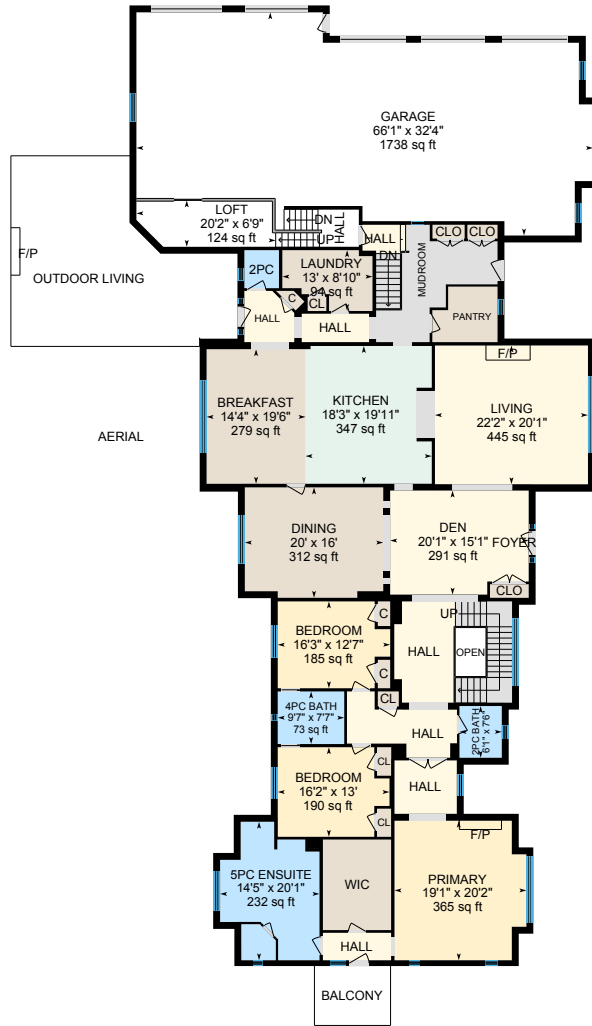
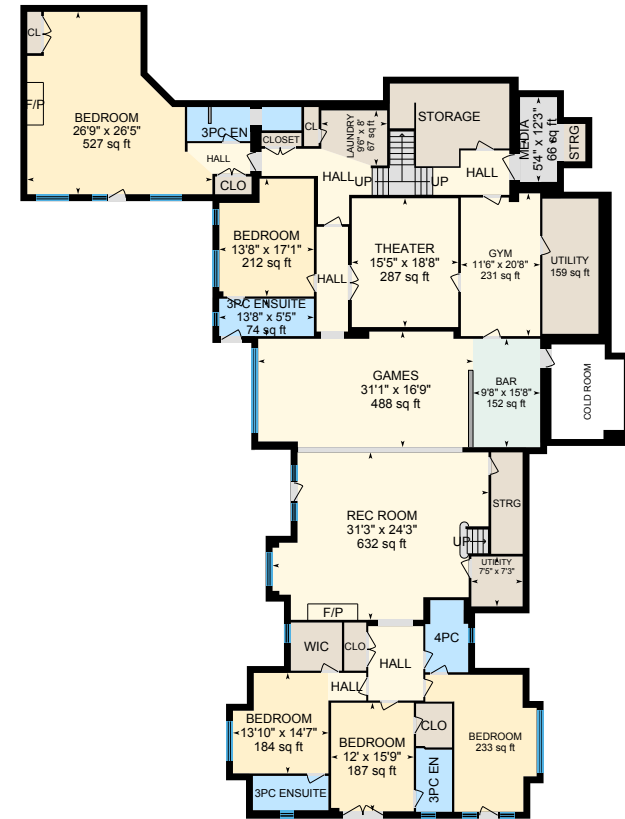


# 19 Clyde Ct, Port Perry, ON

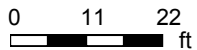
Main Building: Total Exterior Area Above Grade 4589.19 sq ft



**Main Floor**  
Exterior Area 4589.19 sq ft

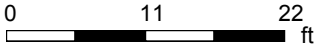
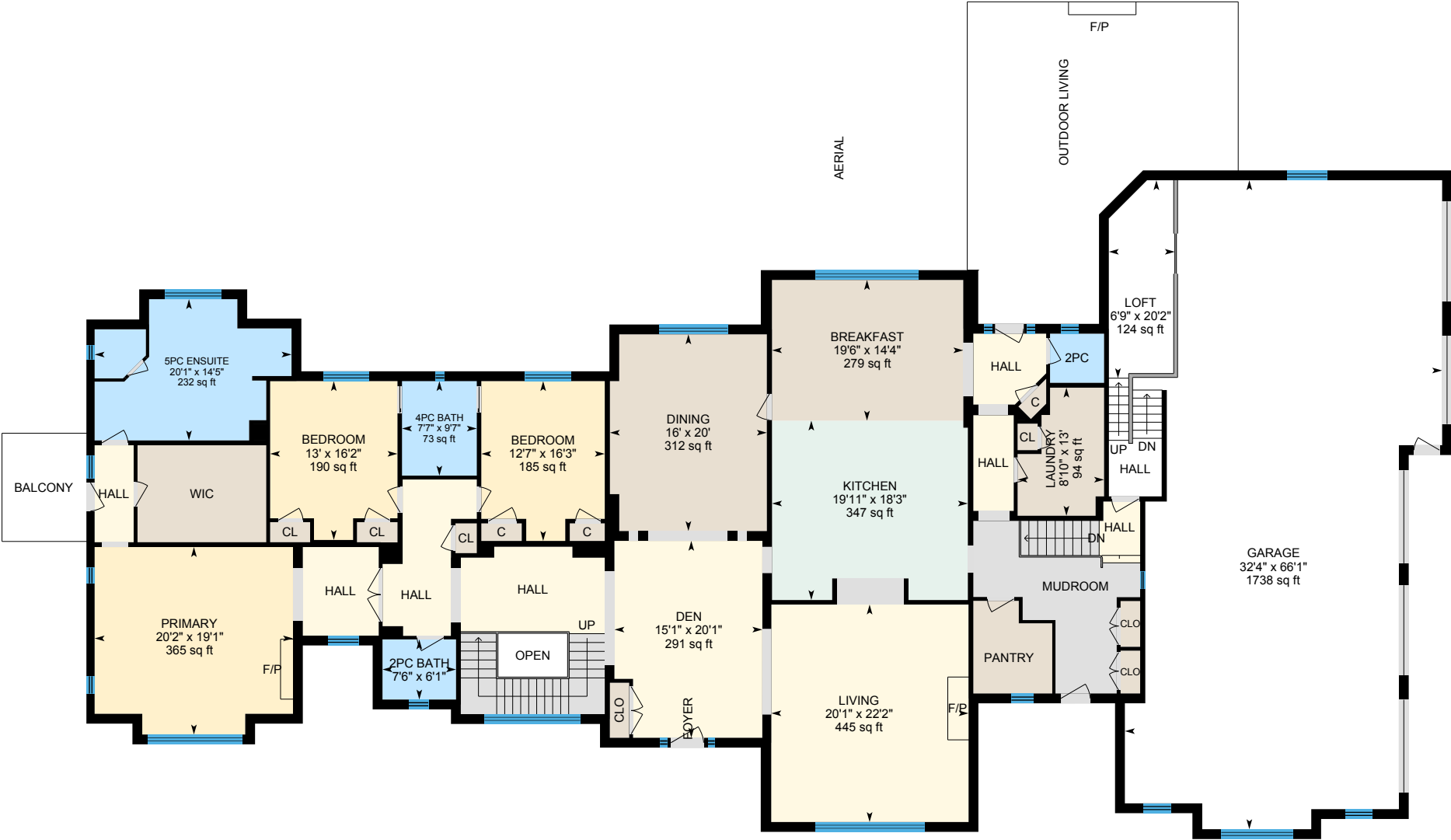


**Basement (Below Grade)**  
Exterior Area 5411.91 sq ft



# 19 Clyde Ct, Port Perry, ON

Main Floor Exterior Area 4589.19 sq ft  
Interior Area 4181.98 sq ft



PREPARED: 2021/08/17

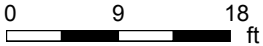
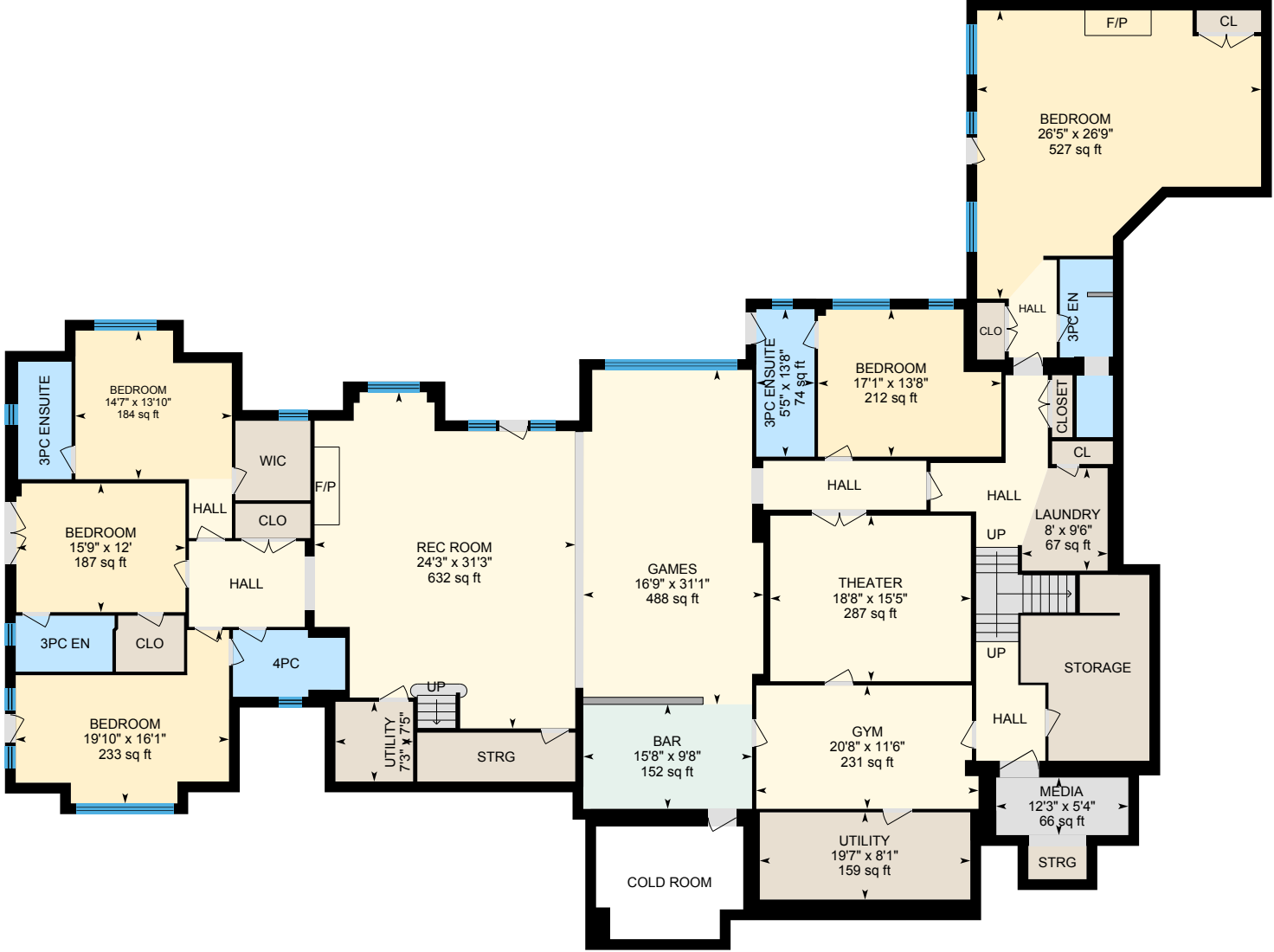


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 19 Clyde Ct, Port Perry, ON

Basement (Below Grade) Exterior Area 5411.91 sq ft  
Interior Area 4946.68 sq ft



PREPARED: 2021/08/17



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.

# 19 Clyde Ct, Port Perry, ON

## 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

2pc: 5' x 5'6" | 28 sq ft  
2pc Bath: 6'1" x 7'6" | 46 sq ft  
4pc Bath: 9'7" x 7'7" | 73 sq ft  
5pc Ensuite: 14'5" x 20'1" | 232 sq ft  
Bedroom: 16'2" x 13' | 190 sq ft  
Bedroom: 16'3" x 12'7" | 185 sq ft  
Breakfast: 14'4" x 19'6" | 279 sq ft  
Den: 20'1" x 15'1" | 291 sq ft  
Dining: 20' x 16' | 312 sq ft  
Garage: 66'1" x 32'4" | 1738 sq ft  
Kitchen: 18'3" x 19'11" | 347 sq ft  
Laundry: 13' x 8'10" | 94 sq ft  
Living: 22'2" x 20'1" | 445 sq ft  
Loft: 20'2" x 6'9" | 124 sq ft  
Primary: 19'1" x 20'2" | 365 sq ft

##### BASEMENT

3pc En: 5'2" x 9'2" | 47 sq ft  
3pc En: 16'6" x 4'11" | 69 sq ft  
3pc Ensuite: 13'8" x 5'5" | 74 sq ft  
3pc Ensuite: 10'11" x 5' | 54 sq ft  
4pc: 6'2" x 10'5" | 60 sq ft  
Bar: 9'8" x 15'8" | 152 sq ft  
Bedroom: 16'1" x 19'10" | 233 sq ft  
Bedroom: 26'9" x 26'5" | 527 sq ft  
Bedroom: 13'10" x 14'7" | 184 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

##### MAIN FLOOR

Interior Area: 4181.98 sq ft  
Excluded Area: 1924.83 sq ft  
Perimeter Wall Length: 407 ft  
Perimeter Wall Thickness: 12.0 in  
Exterior Area: 4589.19 sq ft

##### BASEMENT (Below Grade)

Interior Area: 4946.68 sq ft  
Excluded Area: 133.45 sq ft  
Perimeter Wall Length: 465 ft  
Perimeter Wall Thickness: 12.0 in  
Exterior Area: 5411.91 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 4181.98 sq ft  
Main Building Excluded: 1924.83 sq ft  
**Main Building Exterior: 4589.19 sq ft**

# 19 Clyde Ct, Port Perry, ON

---

## Property Details

### Room Measurements

Bedroom: 12' x 15'9" | 187 sq ft  
Bedroom: 13'8" x 17'1" | 212 sq ft  
Games: 31'1" x 16'9" | 488 sq ft  
Gym: 11'6" x 20'8" | 231 sq ft  
Laundry: 9'6" x 8' | 67 sq ft  
Media: 5'4" x 12'3" | 66 sq ft  
Rec Room: 31'3" x 24'3" | 632 sq ft  
Theater: 15'5" x 18'8" | 287 sq ft  
Utility: 7'5" x 7'3"  
Utility: 8'1" x 19'7" | 159 sq ft

### Floor Area Information

# 19 Clyde Ct, Port Perry, ON

## 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.

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.