

21 Irving St, Hingham, MA

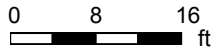
Main Building: Total Exterior Area Above Grade 6794.79 sq ft



2nd Floor Office
Exterior Area 769.44 sq ft

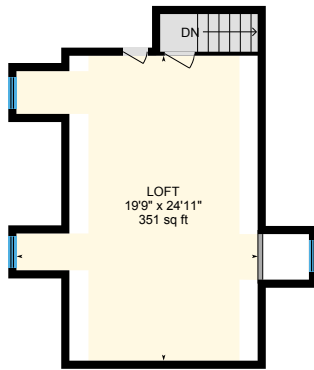
1st Floor
Exterior Area 3070.62 sq ft

2nd Floor
Exterior Area 2504.56 sq ft

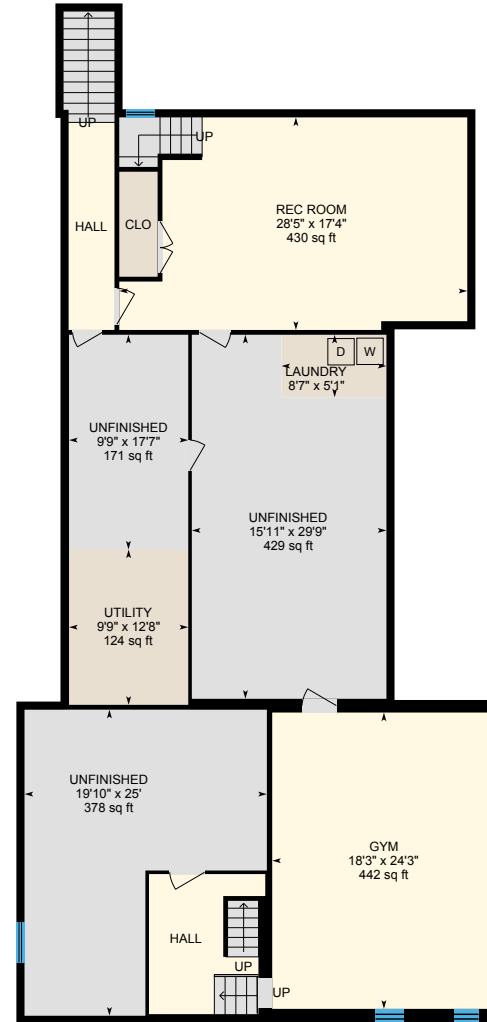


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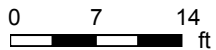
Main Building: Total Exterior Area Above Grade 6794.79 sq ft



3rd Floor
Exterior Area 450.17 sq ft



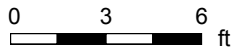
Basement (Below Grade)
Exterior Area 2522.51 sq ft



PREPARED: 2021/09/30

21 Irving St, Hingham, MA

2nd Floor Office Total Exterior Area 769.44 sq ft
Total Interior Area 688.85 sq ft

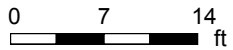


PREPARED: 2021/09/30



21 Irving St, Hingham, MA

1st Floor Total Exterior Area 3070.62 sq ft
Total Interior Area 2867.71 sq ft



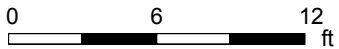
PREPARED: 2021/09/30



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.

21 Irving St, Hingham, MA

2nd Floor Total Exterior Area 2504.56 sq ft
Total Interior Area 2336.84 sq ft



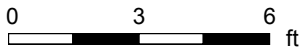
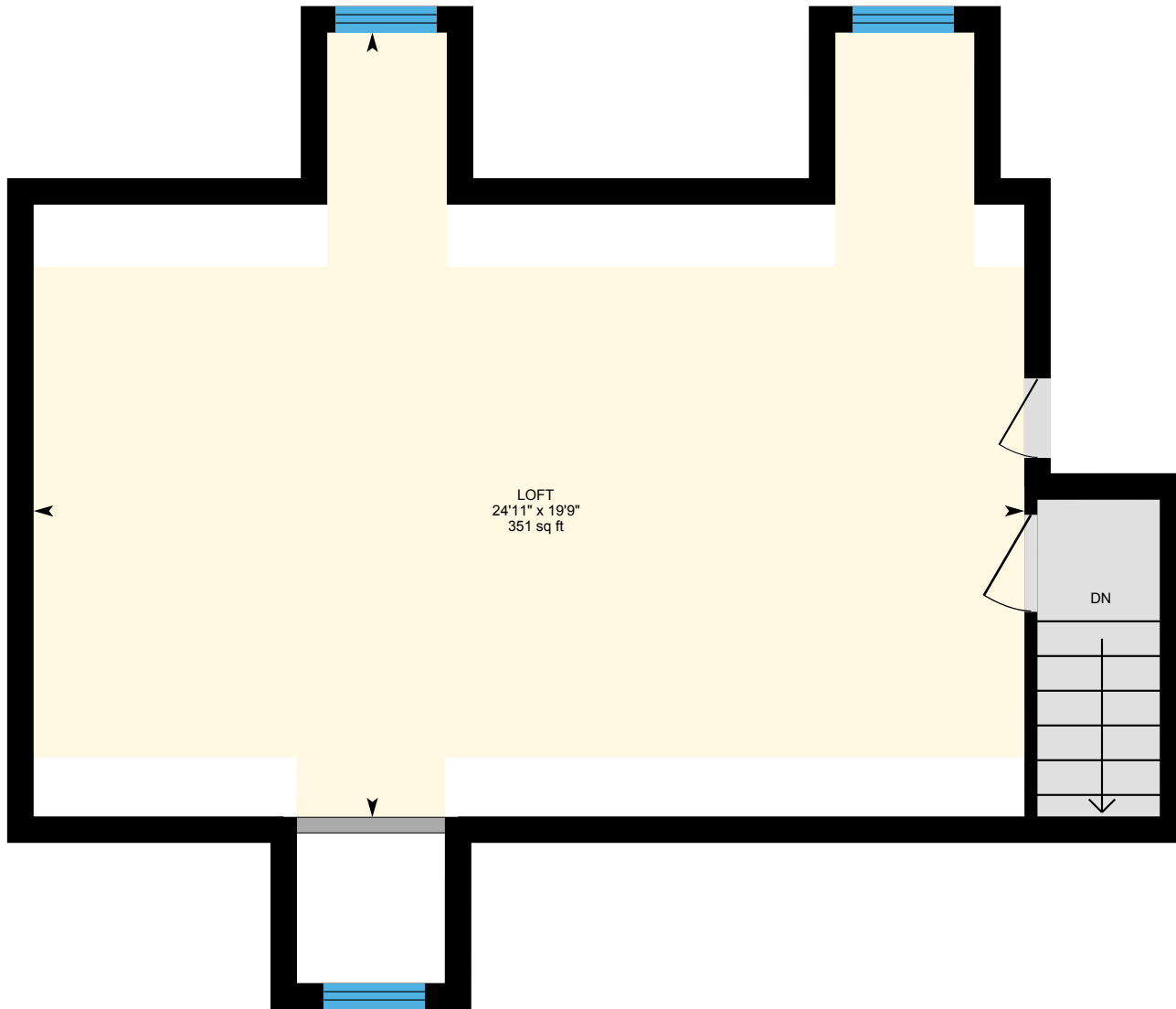
PREPARED: 2021/09/30



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.

21 Irving St, Hingham, MA

3rd Floor Total Exterior Area 450.17 sq ft
Total Interior Area 378.63 sq ft

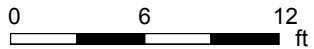
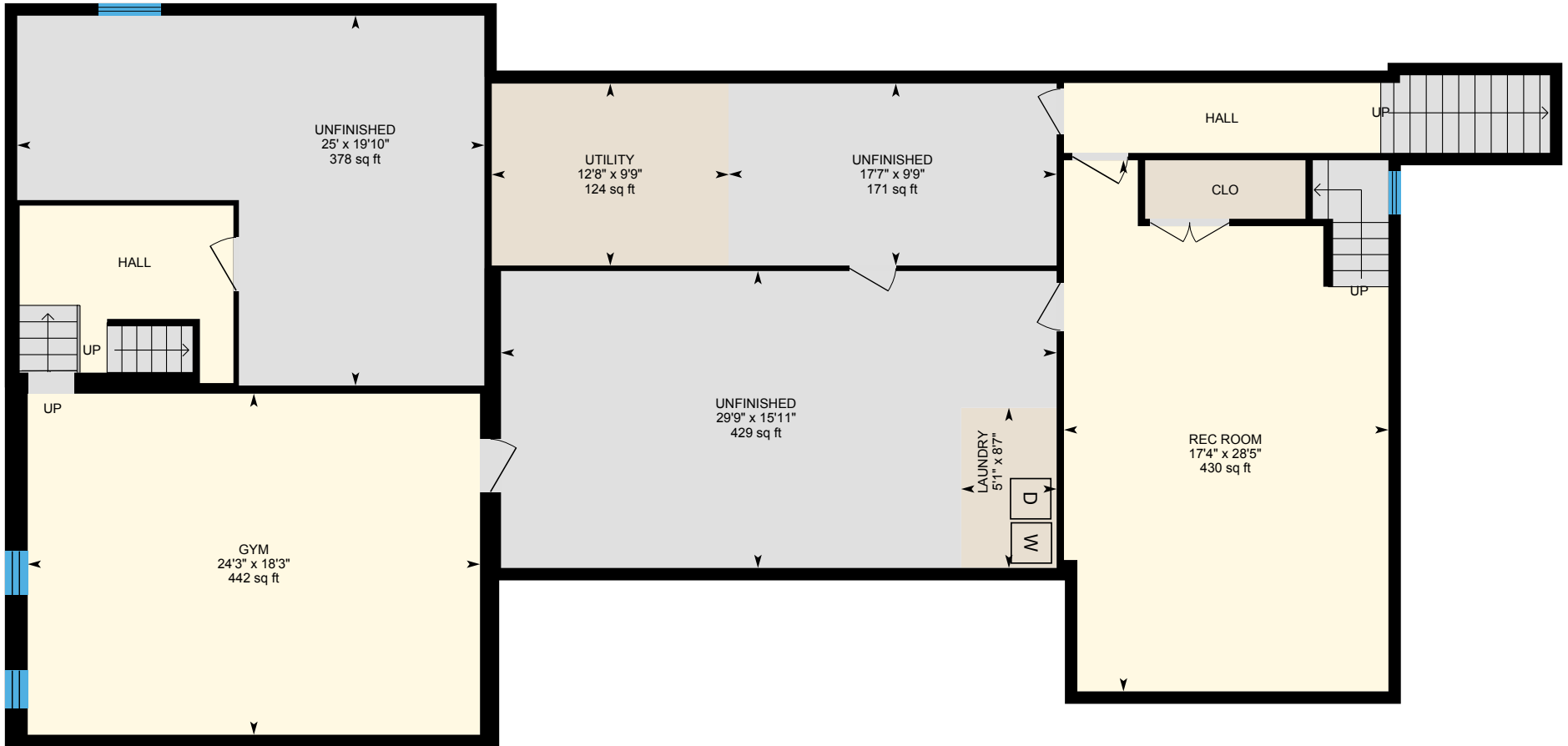


PREPARED: 2021/09/30



21 Irving St, Hingham, MA

Basement Total Exterior Area 2522.51 sq ft
Total Interior Area 2351.21 sq ft



PREPARED: 2021/09/30



21 Irving 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

2ND FLOOR OFFICE

Bath: 9'5" x 11'9" | 93 sq ft
Bedroom: 14' x 12'1" | 165 sq ft
Dining: 7'10" x 17'8" | 138 sq ft
Kitchen: 5'1" x 10'9" | 54 sq ft
Living: 10'1" x 17'8" | 176 sq ft

1ST FLOOR

Bath: 8'3" x 9'1" | 67 sq ft
Dining: 10'11" x 20'5" | 222 sq ft
Dining: 17'11" x 14'9" | 247 sq ft
Family: 23'5" x 18'5" | 429 sq ft
Garage: 25'8" x 30'3" | 777 sq ft
Kitchen: 15'8" x 22'9" | 328 sq ft
Living: 19'4" x 25'5" | 493 sq ft
Mudroom: 11'9" x 9'1" | 89 sq ft
Office: 7'10" x 9'8" | 73 sq ft
Study: 11'5" x 11'10" | 135 sq ft

2ND FLOOR

Bath: 11'9" x 7' | 81 sq ft
Bath: 9'10" x 13'4" | 97 sq ft
Bath: 7'10" x 8'5" | 64 sq ft
Bath: 17'8" x 12'11" | 176 sq ft
Bedroom: 16'1" x 11'9" | 178 sq ft
Bedroom: 14'11" x 12'10" | 191 sq ft
Bedroom: 11'9" x 14'4" | 163 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

2ND FLOOR OFFICE

Interior Area: 688.85 sq ft
Perimeter Wall Length: 121 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 769.44 sq ft

1ST FLOOR

Interior Area: 2867.71 sq ft
Excluded Area: 776.56 sq ft
Perimeter Wall Length: 305 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 3070.62 sq ft

2ND FLOOR

Interior Area: 2336.84 sq ft
Perimeter Wall Length: 252 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 2504.56 sq ft

3RD FLOOR

Interior Area: 378.63 sq ft
Perimeter Wall Length: 107 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 450.17 sq ft

21 Irving St, Hingham, MA

Property Details

Room Measurements

Bedroom: 19'8" x 11'8" | 202 sq ft

Laundry: 7'1" x 8'6" | 60 sq ft

Primary: 17'1" x 18'3" | 300 sq ft

3RD FLOOR

Loft: 19'9" x 24'11" | 351 sq ft

BASEMENT

Gym: 18'3" x 24'3" | 442 sq ft

Laundry: 8'7" x 5'1"

Rec Room: 28'5" x 17'4" | 430 sq ft

Unfinished: 15'11" x 29'9" | 429 sq ft

Unfinished: 9'9" x 17'7" | 171 sq ft

Unfinished: 19'10" x 25' | 378 sq ft

Utility: 9'9" x 12'8" | 124 sq ft

Floor Area Information

BASEMENT (Below Grade)

Interior Area: 2351.21 sq ft

Perimeter Wall Length: 257 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 2522.51 sq ft

Total Above Grade Floor Area

Main Building Interior: 6272.03 sq ft

Main Building Excluded: 776.56 sq ft

Main Building Exterior: 6794.79 sq ft

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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.