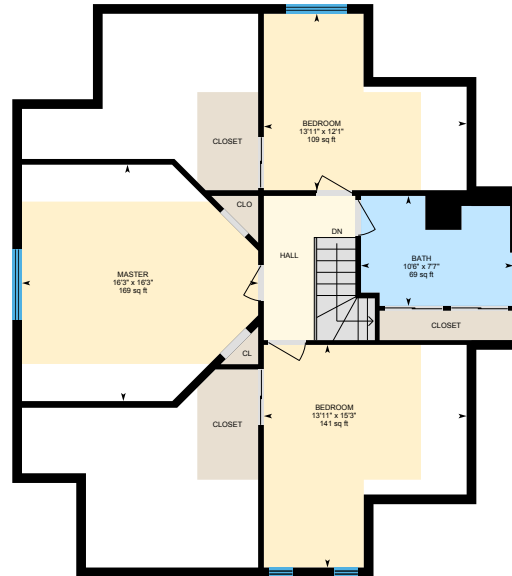


# 42 Charles St, Hingham, MA

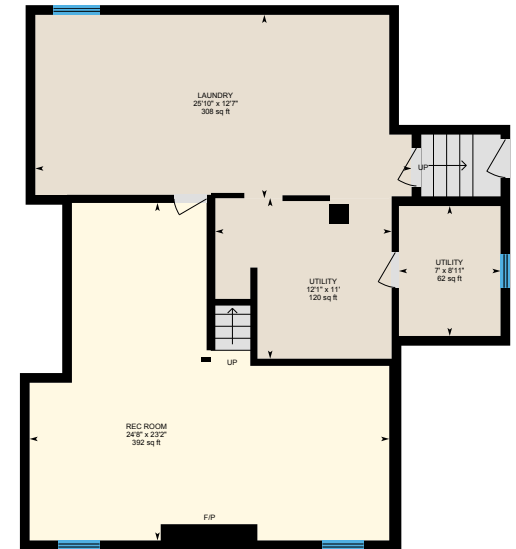
Main Building: Total Exterior Area Above Grade 2299.46 sq ft



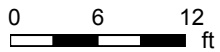
**Main Floor**  
Exterior Area 1503.68 sq ft



**2nd Floor**  
Exterior Area 795.79 sq ft



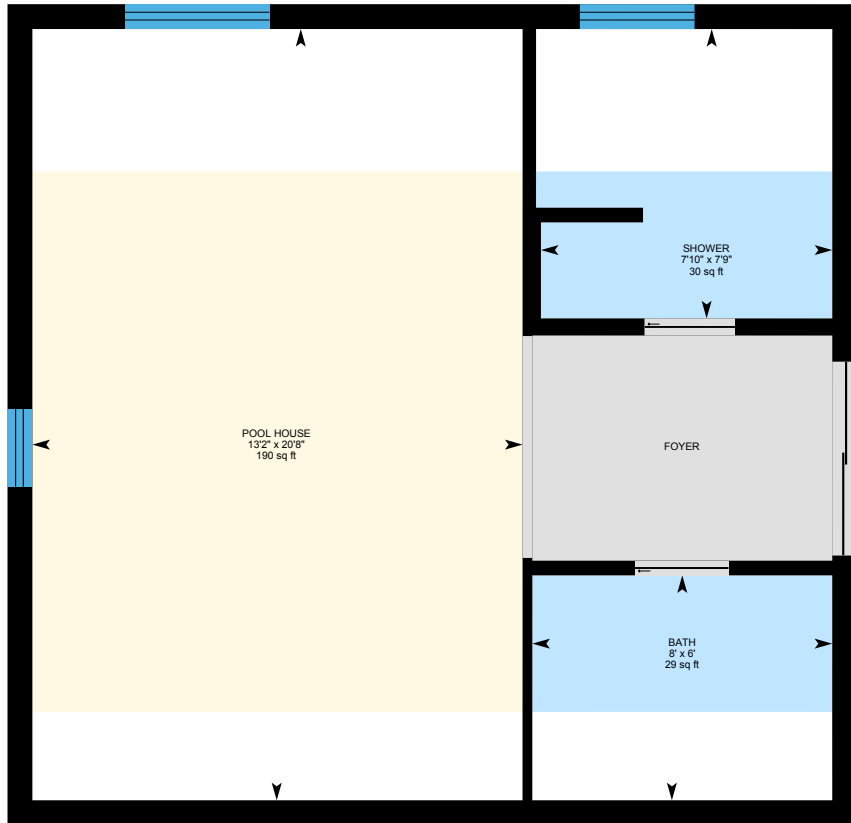
**Basement (Below Grade)**  
Exterior Area 1043.90 sq ft



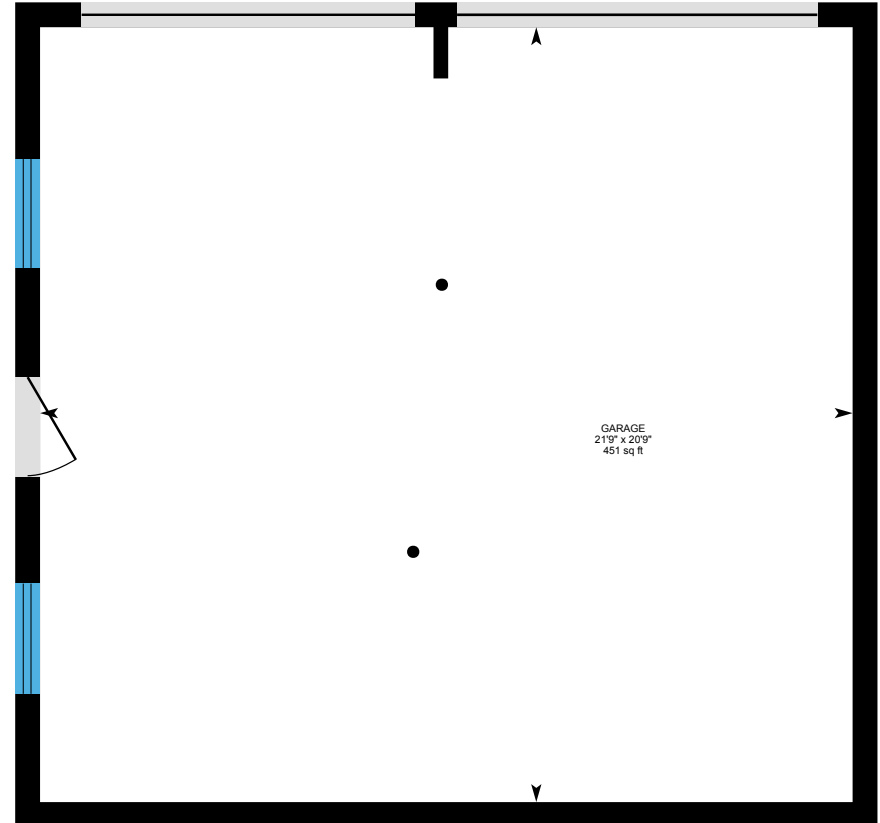
PREPARED: Sep 2021

# 42 Charles St, Hingham, MA

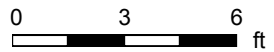
Detached Garage: Total Exterior Area Above Grade 429.03 sq ft



Garage 2nd Floor



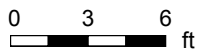
Garage 1st Floor



PREPARED: Sep 2021

# 42 Charles St, Hingham, MA

**Main Floor** Total Exterior Area 1503.68 sq ft  
Total Interior Area 1395.55 sq ft

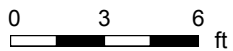
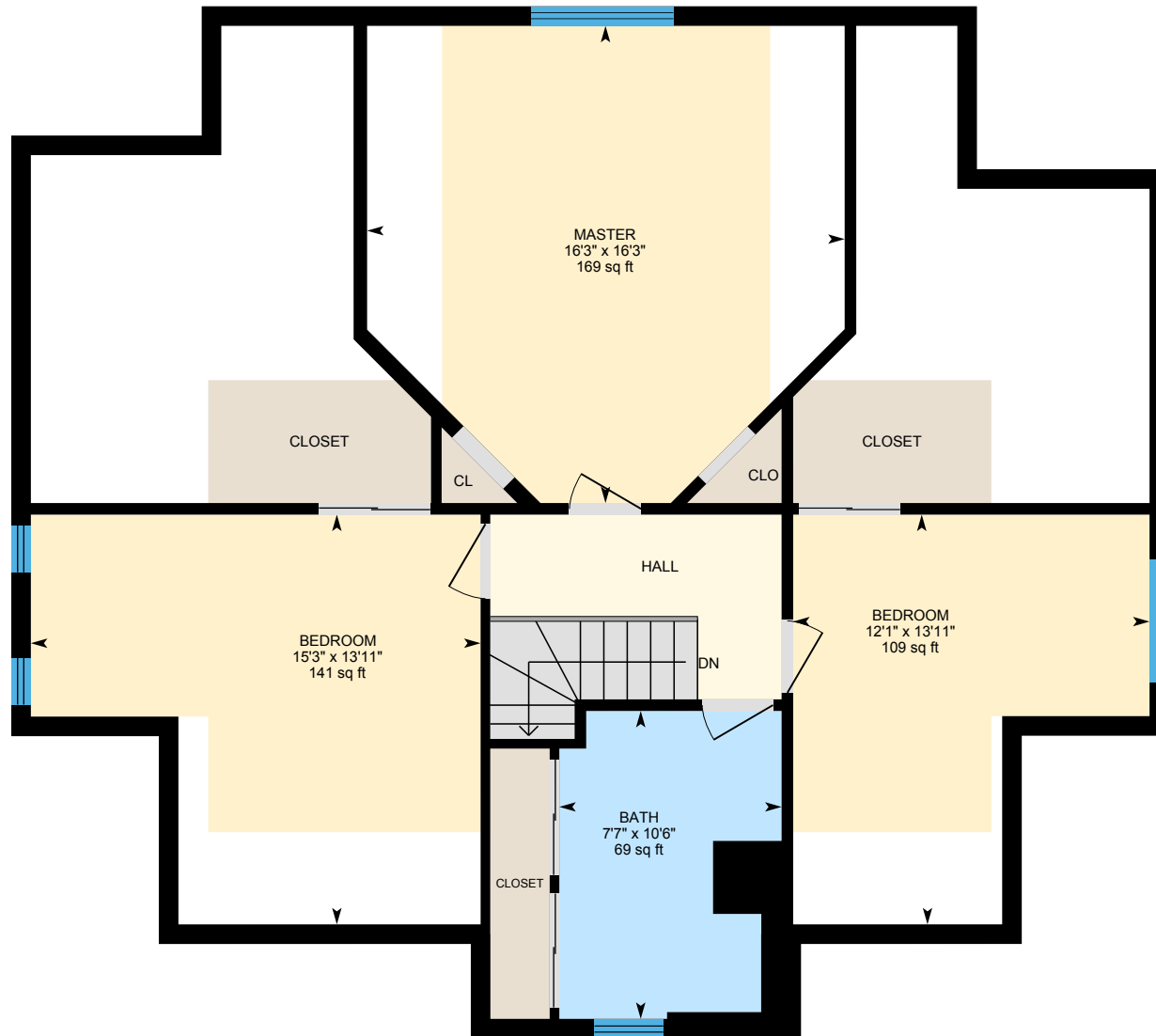


PREPARED: Sep 2021



# 42 Charles St, Hingham, MA

2nd Floor Total Exterior Area 795.79 sq ft  
Total Interior Area 698.42 sq ft

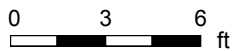


PREPARED: Sep 2021



# 42 Charles St, Hingham, MA

**Basement** Total Exterior Area 1043.90 sq ft  
Total Interior Area 947.64 sq ft

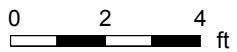
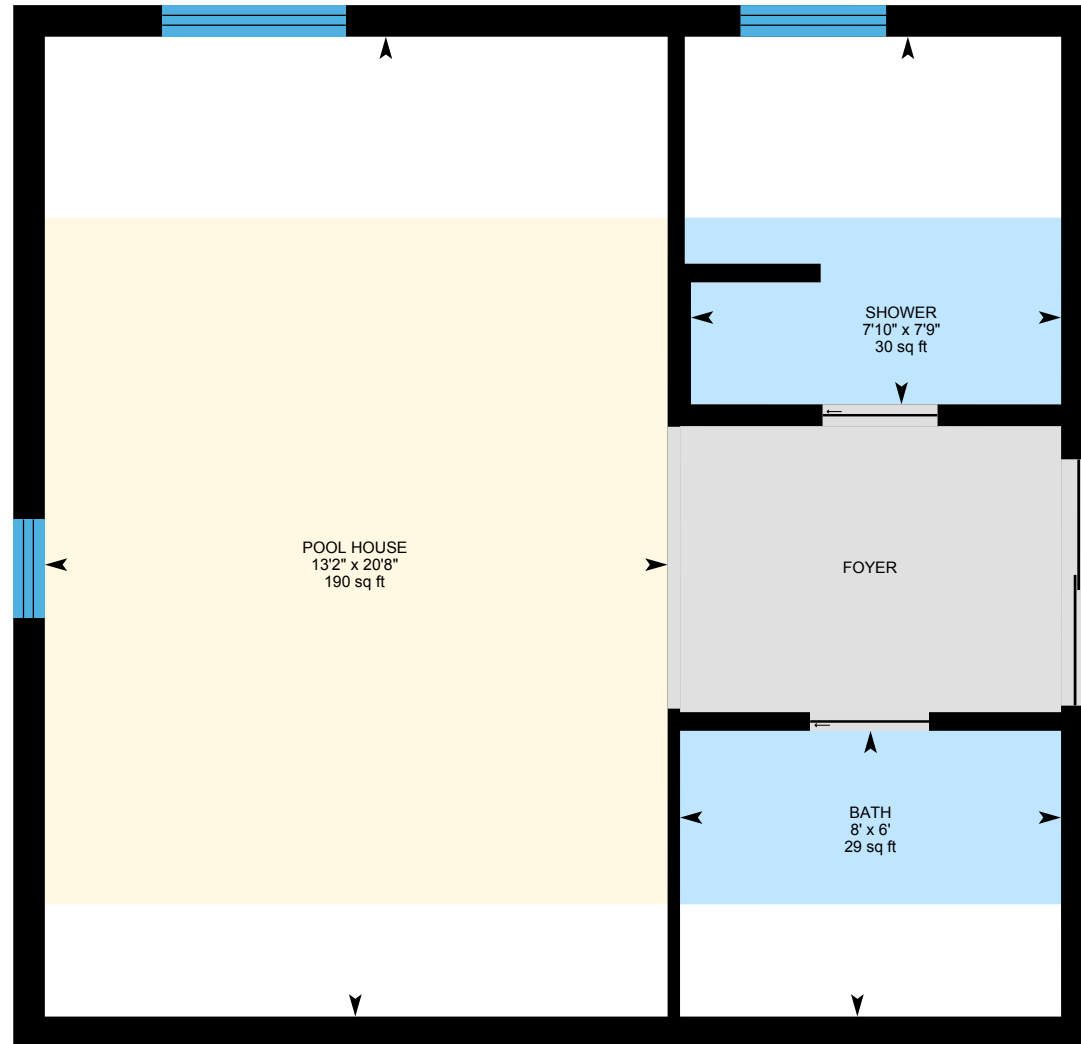


PREPARED: Sep 2021



# 42 Charles St, Hingham, MA

Garage 2nd Floor Total Exterior Area 370.07 sq ft  
Total Interior Area 312.23 sq ft

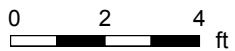
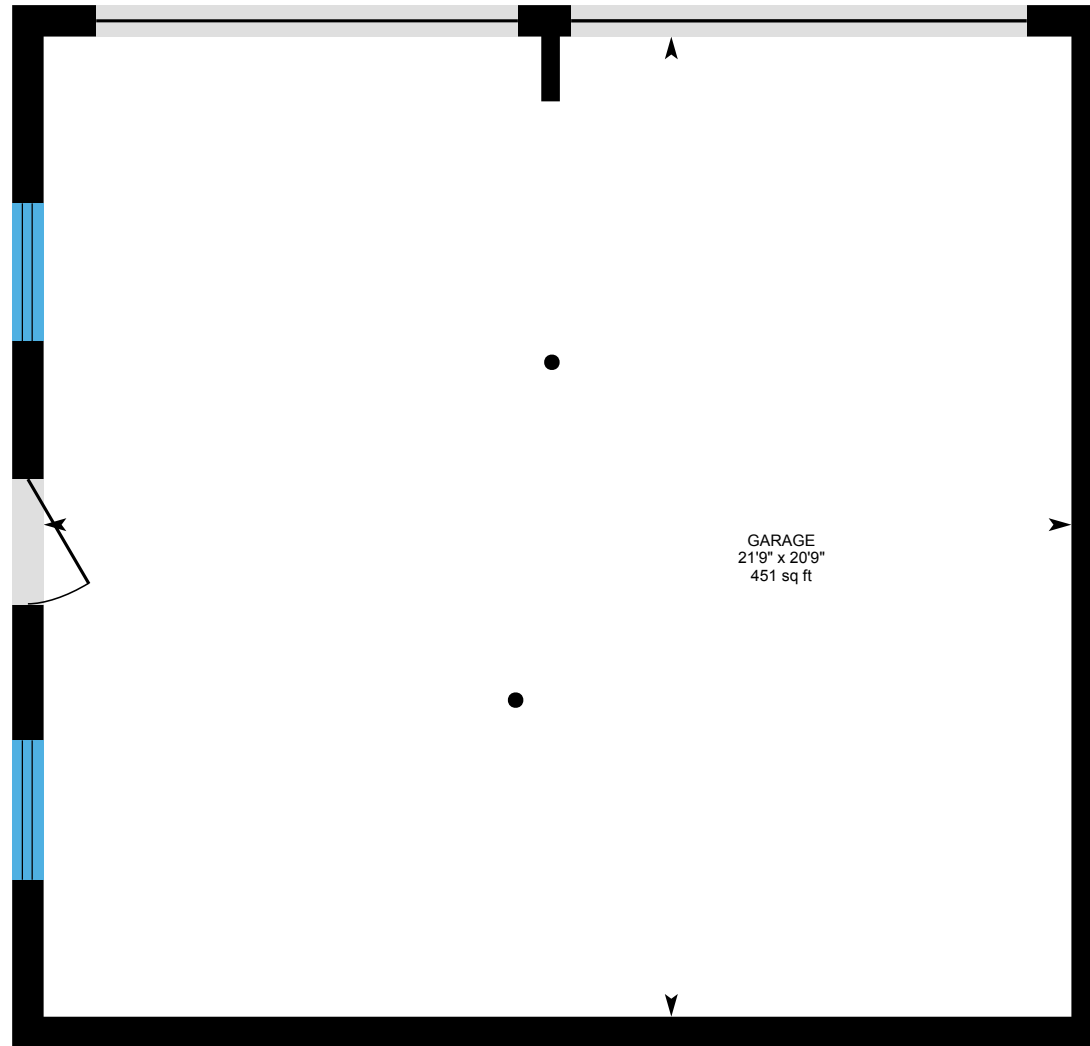


PREPARED: Sep 2021



# 42 Charles St, Hingham, MA

Garage 1st Floor Total Exterior Area 58.96 sq ft  
Total Interior Area 0.54 sq ft

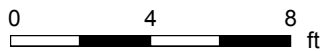
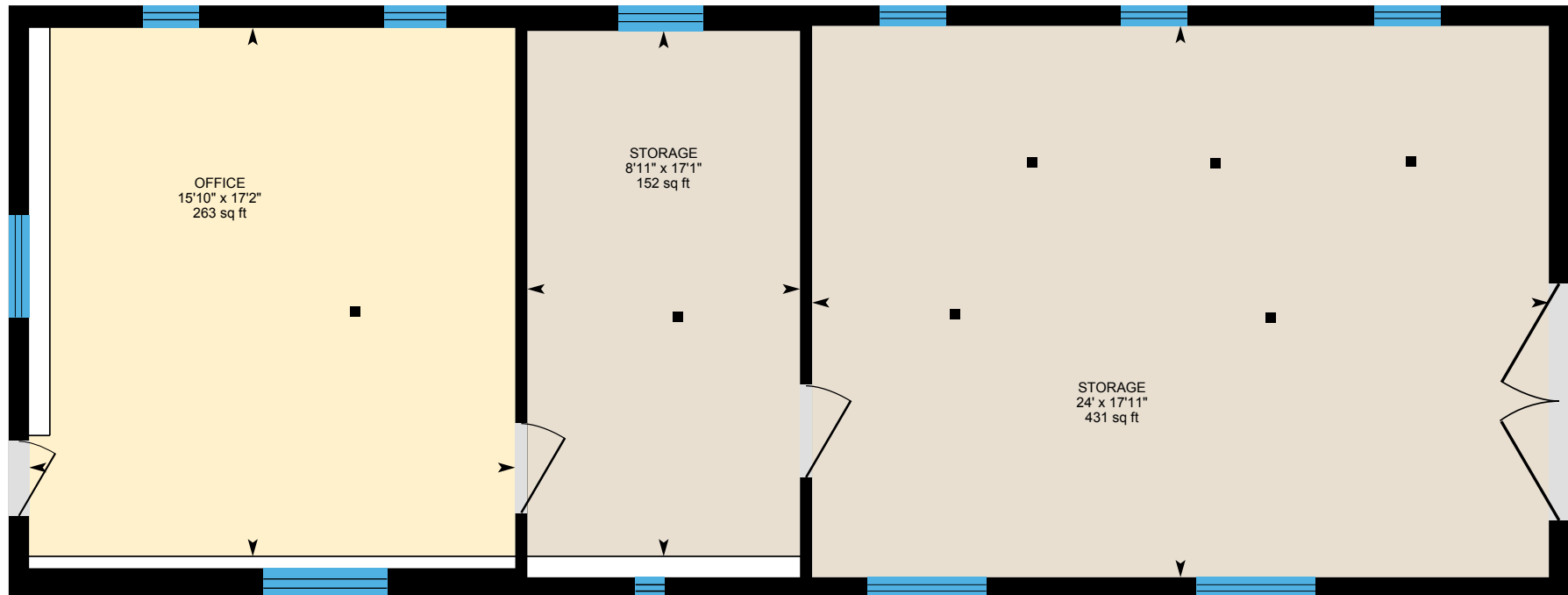


PREPARED: Sep 2021



# 42 Charles St, Hingham, MA

Office Building Total Exterior Area 951.69 sq ft  
Total Interior Area 860.07 sq ft



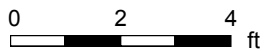
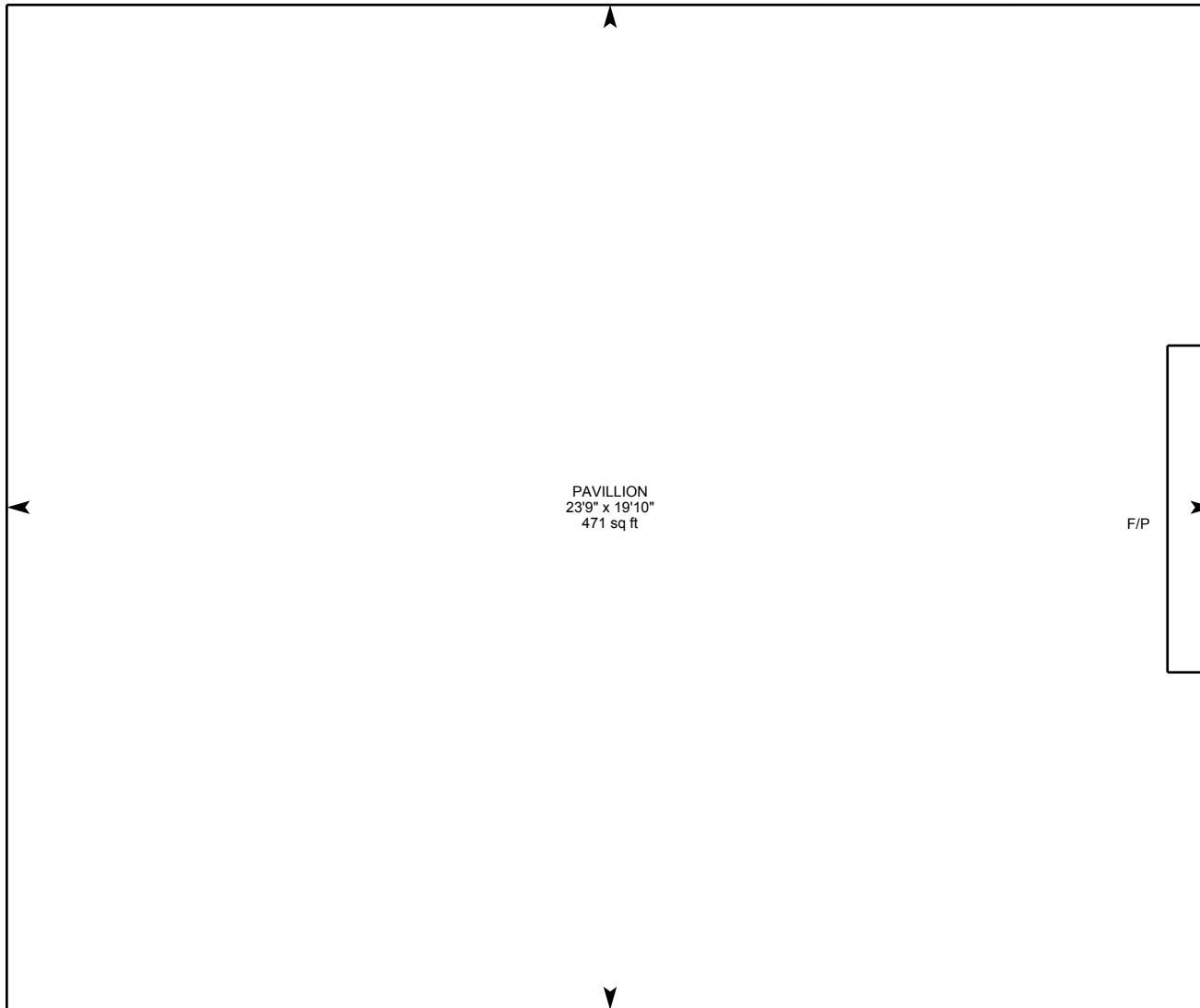
PREPARED: Sep 2021





# 42 Charles St, Hingham, MA

## Pavilion



PREPARED: Sep 2021



# 42 Charles St, Hingham, MA

## 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

Bath: 6'9" x 8'10" | 60 sq ft  
Bedroom: 10' x 11'11" | 116 sq ft  
Den: 9'11" x 13'9" | 136 sq ft  
Dining: 11'11" x 13'7" | 162 sq ft  
Hall: 10'6" x 10'9" | 113 sq ft  
Kitchen: 20'8" x 10'10" | 186 sq ft  
Living: 15'5" x 13'7" | 210 sq ft  
Office: 8'11" x 24'6" | 177 sq ft

##### 2ND FLOOR

Bath: 10'6" x 7'7" | 69 sq ft  
Bedroom: 13'11" x 12'1" | 109 sq ft  
Bedroom: 13'11" x 15'3" | 141 sq ft  
Master: 16'3" x 16'3" | 169 sq ft

##### BASEMENT

Laundry: 25'10" x 12'7" | 308 sq ft  
Rec Room: 24'8" x 23'2" | 392 sq ft  
Utility: 7' x 8'11" | 62 sq ft  
Utility: 12'1" x 11' | 120 sq ft

#### Detached Garage

##### GARAGE 2ND FLOOR

Bath: 8' x 6' | 29 sq ft  
Pool House: 13'2" x 20'8" | 190 sq ft  
Shower: 7'10" x 7'9" | 30 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: 1395.55 sq ft  
Perimeter Wall Length: 162 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1503.68 sq ft

##### 2ND FLOOR

Interior Area: 698.42 sq ft  
Perimeter Wall Length: 146 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 795.79 sq ft

##### BASEMENT (Below Grade)

Interior Area: 947.64 sq ft  
Perimeter Wall Length: 145 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1043.90 sq ft

#### Detached Garage

##### GARAGE 2ND FLOOR

Interior Area: 312.23 sq ft  
Perimeter Wall Length: 87 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 370.07 sq ft

# 42 Charles St, Hingham, MA

## Property Details

### Room Measurements

#### GARAGE 1ST FLOOR

Garage: 21'9" x 20'9" | 451 sq ft

#### Office Building

##### OFFICE BUILDING

Office: 17'2" x 15'10" | 263 sq ft

Storage: 17'11" x 24' | 431 sq ft

Storage: 17'1" x 8'11" | 152 sq ft

#### Pavilion

##### PAVILION

Pavillion: 19'10" x 23'9" | 471 sq ft

### Floor Area Information

#### GARAGE 1ST FLOOR

Interior Area: 0.54 sq ft

Excluded Area: 451.31 sq ft

Perimeter Wall Length: 88 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 58.96 sq ft

#### Office Building

##### OFFICE BUILDING

Interior Area: 860.07 sq ft

Perimeter Wall Length: 138 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 951.69 sq ft

#### Pavilion

##### PAVILION

All space is excluded

#### Total Above Grade Floor Area

Main Building Interior: 2093.98 sq ft

**Main Building Exterior: 2299.46 sq ft**

Detached Garage Interior: 312.77 sq ft

Detached Garage Excluded: 451.31 sq ft

**Detached Garage Exterior: 429.03 sq ft**

Office Building Interior: 860.07 sq ft

**Office Building Exterior: 951.69 sq ft**

# 42 Charles St, Hingham, MA

## iGUIDE Method of Measurement

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### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls.

**Excluded Area** is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. 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, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

**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.

**Unfinished Area** is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

**Finished Area** is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

### iGUIDE Exterior Area Calculation

**Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]**

### Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.