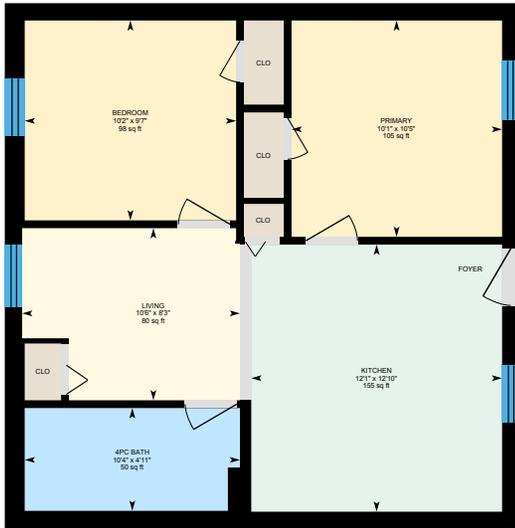


# 504-540 Rue Deragon, Waterloo, QC

504-540 Deragon: Total Exterior Area Above Grade 4348.58 sq ft



**504**  
Exterior Area 622.94 sq ft



**506**  
Exterior Area 634.92 sq ft



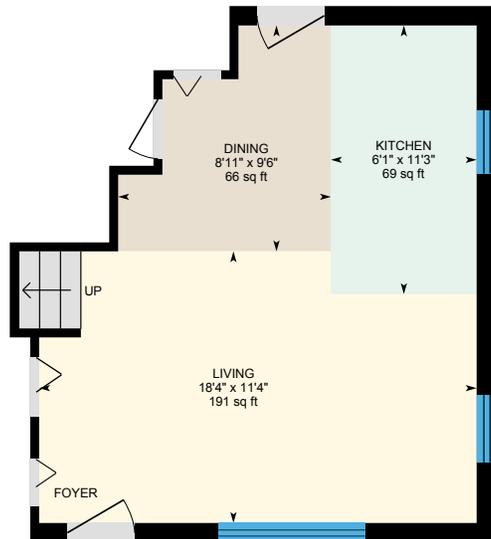
**536 2nd Floor**  
Exterior Area 633.58 sq ft



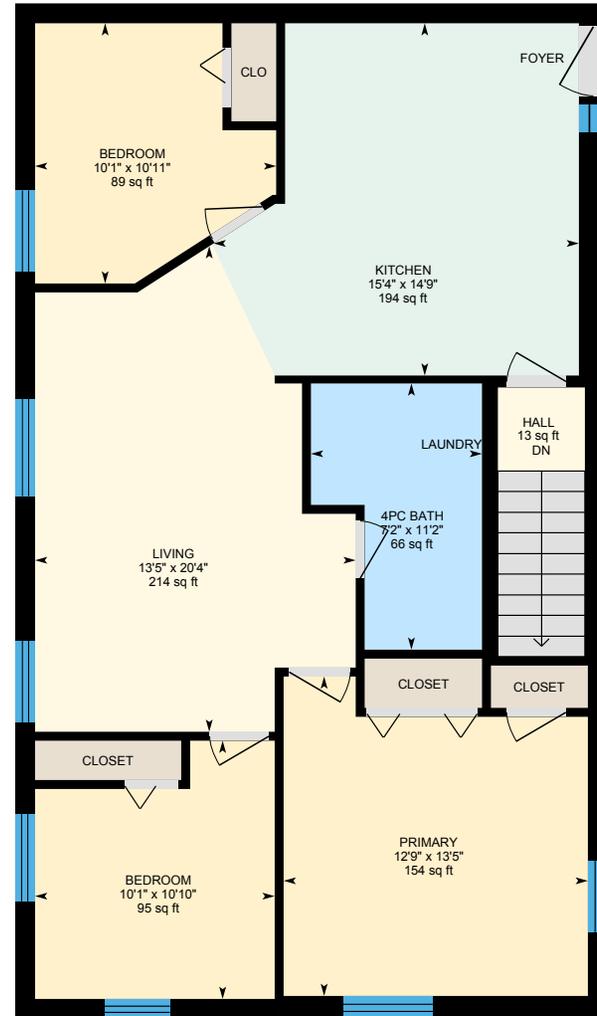
PREPARED: 2026/01/23

# 504-540 Rue Deragon, Waterloo, QC

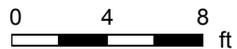
504-540 Deragon: Total Exterior Area Above Grade 4348.58 sq ft



**536 Main Floor**  
Exterior Area 403.47 sq ft



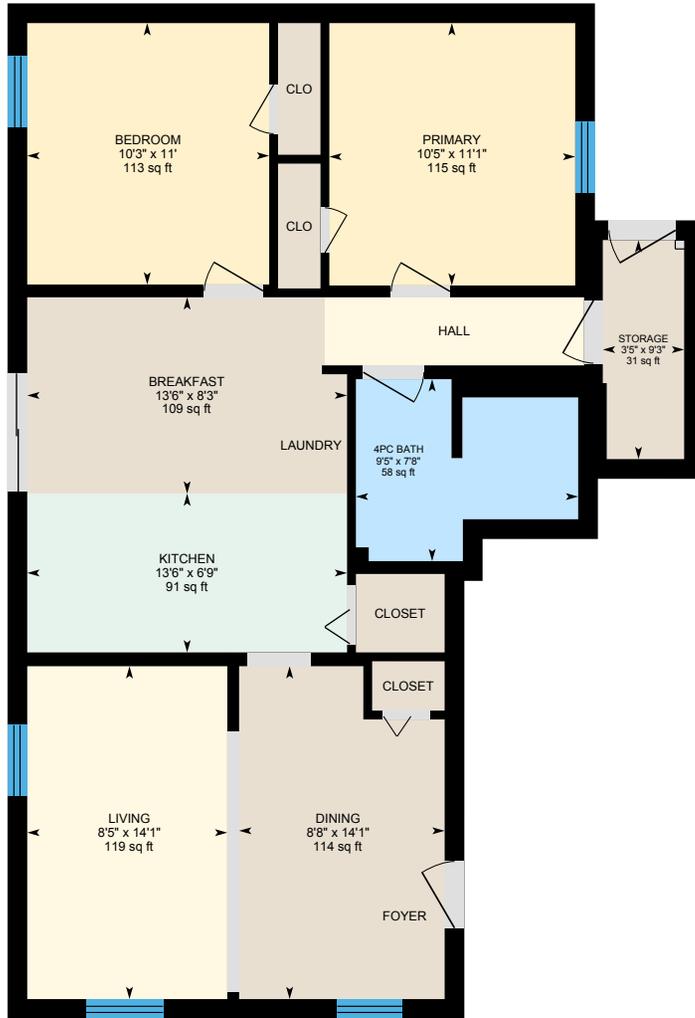
**538**  
Exterior Area 1047.51 sq ft



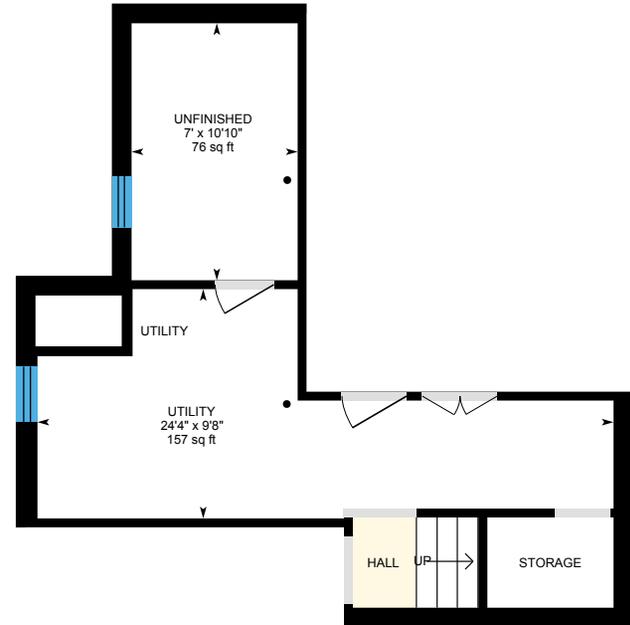
PREPARED: 2026/01/23

# 504-540 Rue Deragon, Waterloo, QC

504-540 Deragon: Total Exterior Area Above Grade 4348.58 sq ft



**540**  
Exterior Area 1006.16 sq ft

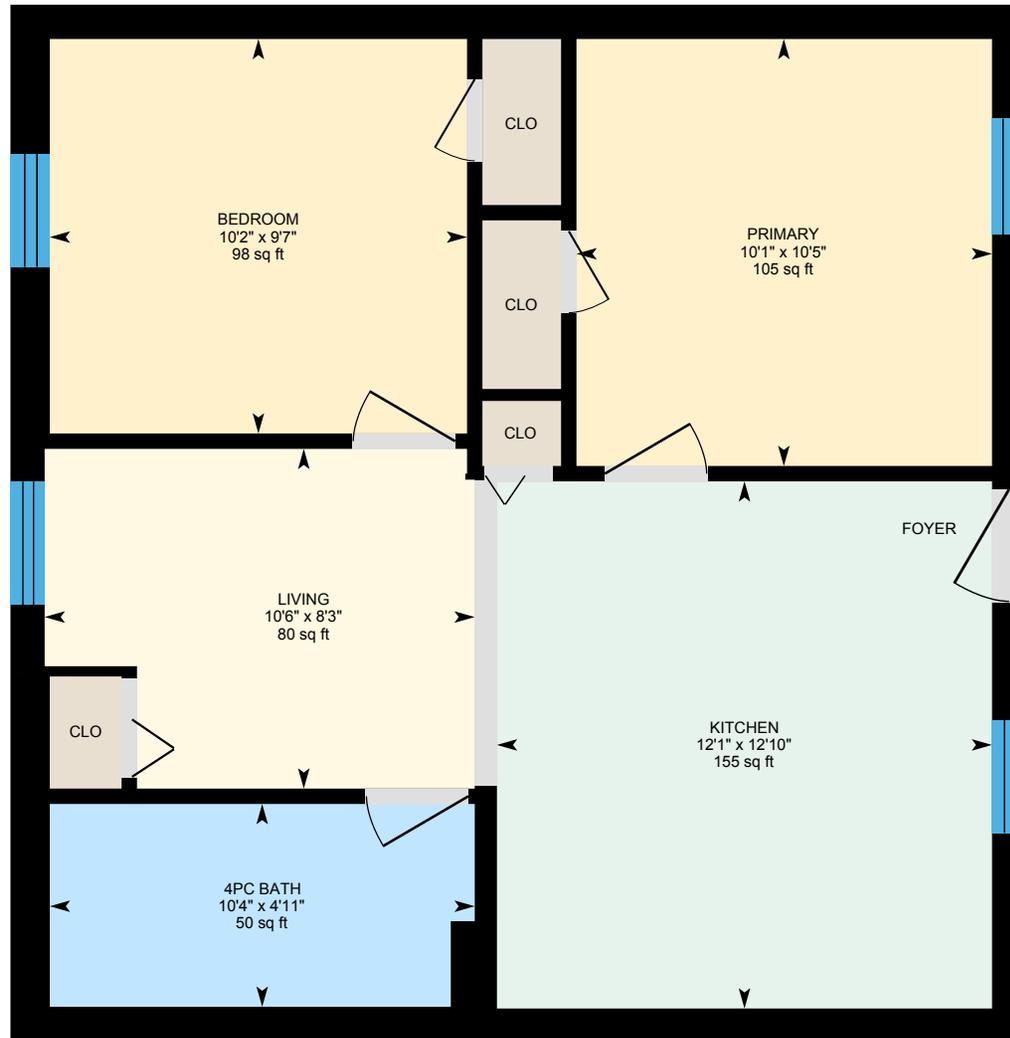


**Basement (Below Grade)**  
Exterior Area 95.85 sq ft



# 504-540 Rue Deragon, Waterloo, QC

504 Exterior Area 622.94 sq ft  
Interior Area 542.18 sq ft



0 2 4 ft

PREPARED: 2026/01/23



# 504-540 Rue Deragon, Waterloo, QC

506 Exterior Area 634.92 sq ft  
Interior Area 553.46 sq ft



PREPARED: 2026/01/23



# 504-540 Rue Deragon, Waterloo, QC

536 2nd Floor Exterior Area 633.58 sq ft  
Interior Area 548.41 sq ft

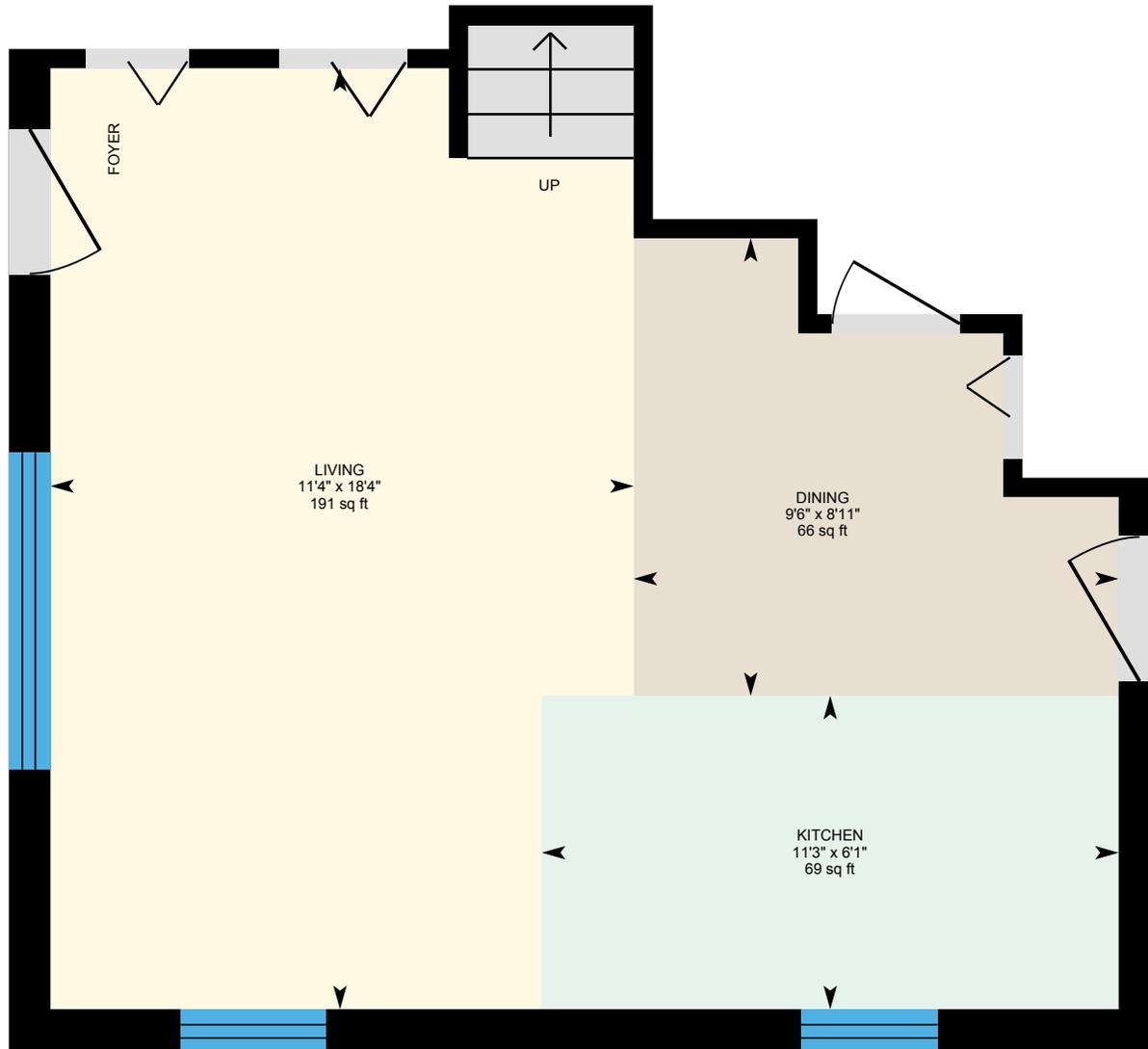


PREPARED: 2026/01/23

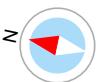


# 504-540 Rue Deragon, Waterloo, QC

536 Main Floor Exterior Area 403.47 sq ft  
Interior Area 334.68 sq ft

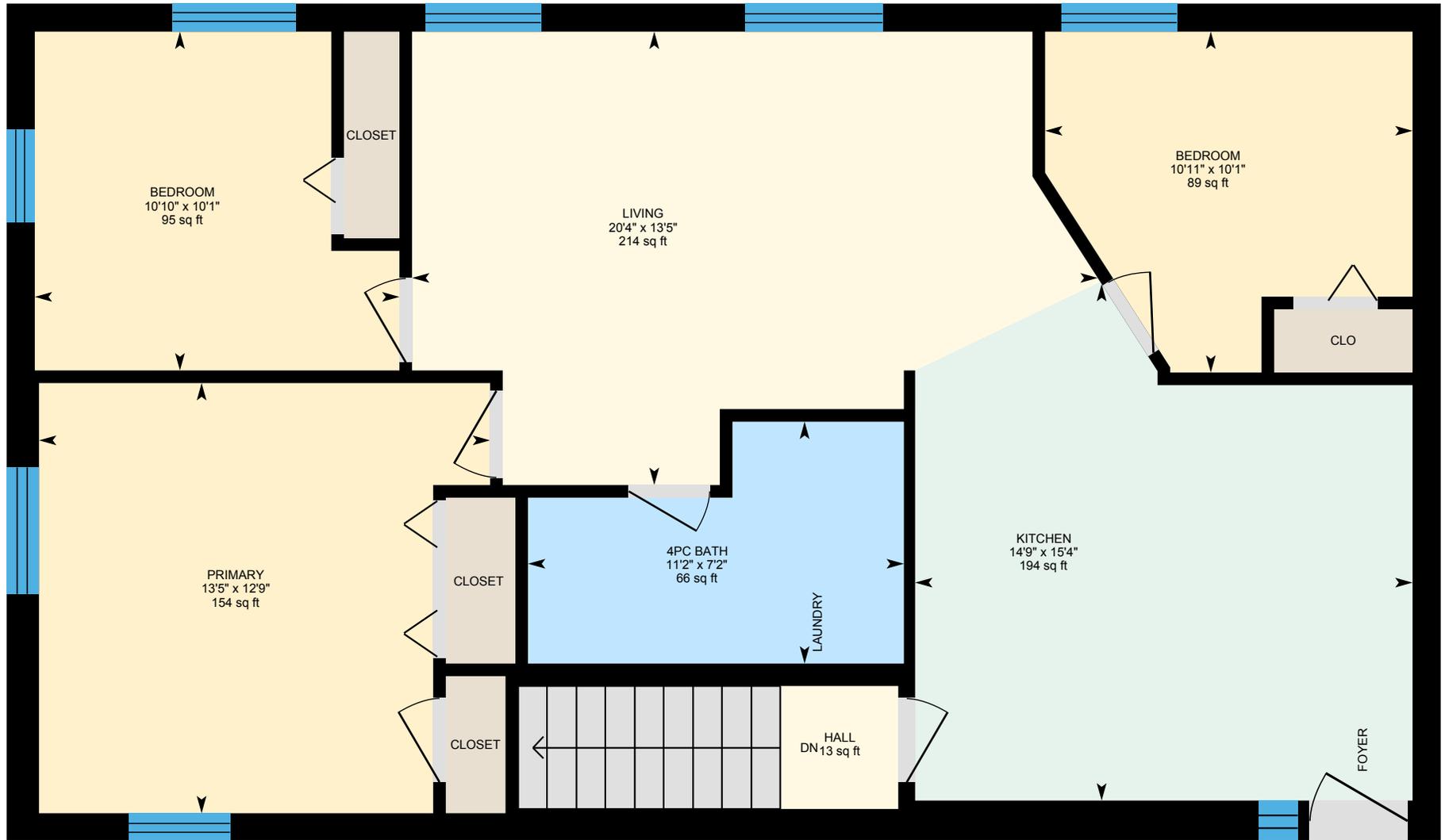


PREPARED: 2026/01/23



# 504-540 Rue Deragon, Waterloo, QC

538 Exterior Area 1047.51 sq ft  
Interior Area 937.75 sq ft

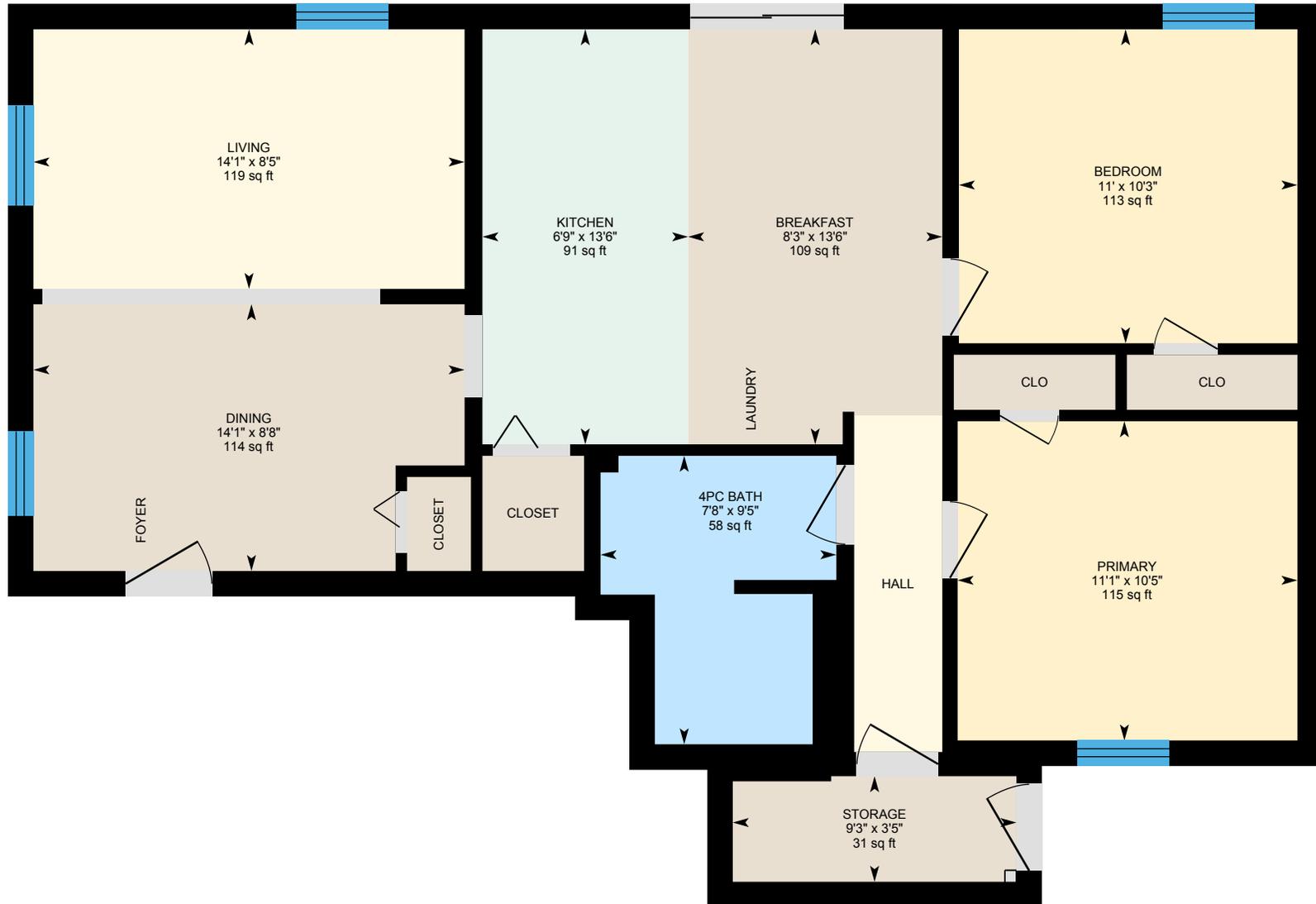


PREPARED: 2026/01/23



# 504-540 Rue Deragon, Waterloo, QC

540 Exterior Area 1006.16 sq ft  
Interior Area 888.11 sq ft

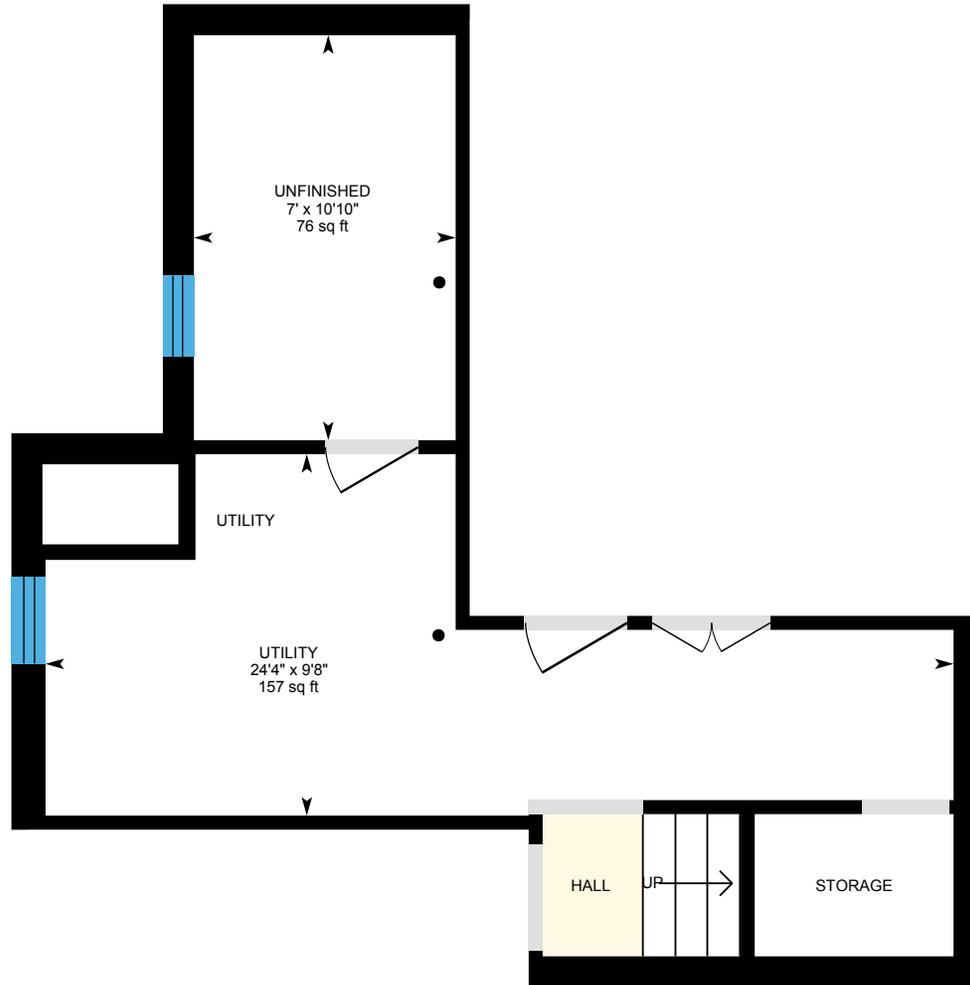


PREPARED: 2026/01/23



# 504-540 Rue Deragon, Waterloo, QC

**Basement (Below Grade)** Exterior Area 95.85 sq ft  
Interior Area 11.48 sq ft  
Excluded Area 281.20 sq ft



PREPARED: 2026/01/23



# 504-540 Rue Deragon, Waterloo, QC

## 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.

#### 504-540 Deragon

504

4pc Bath: 10'4" x 4'11" | 50 sq ft  
Bedroom: 10'2" x 9'7" | 98 sq ft  
Kitchen: 12'1" x 12'10" | 155 sq ft  
Living: 10'6" x 8'3" | 80 sq ft  
Primary: 10'1" x 10'5" | 105 sq ft

506

4pc Bath: 6'5" x 9'3" | 50 sq ft  
Bedroom: 8'7" x 8'8" | 73 sq ft  
Dining: 7'9" x 4'7" | 35 sq ft  
Kitchen: 14'2" x 6'1" | 86 sq ft  
Living: 9'11" x 10'8" | 105 sq ft  
Primary: 9'6" x 12' | 99 sq ft

#### 536 2ND FLOOR

2pc Ensuite: 4'11" x 3'11" | 19 sq ft  
Bedroom: 10'6" x 10'11" | 109 sq ft  
Closet: 9 sq ft  
Primary: 13'8" x 18'8" | 237 sq ft

#### 536 MAIN FLOOR

Dining: 8'11" x 9'6" | 66 sq ft  
Kitchen: 6'1" x 11'3" | 69 sq ft  
Living: 18'4" x 11'4" | 191 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.

#### 504-540 Deragon

504

Interior Area: 542.18 sq ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 622.94 sq ft

506

Interior Area: 553.46 sq ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 634.92 sq ft

#### 536 2ND FLOOR

Interior Area: 548.41 sq ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 633.58 sq ft

#### 536 MAIN FLOOR

Interior Area: 334.68 sq ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 403.47 sq ft

538

Interior Area: 937.75 sq ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 1047.51 sq ft

# 504-540 Rue Deragon, Waterloo, QC

## Property Details

### Room Measurements

538

4pc Bath: 7'2" x 11'2" | 66 sq ft  
Bedroom: 10'1" x 10'10" | 95 sq ft  
Bedroom: 10'1" x 10'11" | 89 sq ft  
Hall: 13 sq ft  
Kitchen: 15'4" x 14'9" | 194 sq ft  
Living: 13'5" x 20'4" | 214 sq ft  
Primary: 12'9" x 13'5" | 154 sq ft

540

4pc Bath: 9'5" x 7'8" | 58 sq ft  
Bedroom: 10'3" x 11' | 113 sq ft  
Breakfast: 13'6" x 8'3" | 109 sq ft  
Dining: 8'8" x 14'1" | 114 sq ft  
Kitchen: 13'6" x 6'9" | 91 sq ft  
Living: 8'5" x 14'1" | 119 sq ft  
Primary: 10'5" x 11'1" | 115 sq ft  
Storage: 3'5" x 9'3" | 31 sq ft

### BASEMENT

Unfinished: 7' x 10'10" | 76 sq ft  
Utility: 24'4" x 9'8" | 157 sq ft

### Floor Area Information

540

Interior Area: 888.11 sq ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 1006.16 sq ft

### BASEMENT (Below Grade)

Interior Area: 11.48 sq ft  
Excluded Area: 281.20 sq ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 95.85 sq ft

### Total Above Grade Floor Area, 504-540 Deragon

Interior Area: 3804.59 sq ft  
Exterior Area: 4348.58 sq ft

# 504-540 Rue Deragon, Waterloo, QC

## 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>