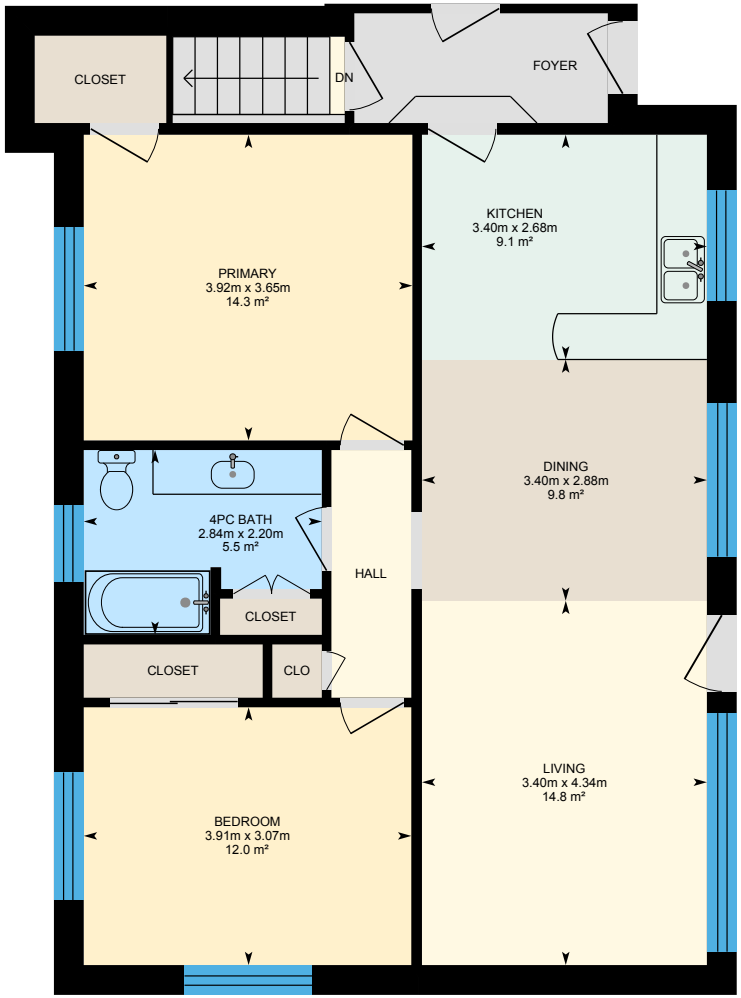
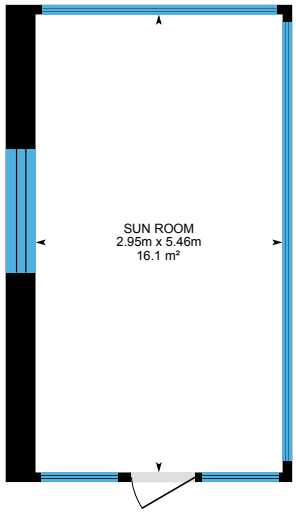
1111 Windham Road 13, Nixon, ON

Main Building: Above Grade Finished Area 96.52 m²





Main Floor
Finished Area 96.52 m²

Sunroom
Finished Area

0 1 2 m

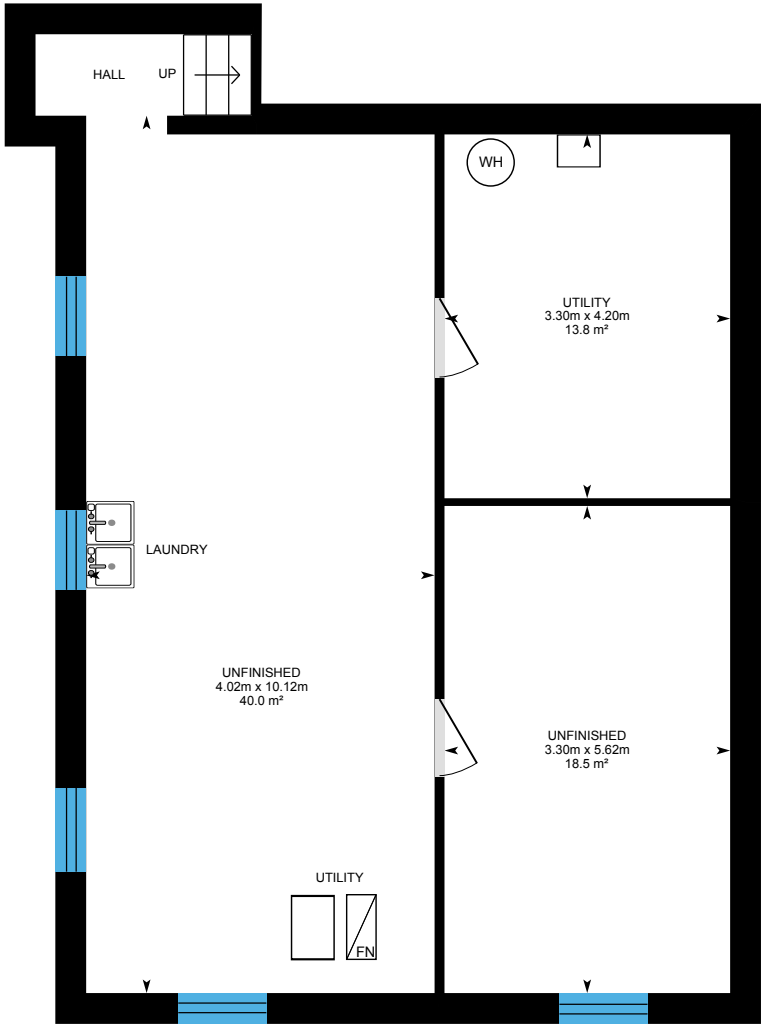
PREPARED: 2026/10/31

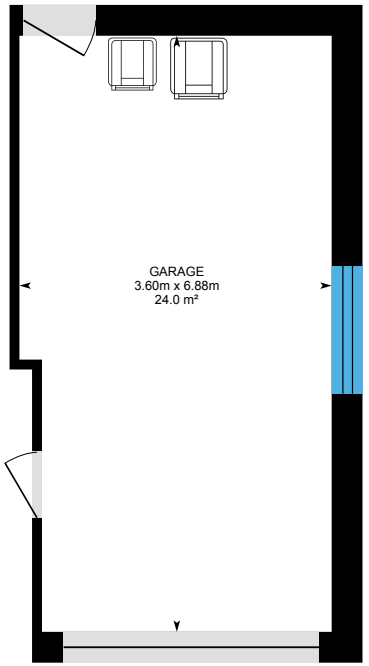
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

1111 Windham Road 13, Nixon, ON

Main Building: Above Grade Finished Area 96.52 m²





Basement (Below Grade)
Finished Area

Garage
Finished Area

0 1 2 m

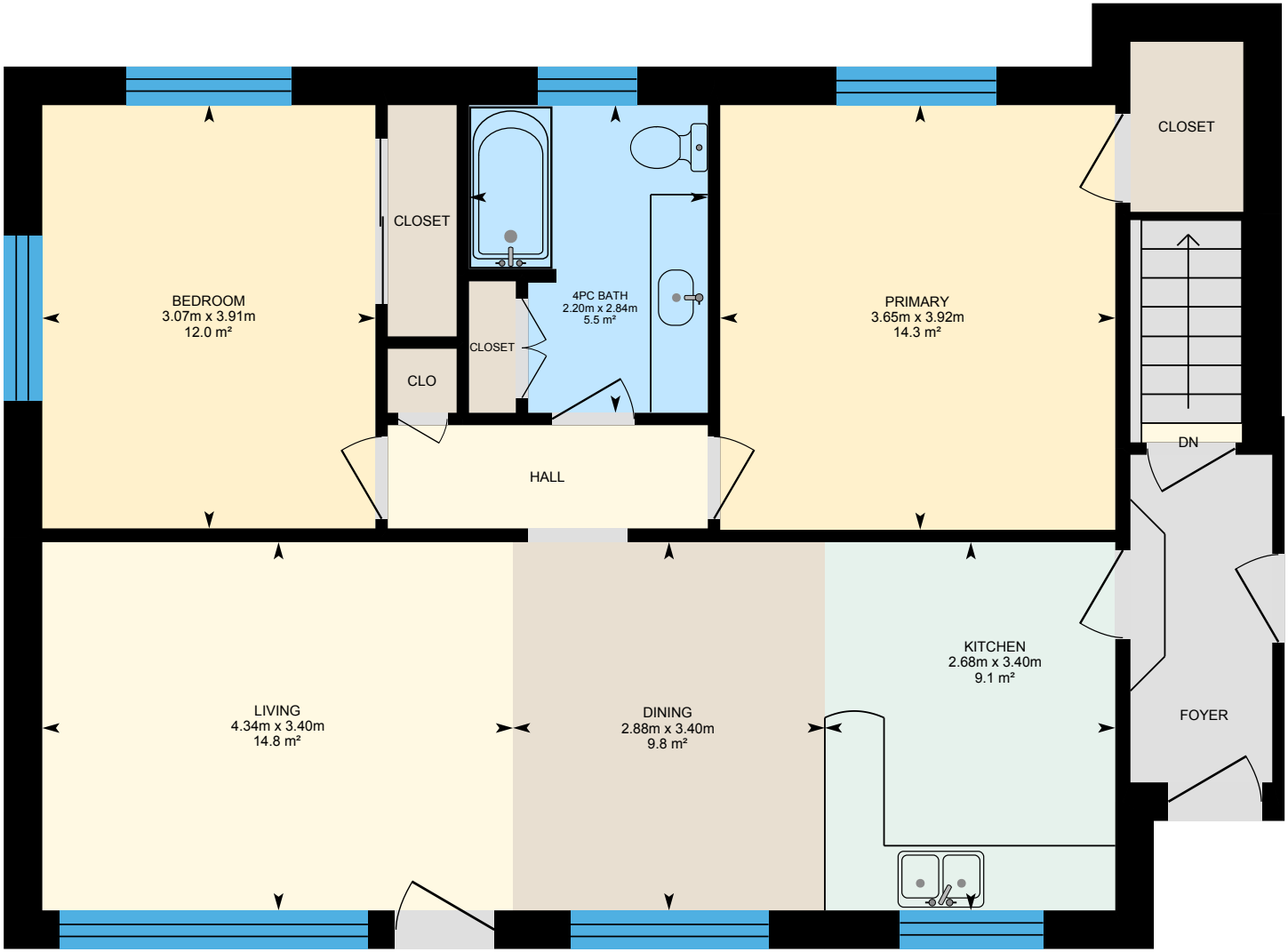
PREPARED: 2026/10/31

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.

iGUIDE

1111 Windham Road 13, Nixon, ON

Main Floor Finished Area 96.52 m²



0 1 2 m

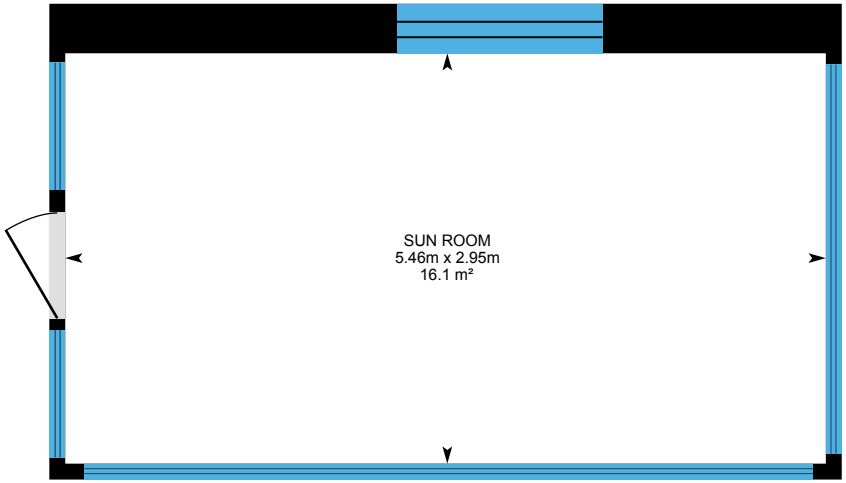
PREPARED: 2026/10/31

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.

iGUIDE

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Sunroom Unfinished Area 16.97 m²



0 1 2 m

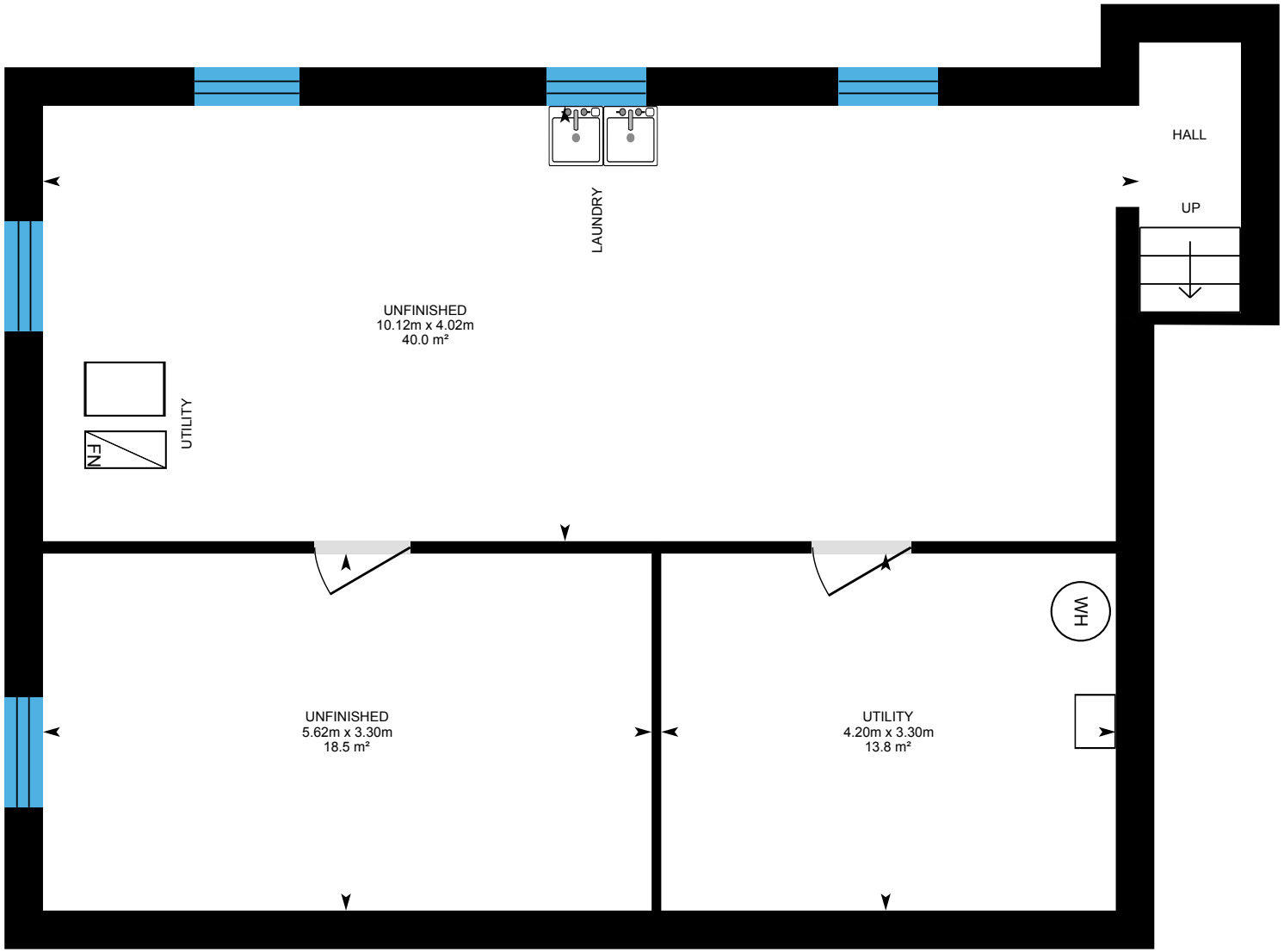
PREPARED: 2026/10/31

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.

iGUIDE

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Basement (Below Grade) Unfinished Area 90.46 m²



0 1 2 m

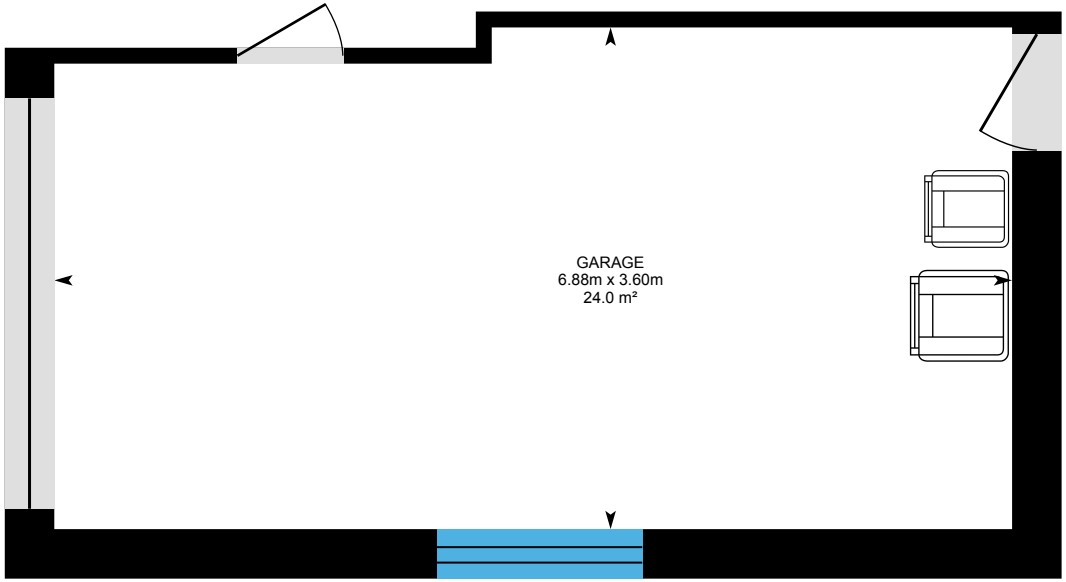
PREPARED: 2026/10/31

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.

iGUIDE

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Garage Unfinished Area 31.84 m²



0 1 2 m

PREPARED: 2026/10/31

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.

iGUIDE

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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

- 4pc Bath: 2.84m x 2.20m | 5.5 m²
- Bedroom: 3.91m x 3.07m | 12.0 m²
- Dining: 3.40m x 2.88m | 9.8 m²
- Kitchen: 3.40m x 2.68m | 9.1 m²
- Living: 3.40m x 4.34m | 14.8 m²
- Primary: 3.92m x 3.65m | 14.3 m²

SUNROOM

- Sun Room: 2.95m x 5.46m | 16.1 m²

BASEMENT

- Unfinished: 4.02m x 10.12m | 40.0 m²
- Unfinished: 3.30m x 5.62m | 18.5 m²
- Utility: 3.30m x 4.20m | 13.8 m²

GARAGE

- Garage: 3.60m x 6.88m | 24.0 m²

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

- Finished Area: 96.52 m²
- Unfinished Area: N/A

SUNROOM

- Finished Area: N/A
- Unfinished Area: 16.97 m²

BASEMENT (Below Grade)

- Finished Area: N/A
- Unfinished Area: 90.46 m²

GARAGE

- Finished Area: N/A
- Unfinished Area: 31.84 m²

ANSI Z765-2021, Main Building

- Above Grade Finished Area: 96.52 m²
- Above Grade Unfinished Area: 48.82 m²
- Below Grade Finished Area: N/A
- Below Grade Unfinished Area: 90.46 m²

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.

iGUIDE

1111 Windham Road 13, Nixon, 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 2024: 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 2024: https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard

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