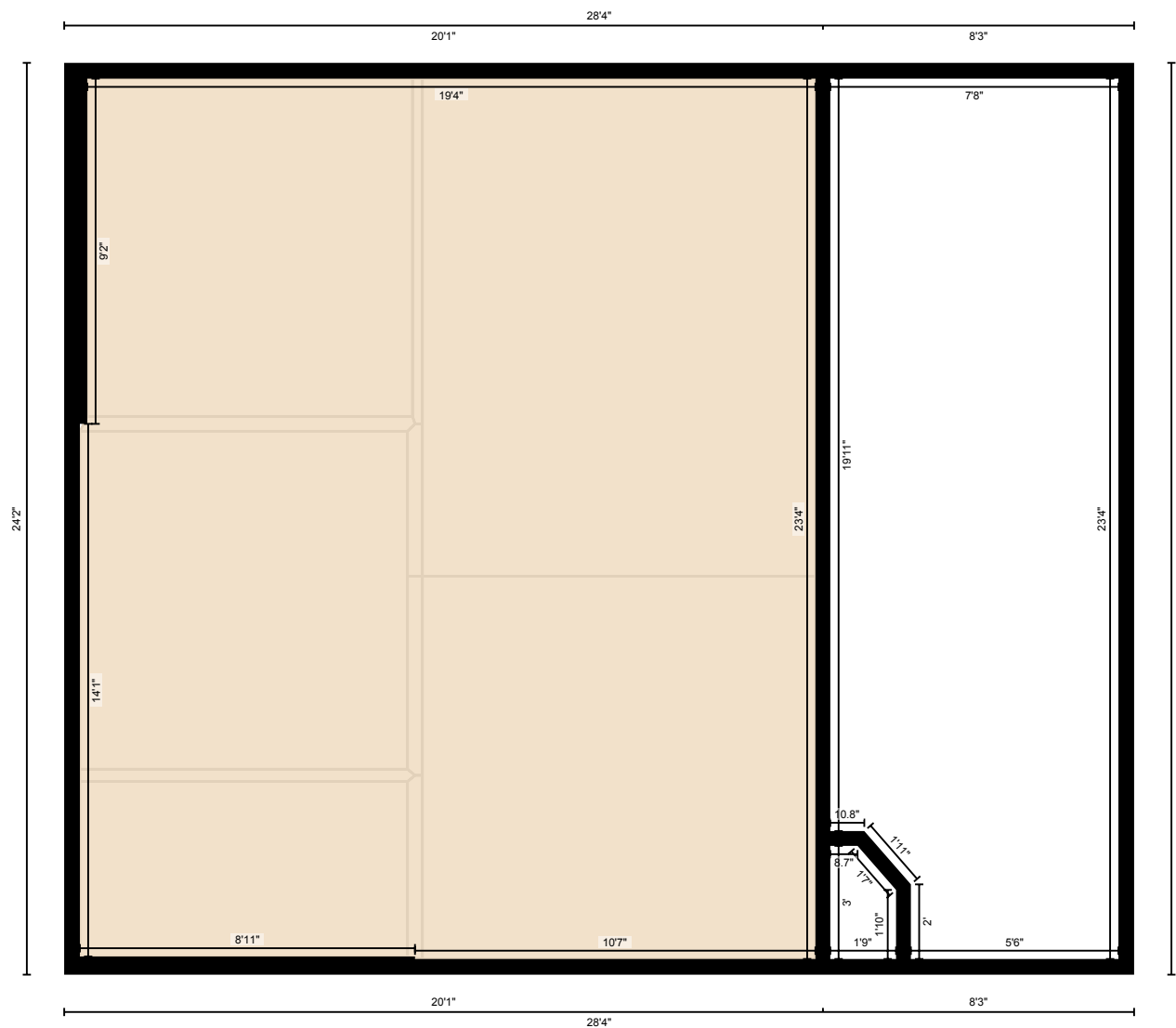


PREPARED: 2023/07/17

# 119 Oakel St, Leeds And The Thousand Islands, ON

Measurement Diagram for: Cabin 1

Exterior Wall Thickness: 5.0 in

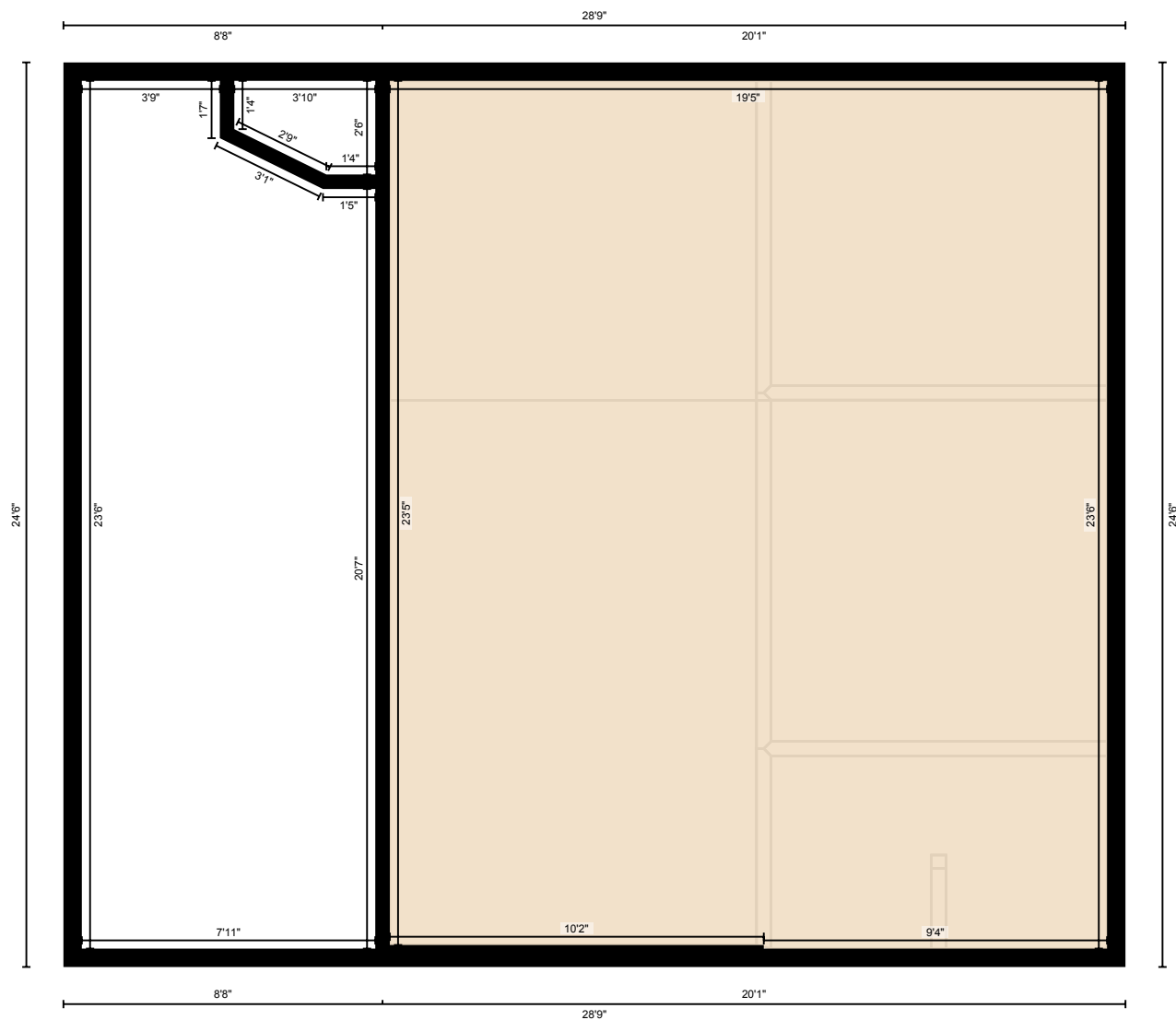


PREPARED: 2023/07/17

# 119 Oakel St, Leeds And The Thousand Islands, ON

Measurement Diagram for: Cabin 3

Exterior Wall Thickness: 6.0 in



PREPARED: 2023/07/17