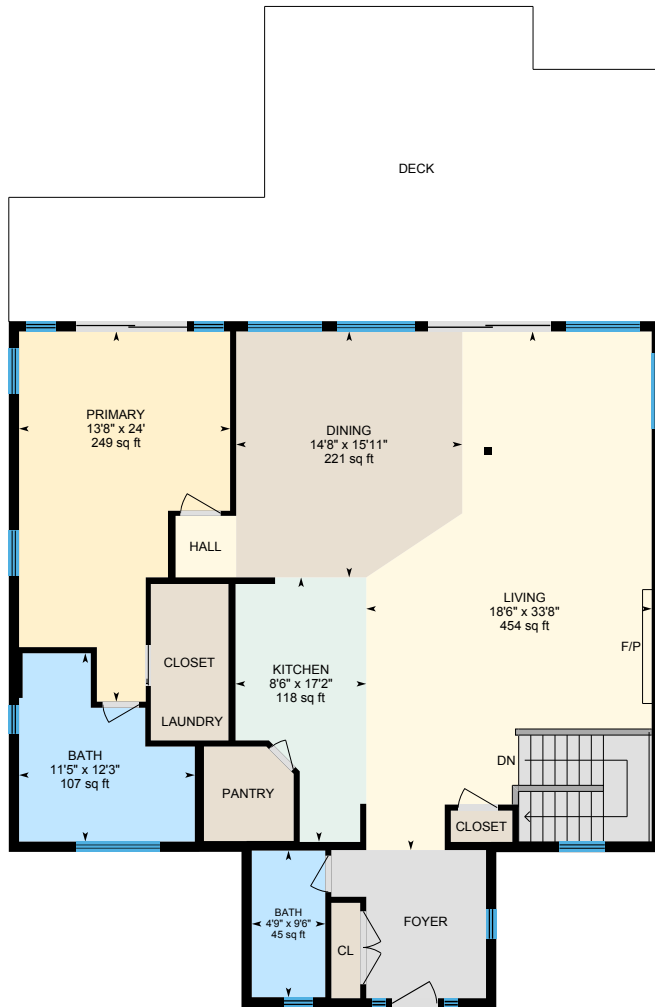


317 Middlefork Rd, Garden Valley, ID

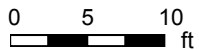
Main Building: Total Exterior Area 2702.30 sq ft



1st Floor
Exterior Area 1625.28 sq ft

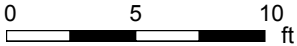
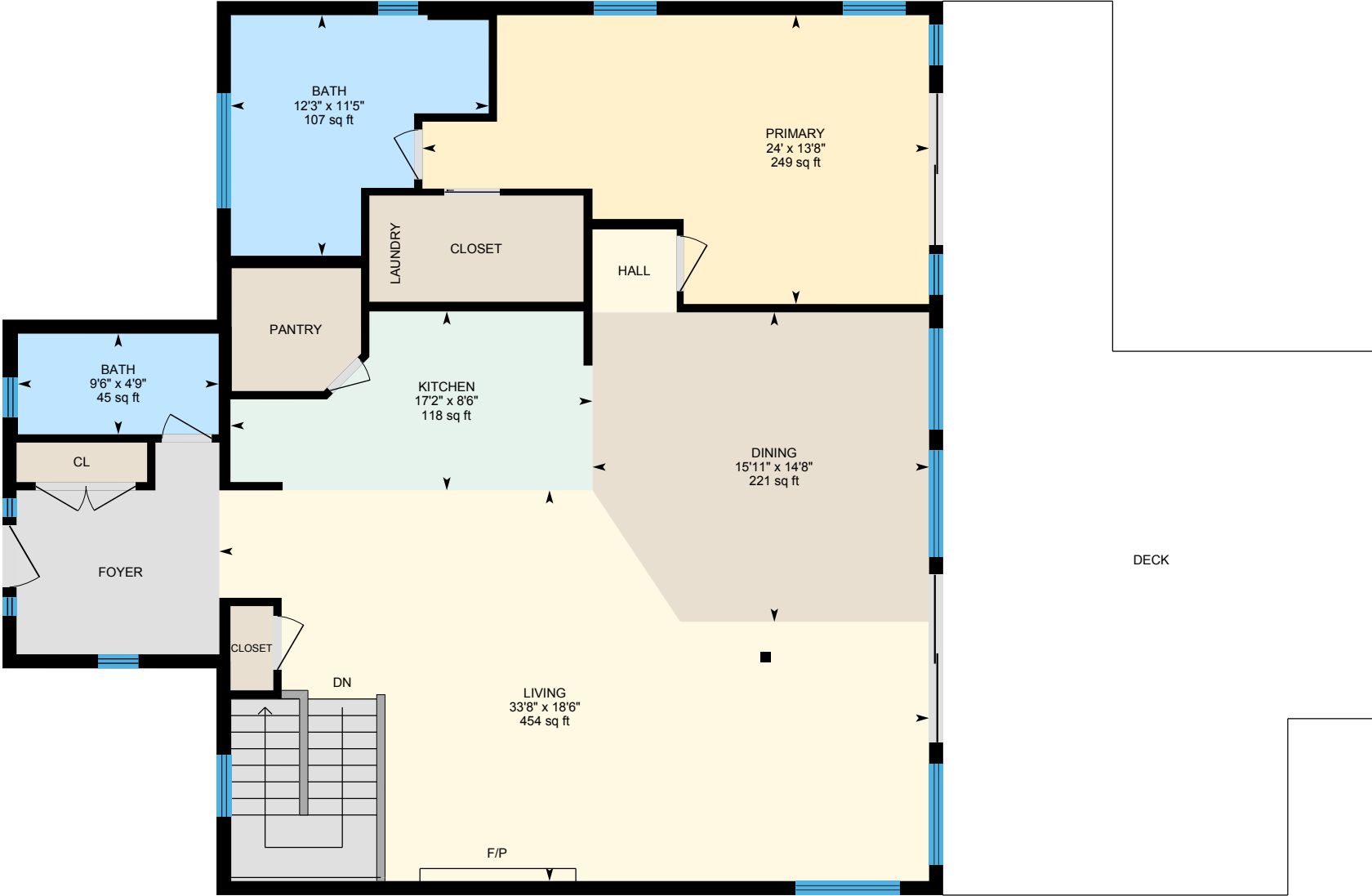


2nd Floor (Below Grade)
Exterior Area 1077.02 sq ft



317 Middlefork Rd, Garden Valley, ID

1st Floor Total Exterior Area 1625.28 sq ft
Total Interior Area 1511.23 sq ft



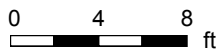
PREPARED: May 2021



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.

317 Middlefork Rd, Garden Valley, ID

2nd Floor Total Exterior Area 1077.02 sq ft
Total Interior Area 988.52 sq ft

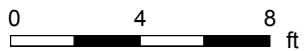
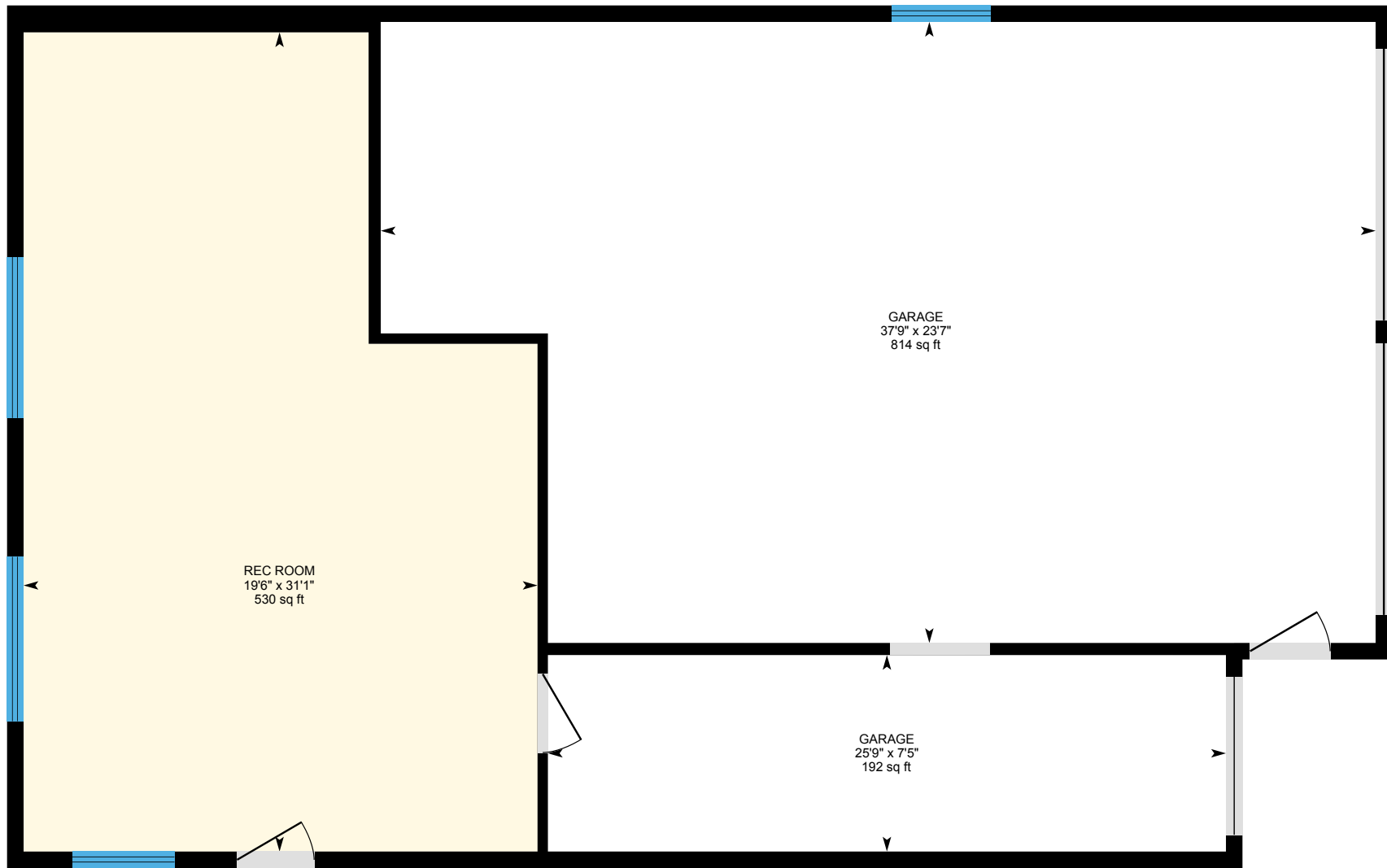


PREPARED: May 2021



317 Middlefork Rd, Garden Valley, ID

Main Floor Total Exterior Area 595.21 sq ft
Total Interior Area 529.92 sq ft

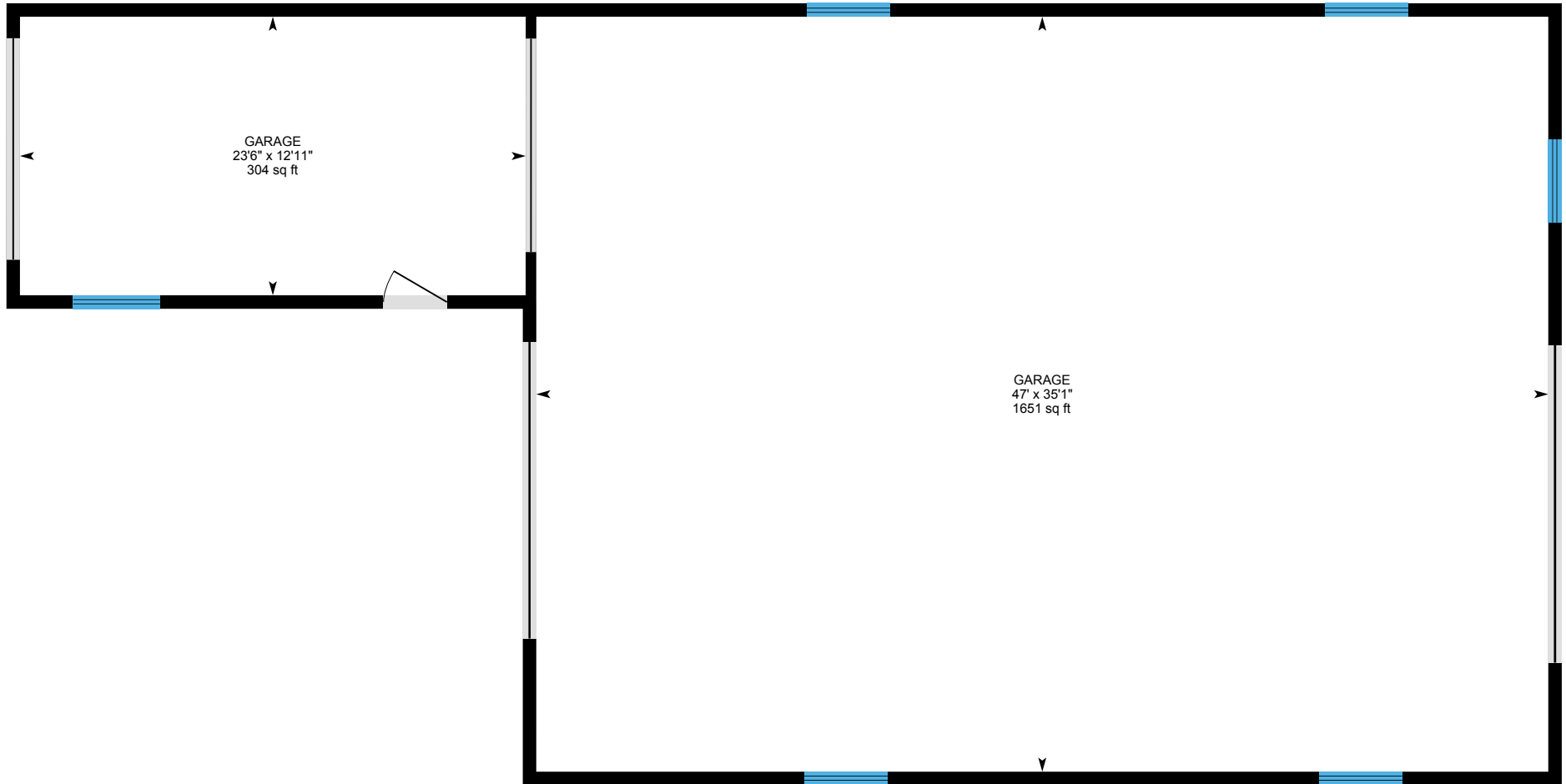


PREPARED: May 2021



317 Middlefork Rd, Garden Valley, ID

Main Floor Total Exterior Area 141.02 sq ft
Total Interior Area 6.45 sq ft



0 5 10
ft

PREPARED: May 2021



317 Middlefork Rd, Garden Valley, ID

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

1ST FLOOR

Bath: 11'5" x 12'3" | 107 sq ft
Bath: 4'9" x 9'6" | 45 sq ft
Dining: 14'8" x 15'11" | 221 sq ft
Kitchen: 8'6" x 17'2" | 118 sq ft
Living: 18'6" x 33'8" | 454 sq ft
Primary: 13'8" x 24' | 249 sq ft

2ND FLOOR

Bath: 8'9" x 5' | 44 sq ft
Bedroom: 12'7" x 9'10" | 106 sq ft
Bedroom: 12'7" x 8'11" | 97 sq ft
Laundry: 8'9" x 7'6" | 62 sq ft
Rec Room: 27'3" x 24'8" | 532 sq ft

Detached Garage

MAIN FLOOR

Garage: 23'7" x 37'9" | 814 sq ft
Garage: 7'5" x 25'9" | 192 sq ft
Rec Room: 31'1" x 19'6" | 530 sq ft

Barn

MAIN FLOOR

Garage: 12'11" x 23'6" | 304 sq ft
Garage: 35'1" x 47' | 1651 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

1ST FLOOR

Interior Area: 1511.23 sq ft
Perimeter Wall Length: 171 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1625.28 sq ft

2ND FLOOR (Below Grade)

Interior Area: 988.52 sq ft
Perimeter Wall Length: 133 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1077.02 sq ft

Detached Garage

MAIN FLOOR

Interior Area: 529.92 sq ft
Excluded Area: 1005.81 sq ft
Perimeter Wall Length: 104 ft
Perimeter Wall Thickness: 7.5 in
Exterior Area: 595.21 sq ft

317 Middlefork Rd, Garden Valley, ID

Property Details

Room Measurements

Floor Area Information

Barn

MAIN FLOOR

Interior Area: 6.45 sq ft

Excluded Area: 1954.96 sq ft

Perimeter Wall Length: 215 ft

Perimeter Wall Thickness: 7.5 in

Exterior Area: 141.02 sq ft

Total Floor Area

Main Building Interior: 2499.75 sq ft

Main Building Exterior: 2702.30 sq ft

Detached Garage Interior: 529.92 sq ft

Detached Garage Excluded: 1005.81 sq ft

Detached Garage Exterior: 595.21 sq ft

Barn Interior: 6.45 sq ft

Barn Excluded: 1954.96 sq ft

Barn Exterior: 141.02 sq ft

317 Middlefork Rd, Garden Valley, ID

iGUIDE Method of Measurement

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.