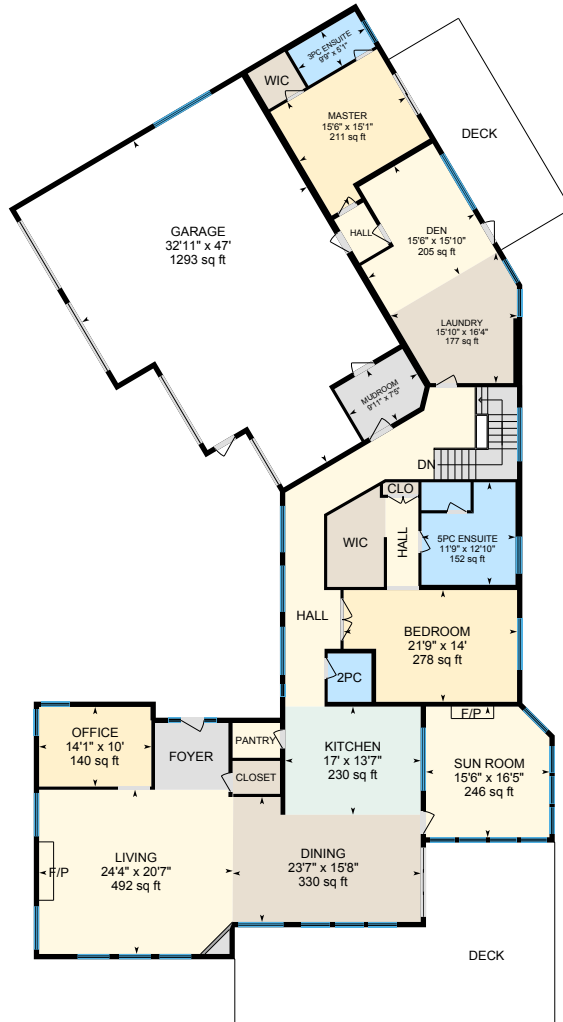
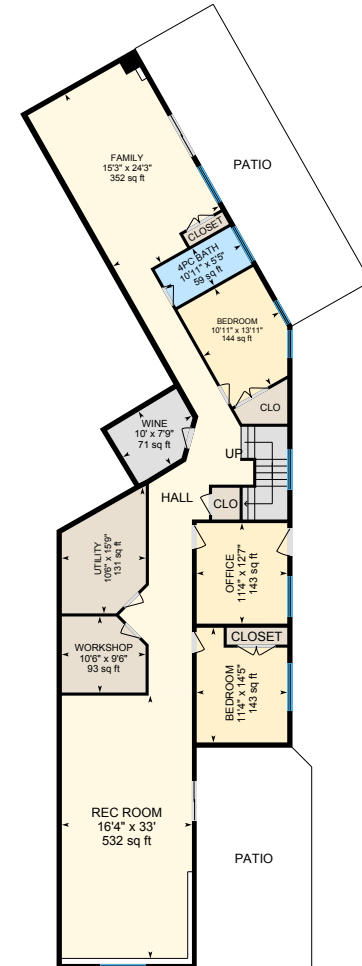


509 Vardon Ln, Vernon, BC

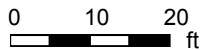
Main Building: Total Exterior Area Above Grade 3685 sq ft



1st Floor
Exterior Area 3685 sq ft



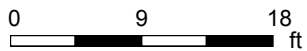
Basement (Below Grade)
Exterior Area 2389 sq ft



PREPARED: May, 2019

509 Vardon Ln, Vernon, BC

1st Floor Total Exterior Area 3685 sq ft
Total Interior Area 3438 sq ft



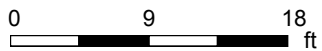
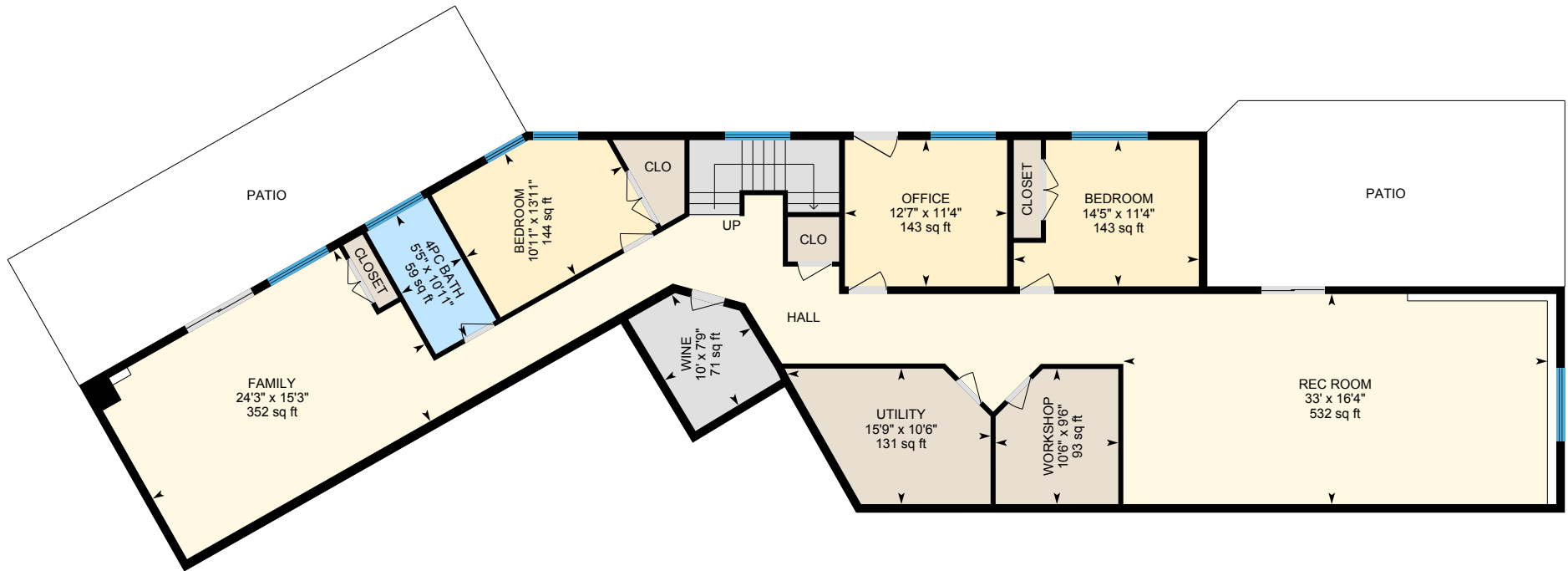
PREPARED: May, 2019



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/>.

509 Vardon Ln, Vernon, BC

Basement Total Exterior Area 2389 sq ft
Total Interior Area 2198 sq ft



PREPARED: May, 2019



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/>.

509 Vardon Ln, Vernon, BC

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

2pc: 5'6" x 6'1" | 33 sq ft
3pc Ensuite: 9'9" x 5'1" | 49 sq ft
5pc Ensuite: 11'9" x 12'10" | 152 sq ft
Bedroom: 21'9" x 14' | 278 sq ft
Den: 15'6" x 15'10" | 205 sq ft
Dining: 23'7" x 15'8" | 330 sq ft
Garage: 32'11" x 47' | 1293 sq ft
Kitchen: 17' x 13'7" | 230 sq ft
Laundry: 15'10" x 16'4" | 177 sq ft
Living: 24'4" x 20'7" | 492 sq ft
Master: 15'6" x 15'1" | 211 sq ft
Mudroom: 9'11" x 7'5"
Office: 14'1" x 10' | 140 sq ft
Sun Room: 15'6" x 16'5" | 246 sq ft

BASEMENT

4pc Bath: 10'11" x 5'5" | 59 sq ft
Bedroom: 11'4" x 14'5" | 143 sq ft
Bedroom: 10'11" x 13'11" | 144 sq ft
Family: 15'3" x 24'3" | 352 sq ft
Office: 11'4" x 12'7" | 143 sq ft
Rec Room: 16'4" x 33' | 532 sq ft
Utility: 10'6" x 15'9" | 131 sq ft
Wine: 10' x 7'9" | 71 sq ft

Floor Area Information

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

Main Building

1ST FLOOR

Interior Area: 3438 sq ft
Perimeter Wall Length: 371 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 3685 sq ft

BASEMENT (Below Grade)

Interior Area: 2198 sq ft
Perimeter Wall Length: 287 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 2389 sq ft

Total Above Grade Floor Area

Main Building Interior: 3438 sq ft
Main Building Exterior: 3685 sq ft

509 Vardon Ln, Vernon, BC

Property Details

Room Measurements

Workshop: 10'6" x 9'6" | 93 sq ft

Floor Area Information

Customer Name: Cheryl Soleway

Customer Company: Sothebys

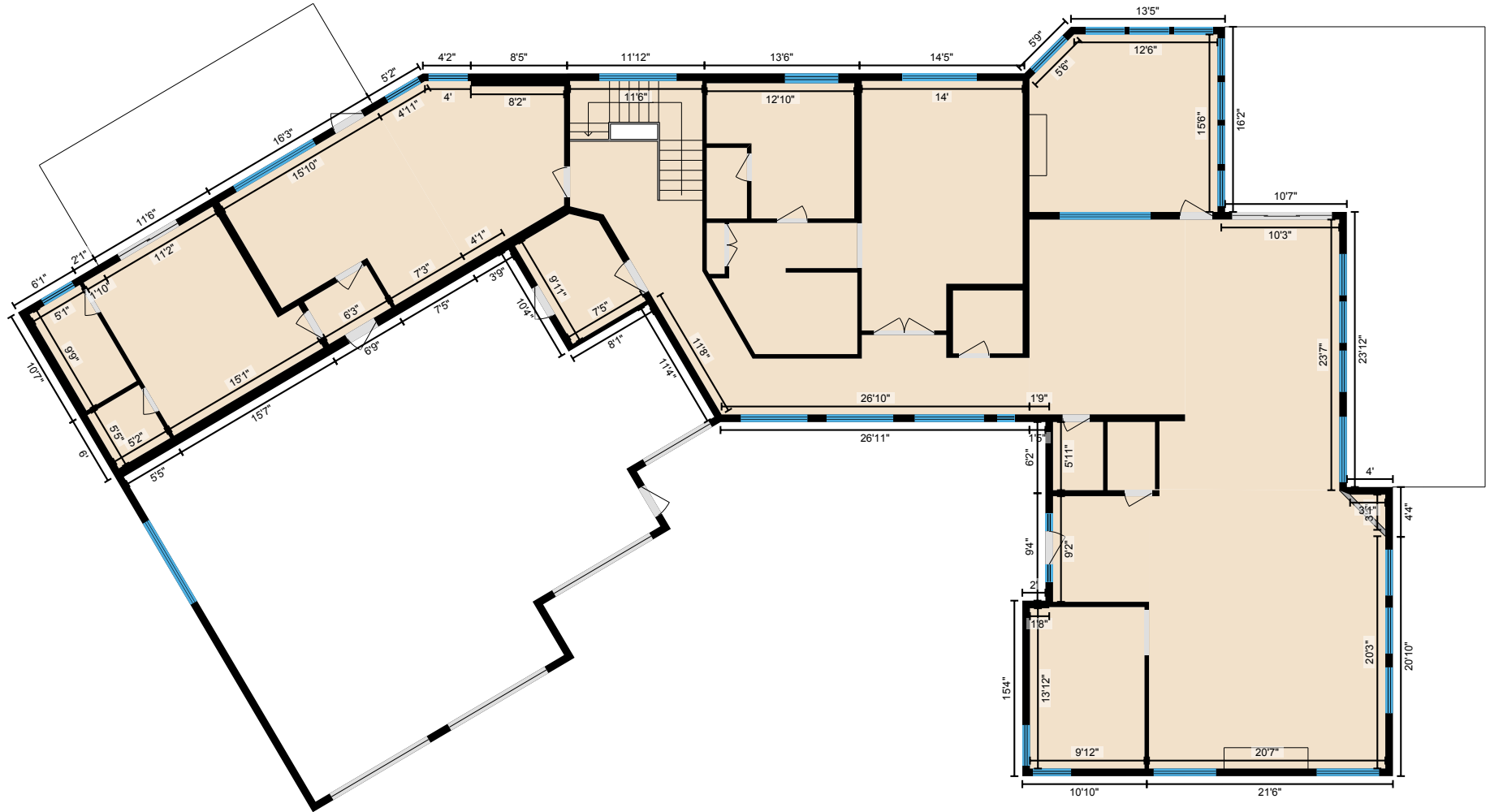
Prepared: May 29, 2019

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.

509 Vardon Ln, Vernon, BC

Measurement Diagram for: 1st Floor

Exterior Wall Thickness: 8.0 in



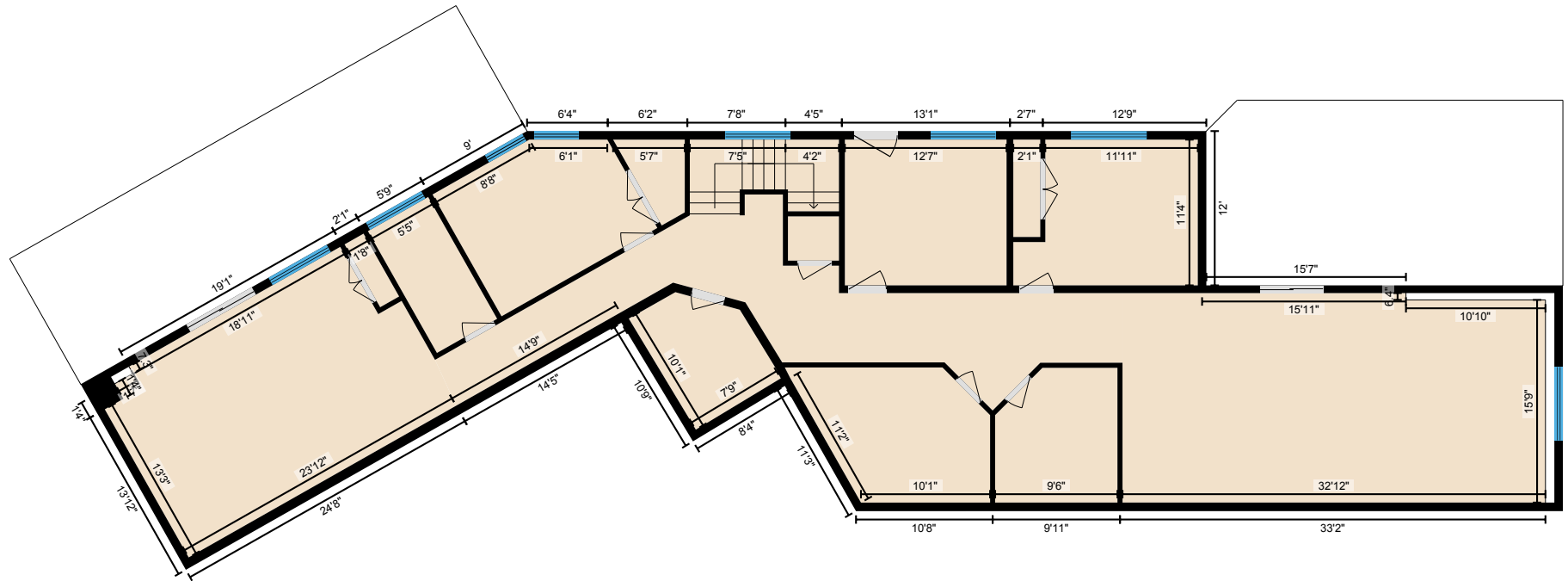
PREPARED: May, 2019

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509 Vardon Ln, Vernon, BC

Measurement Diagram for: Basement

Exterior Wall Thickness: 8.0 in



PREPARED: May, 2019

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/>.