

RMS Measurement Report



126 Via Tuscano Sturgeon County

Property Address

Michael Melnychuk

Seller or Listing Agent (Non-Transferable)

melnchukgroup@gmail.com

Seller or Listing Agent Email Address

Century 21 Allstars

Listing Agent Office Name (If Applicable)

November 17, 2021

Date Prepared

PROPERTY MEASUREMENTS

Property Type	2 Storey		Exterior Wall	6 1/2" (2X6)	
Main Level	1948	ft ²	180.97	m ²	Varies ceilings
Upper Level	2288	ft ²	212.56	m ²	9' ceilings
Third Level	N/A	ft ²	0.00	m ²	N/A ceilings
Lower Level	N/A	ft ²	0.00	m ²	N/A ceilings
Basement	1726	ft ²	160.35	m ²	Varies ceilings
Total RMS Area	4236	ft ²	393.52	m ²	

This rms report is a legal document obtained under contract between the seller (or listing agent) named above and Residence By Design and is **non-transferable**. This rms report must be presented in its entirety and may not be altered in any way. Measurement insurance shall be considered void if these conditions are not met.

All measurements completed and insured by Residence By Design Inc using the RMS guidelines as set forth by the RECA. For more information on the RMS guide, please visit www.reca.ca

RMS Measurement Report

ROOM MEASUREMENTS - Name, Size, and Level

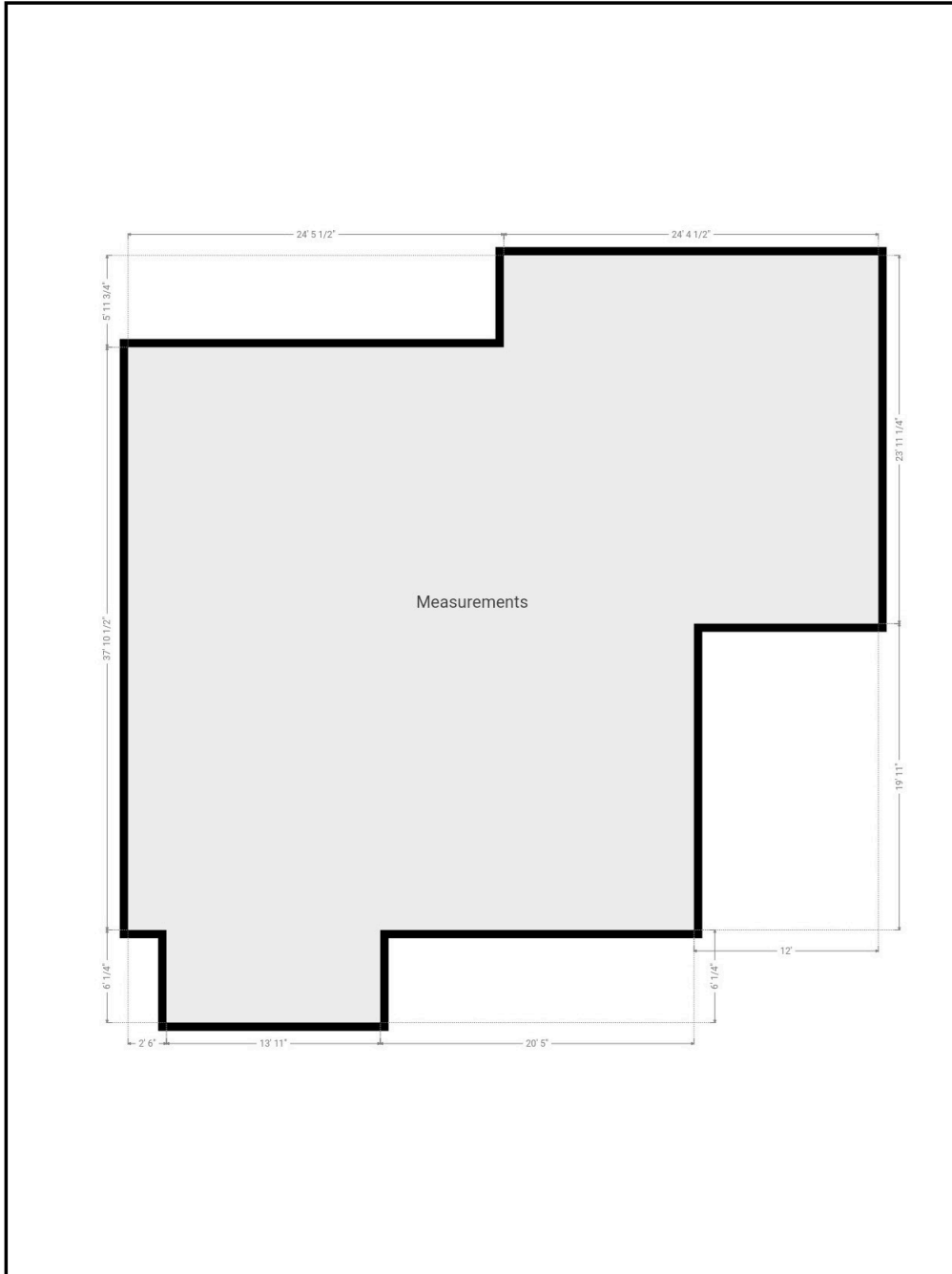
Den	3.88x3.74	M	Theatre Room	3.72x5.59	B
Dining Room	3.64x3.37	M	Recreation Room	3.73x6.61	B
Living Room	5.85x6.10	M	Family Room	6.23x8.44	B
Dining Nook	4.24x3.27	M	Bedroom #4	3.11x3.36	B
Kitchen	6.12x4.61	M	Bedroom #5	3.13x3.46	B
Laundry	1.82x3.02	M	Sauna	3.11x1.74	B
Gym	3.63x7.28	U	Select		
Loft	4.74x3.97	U	Select		
Primary Bedroom	5.79x5.51	U	Select		
Bedroom #2	4.43x3.53	U	Select		
Bedroom #3	3.70x4.47	U	Select		

BATHROOM PIECE COUNT (* indicates Ensuite, ** indicates Jack/Jill)

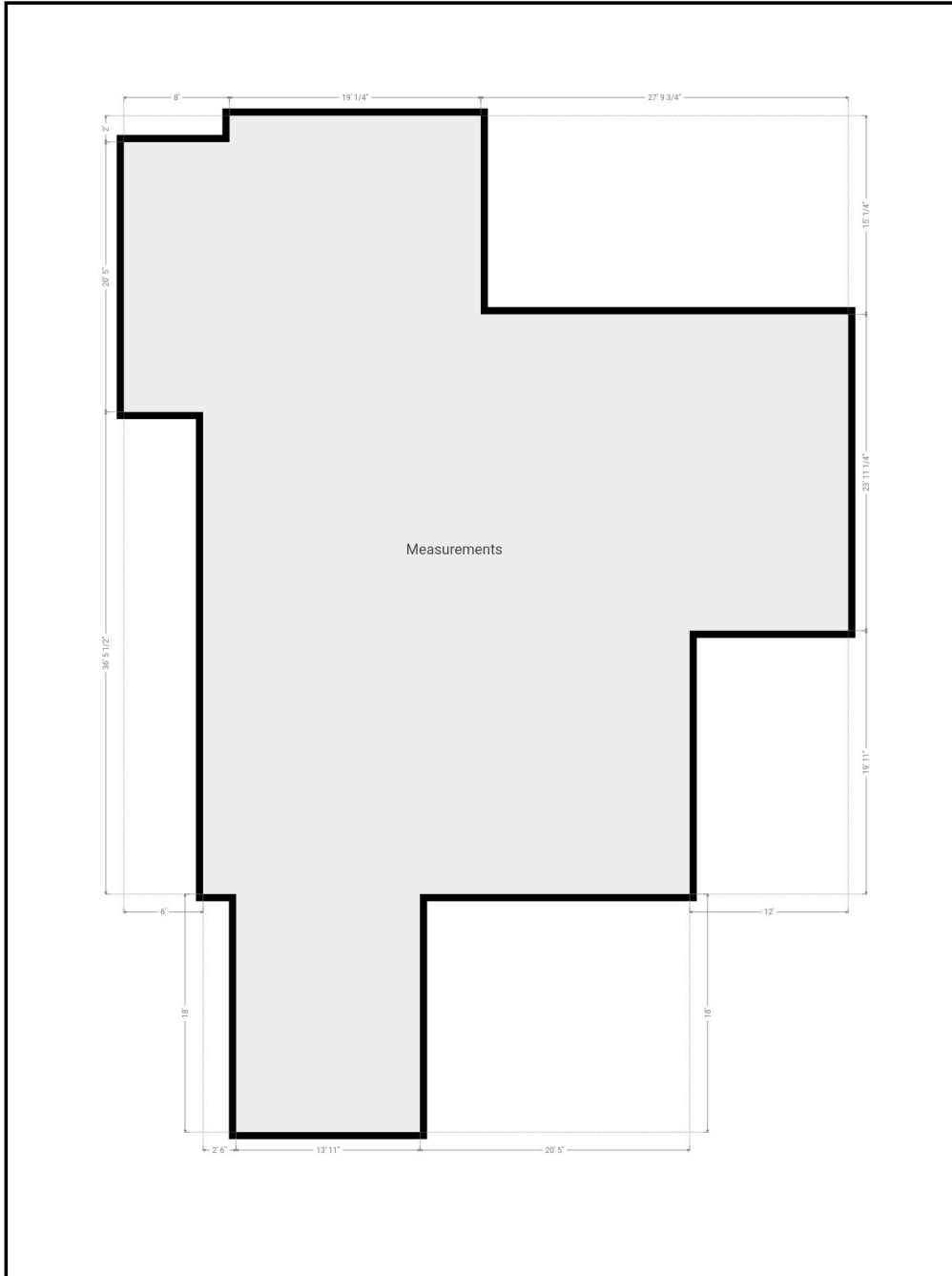
2P - 3P - 4P - 5P - 6P -

Primary Garage Size - W x L (inside and rounded down to whole foot)

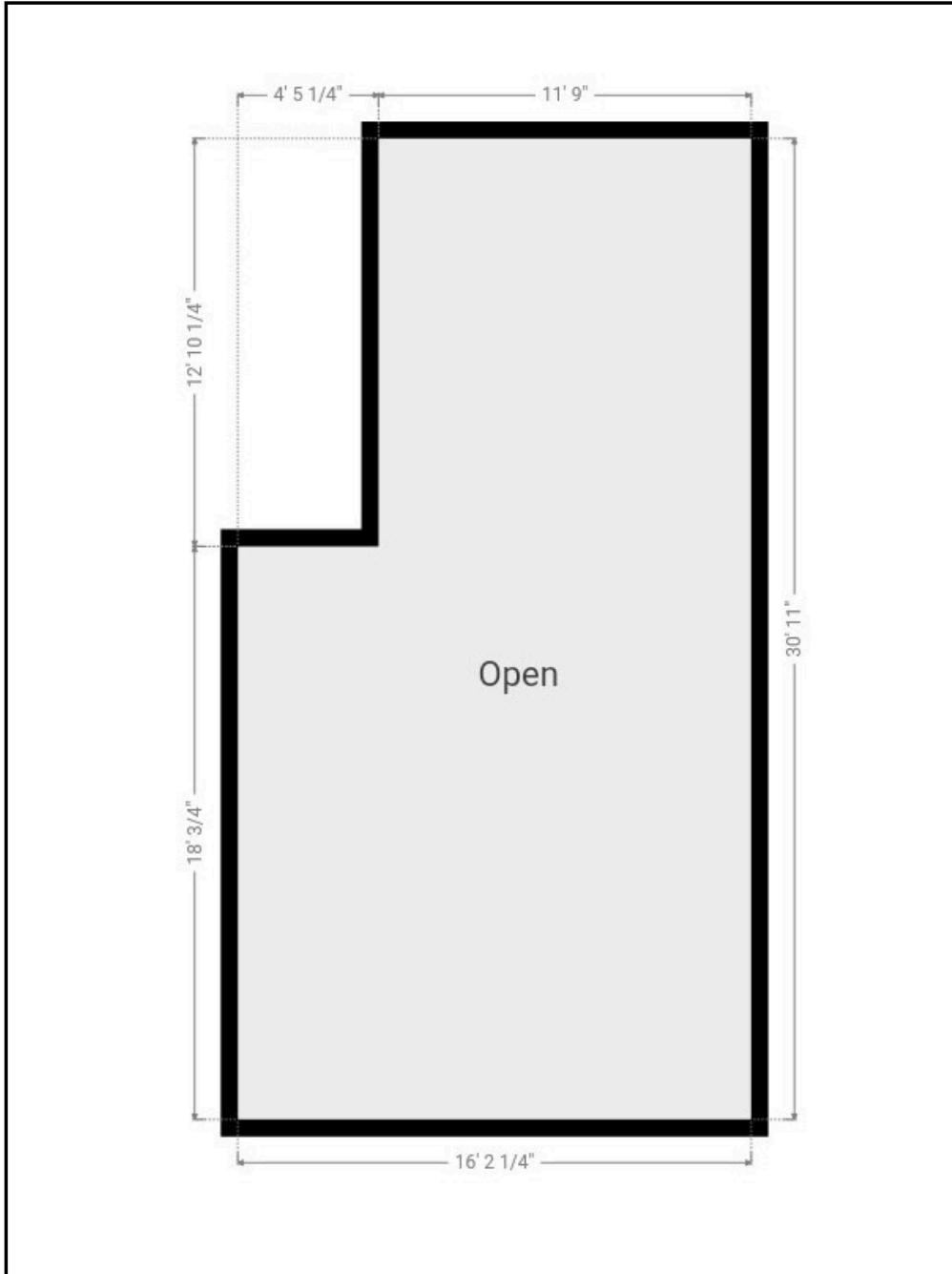
Note that the above list of rooms is comprised of the most common rooms found in the home and listed on MLS. While bathrooms, hallways and closets are included in the overall area of the property (unless excluded under one or more rms principles), these spaces are not listed here. Therefore, adding up the areas of the rooms listed here does **NOT** equal the rms area of the property. If required, please contact Residence By Design Inc for clarification.



Main Level



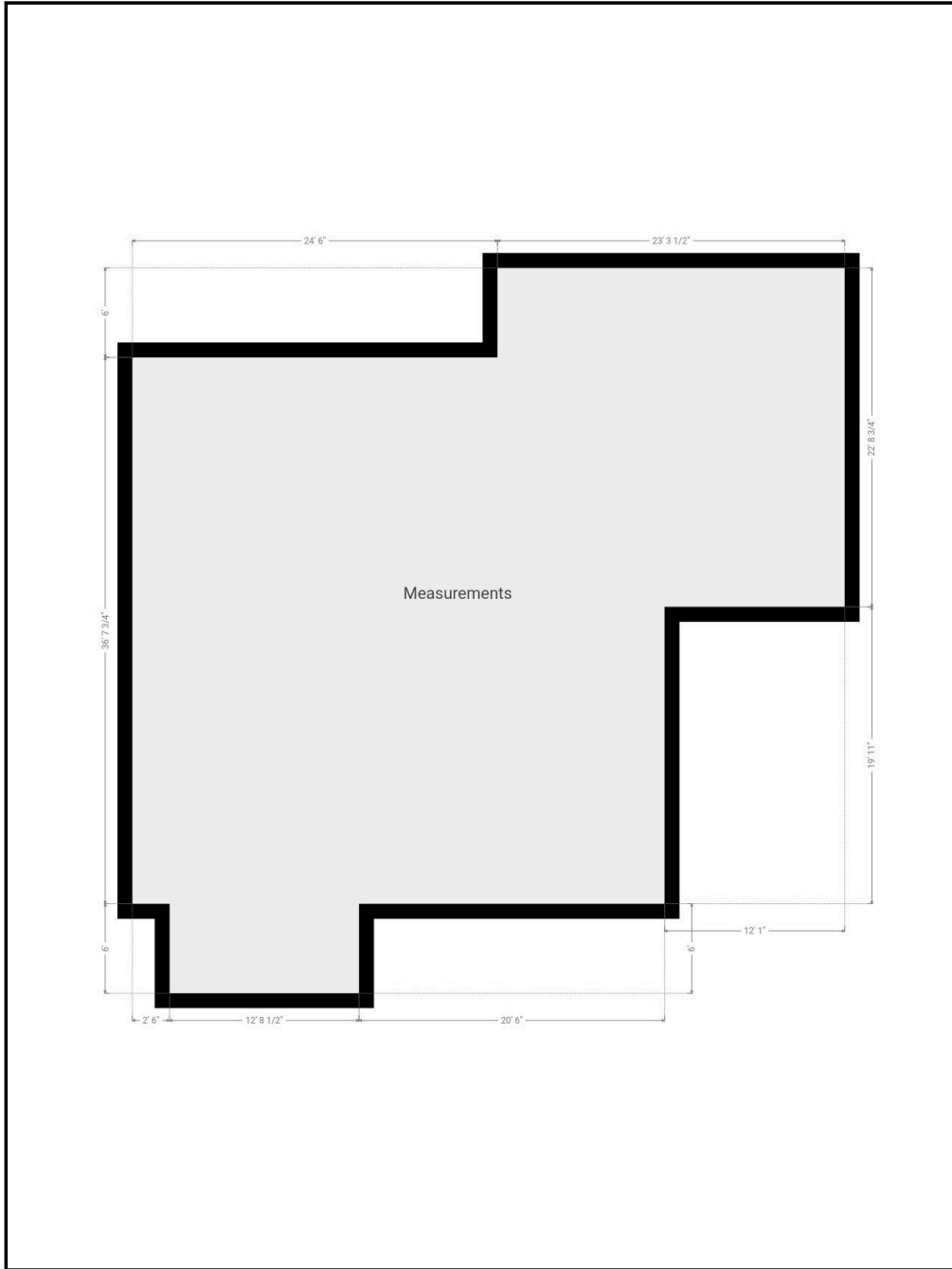
Upper Level



Excluded Area

Above drawing represents an excluded area for the floor plan it follows. The area indicated is subtracted from the preceding floor plan's area to arrive at the RMS measurement indicated on page one.

Please contact Residence By Design if you require further clarification.



Basement