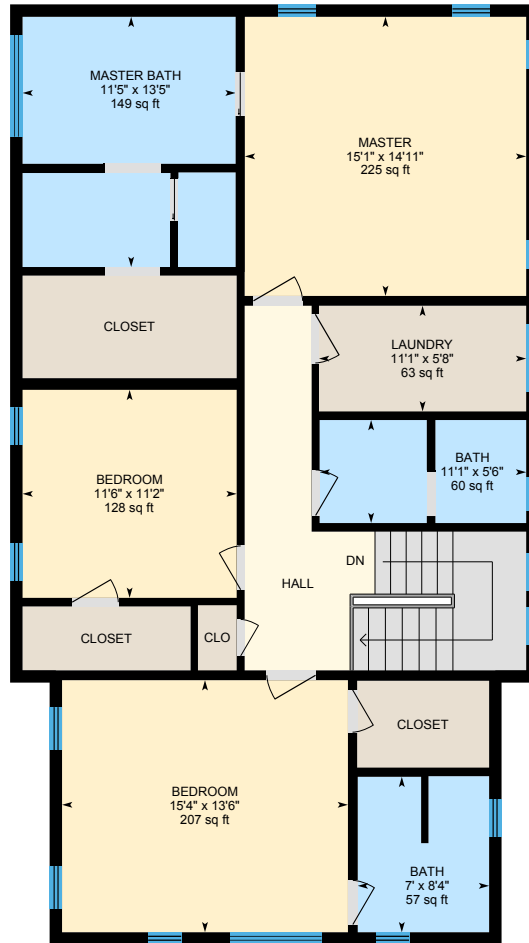


43 Foley Beach Rd, Hingham, MA

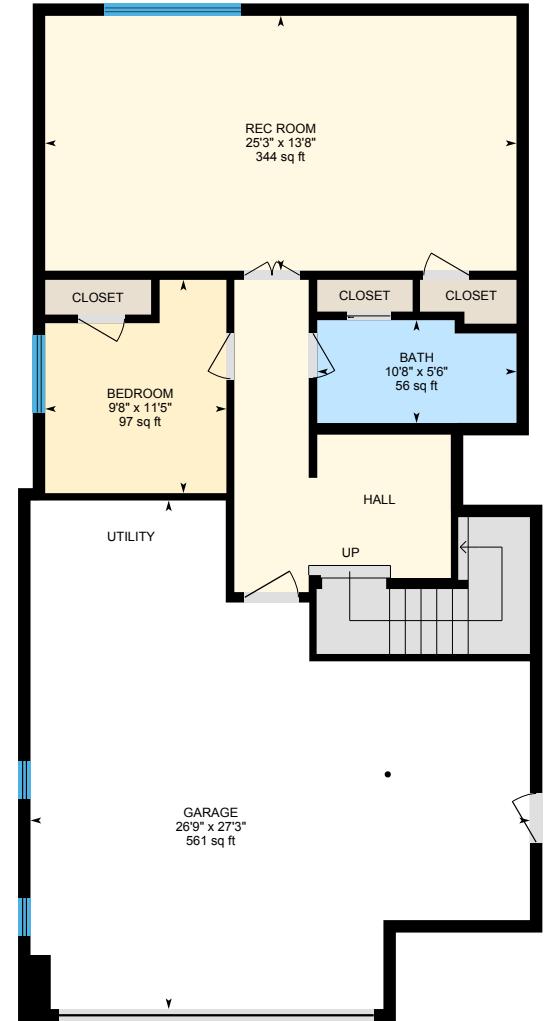
Main Building: Total Exterior Area Above Grade 2602.65 sq ft



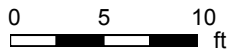
1st Floor
Exterior Area 1237.67 sq ft



2nd Floor
Exterior Area 1364.98 sq ft



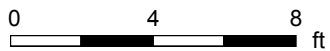
Basement (Below Grade)
Exterior Area 834.33 sq ft



PREPARED: Dec 2020

43 Foley Beach Rd, Hingham, MA

1st Floor Total Exterior Area 1237.67 sq ft
Total Interior Area 1129.75 sq ft



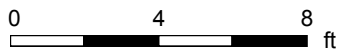
PREPARED: Dec 2020



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.

43 Foley Beach Rd, Hingham, MA

2nd Floor Total Exterior Area 1364.98 sq ft
Total Interior Area 1262.01 sq ft



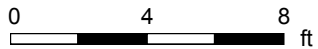
PREPARED: Dec 2020



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.

43 Foley Beach Rd, Hingham, MA

Basement Total Exterior Area 834.33 sq ft
Total Interior Area 747.98 sq ft



PREPARED: Dec 2020



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.

43 Foley Beach Rd, 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

1ST FLOOR

Bath: 7'4" x 5'5" | 40 sq ft

Dining: 15' x 12'6" | 188 sq ft

Family: 16'9" x 14'6" | 238 sq ft

Kitchen: 11'10" x 24'4" | 247 sq ft

Office: 11'5" x 11'1" | 126 sq ft

2ND FLOOR

Bath: 7' x 8'4" | 57 sq ft

Bath: 11'1" x 5'6" | 60 sq ft

Bedroom: 11'6" x 11'2" | 128 sq ft

Bedroom: 15'4" x 13'6" | 207 sq ft

Laundry: 11'1" x 5'8" | 63 sq ft

Master: 15'1" x 14'11" | 225 sq ft

Master Bath: 11'5" x 13'5" | 149 sq ft

BASEMENT

Bath: 10'8" x 5'6" | 56 sq ft

Bedroom: 9'8" x 11'5" | 97 sq ft

Garage: 26'9" x 27'3" | 561 sq ft

Rec Room: 25'3" x 13'8" | 344 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: 1129.75 sq ft

Perimeter Wall Length: 162 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 1237.67 sq ft

2ND FLOOR

Interior Area: 1262.01 sq ft

Perimeter Wall Length: 155 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 1364.98 sq ft

BASEMENT (Below Grade)

Interior Area: 747.98 sq ft

Excluded Area: 561.35 sq ft

Perimeter Wall Length: 130 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 834.33 sq ft

Total Above Grade Floor Area

Main Building Interior: 2391.76 sq ft

Main Building Exterior: 2602.65 sq ft

43 Foley Beach Rd, Hingham, MA

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.