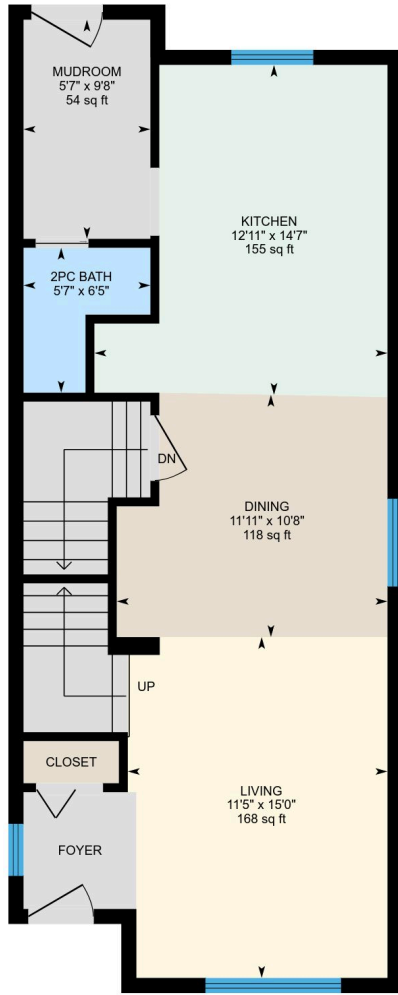
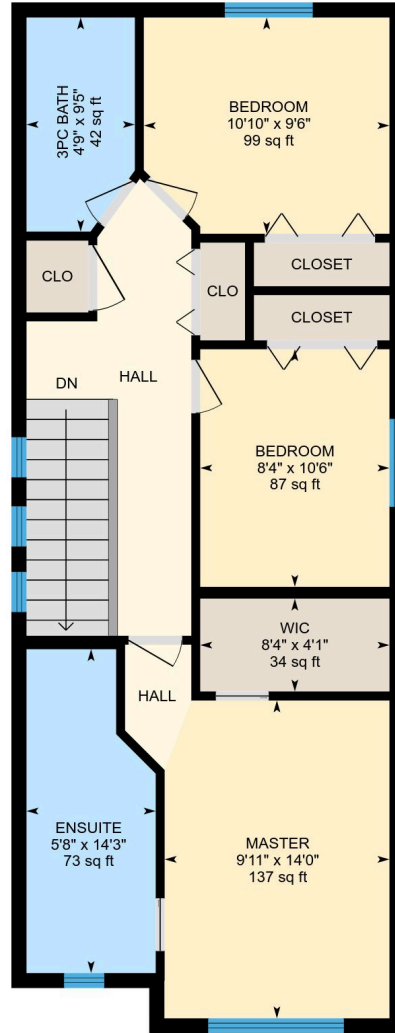


2011 Coy Ave, Saskatoon, SK

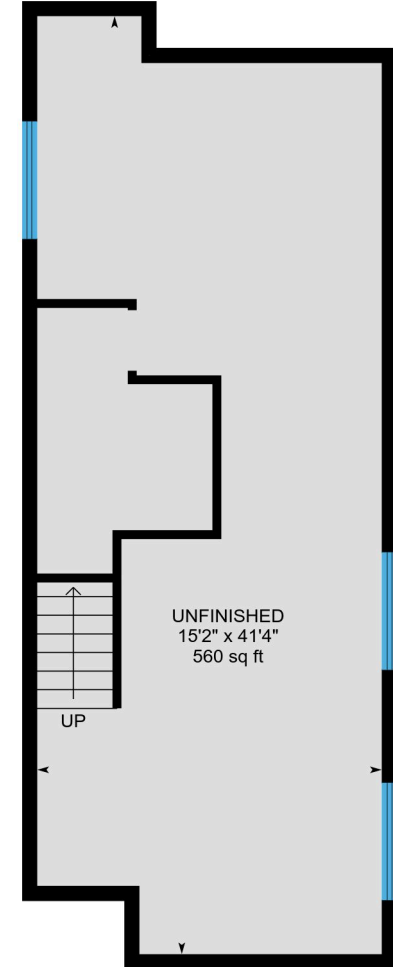
Main Building: Total Exterior Area Above Grade 1495 sq ft



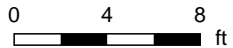
Main Floor
Exterior Area 720 sq ft



2nd Floor
Exterior Area 775 sq ft



Basement (Below Grade)
Exterior Area 667 sq ft



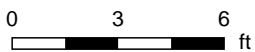
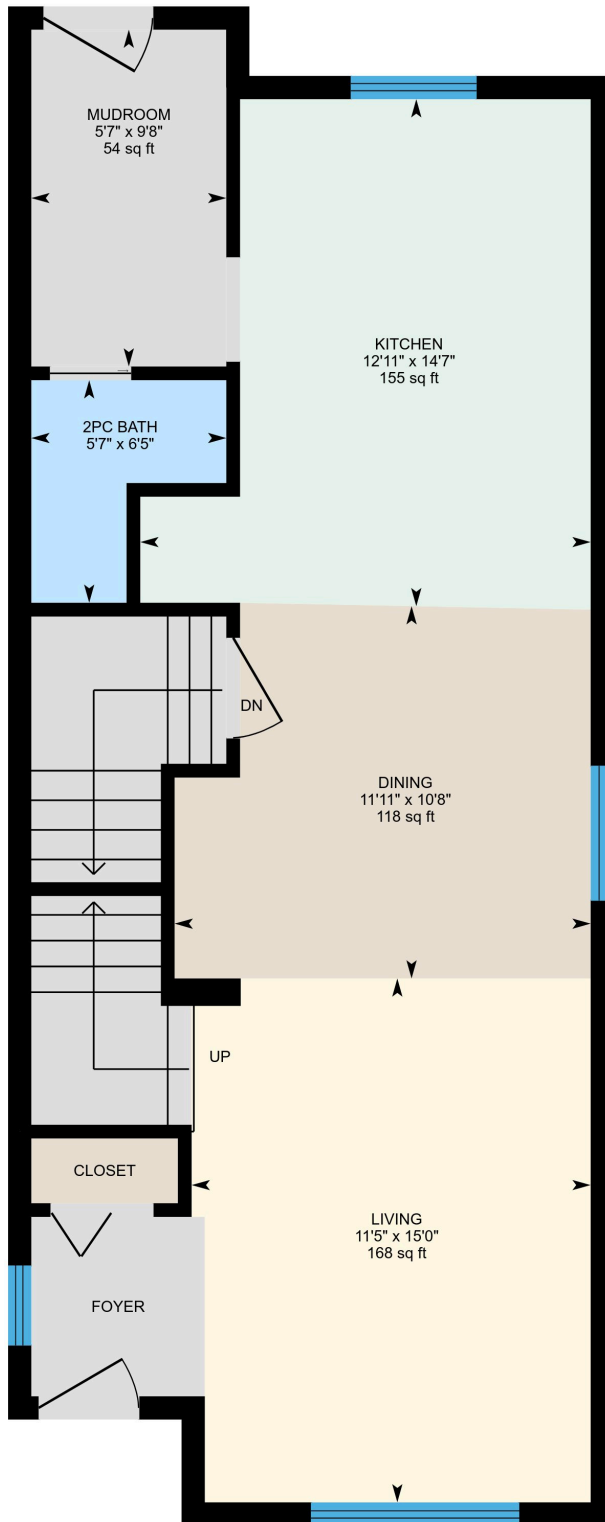
White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

PREPARED:



2011 Coy Ave, Saskatoon, SK

Main Floor Total Exterior Area 720 sq ft
Total Interior Area 641 sq ft

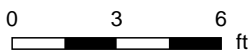
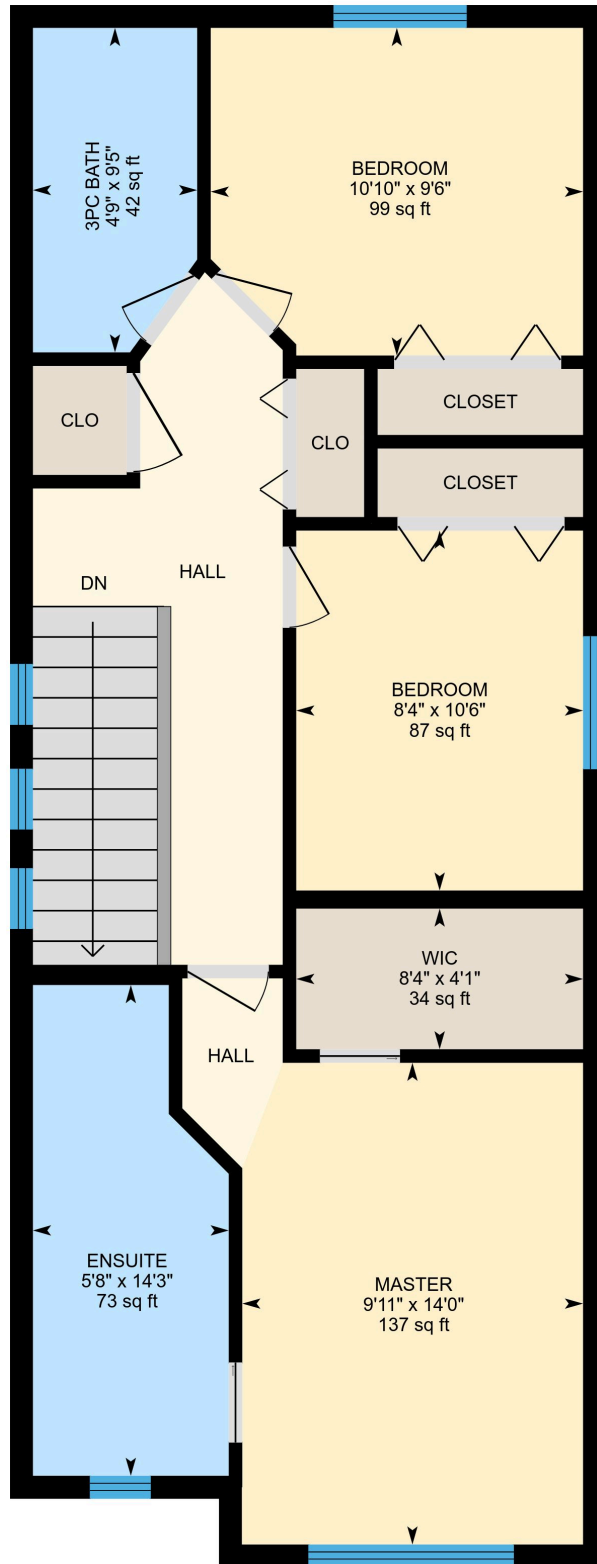


PREPARED:

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

2011 Coy Ave, Saskatoon, SK

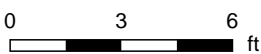
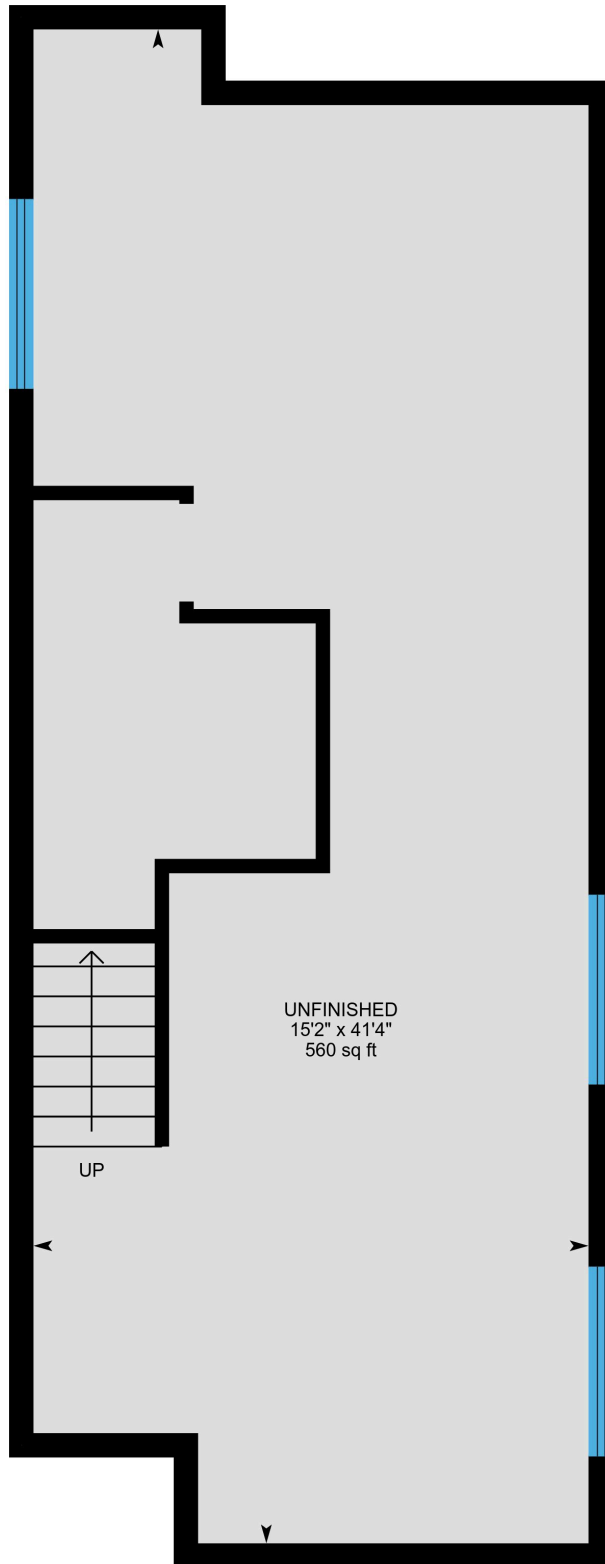
2nd Floor Total Exterior Area 775 sq ft
Total Interior Area 693 sq ft



PREPARED:

2011 Coy Ave, Saskatoon, SK

Basement Total Exterior Area 667 sq ft
Total Interior Area 591 sq ft



PREPARED:



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

2011 Coy Ave, Saskatoon, SK

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

Dining: 11'11" x 10'8" | 118 sq ft

Living: 11'5" x 15'0" | 168 sq ft

Kitchen: 12'11" x 14'7" | 155 sq ft

2pc Bath: 5'7" x 6'5" | 26 sq ft

Mudroom: 5'7" x 9'8" | 54 sq ft

2ND FLOOR

Bedroom: 8'4" x 10'6" | 87 sq ft

Wic: 8'4" x 4'1" | 34 sq ft

3pc Bath: 4'9" x 9'5" | 42 sq ft

Bedroom: 10'10" x 9'6" | 99 sq ft

Ensuite: 5'8" x 14'3" | 73 sq ft

Master: 9'11" x 14'0" | 137 sq ft

BASEMENT

Unfinished: 15'2" x 41'4" | 560 sq ft

Floor Area Information

For explanation of floor area calculations and method of measurement please see <http://youriguide.com/measure/>. 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

Building Perimeter Wall Thickness: 8 in

MAIN FLOOR

Interior Area: 641 sq ft

Perimeter Wall Length: 119 ft

Perimeter Wall Thickness: 8 in

Exterior Area: 720 sq ft

2ND FLOOR

Interior Area: 693 sq ft

Perimeter Wall Length: 123 ft

Perimeter Wall Thickness: 8 in

Exterior Area: 775 sq ft

BASEMENT (Below Grade)

Interior Area: 591 sq ft

Perimeter Wall Length: 116 ft

Perimeter Wall Thickness: 7.9 in

Exterior Area: 667 sq ft

Total Above Grade Floor Area

Main Building Interior: 1334 sq ft

Main Building Exterior: 1495 sq ft

Customer Name: Spruce Homes

Prepared:

The Total Above Grade Floor Area is the RMS size of the property. Use Exterior Area for detached properties and Interior Area for properties with common walls, such as half-duplexes, townhouses, and apartments.