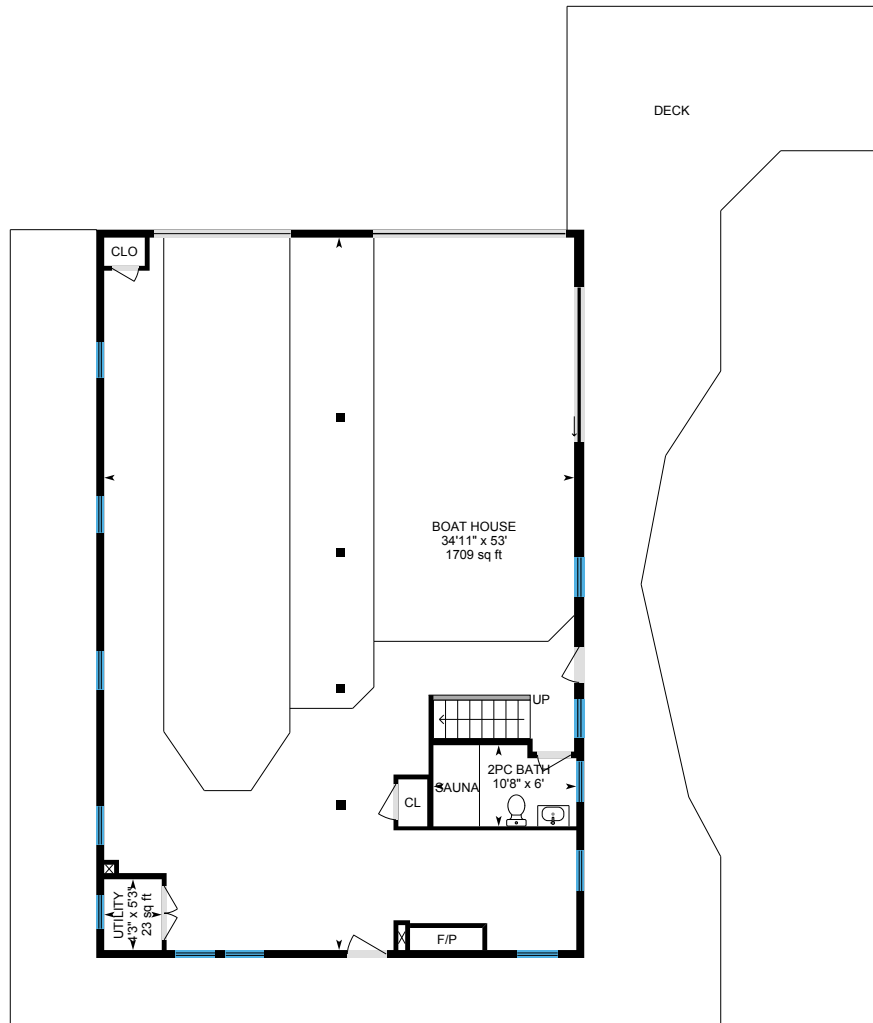
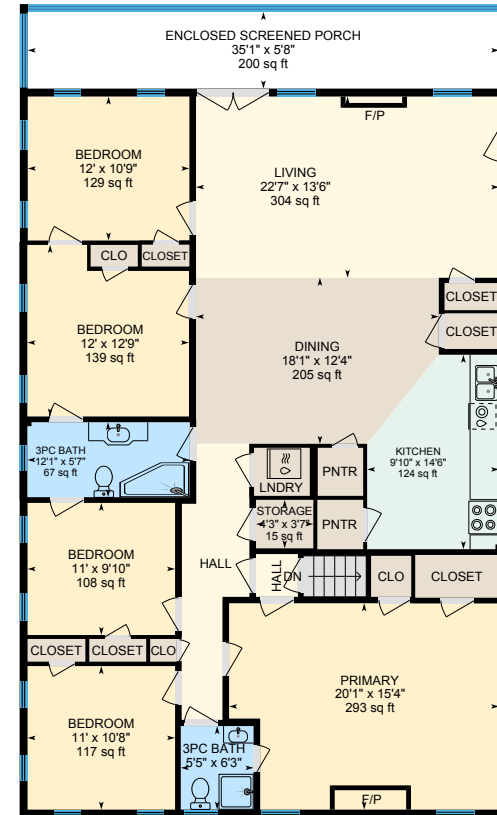


1 Baby Tar Island, Leeds And The Thousand Islands, ON

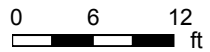
Boat House: Total Exterior Area Above Grade 1971.27 sq ft



Boat House 1st Floor



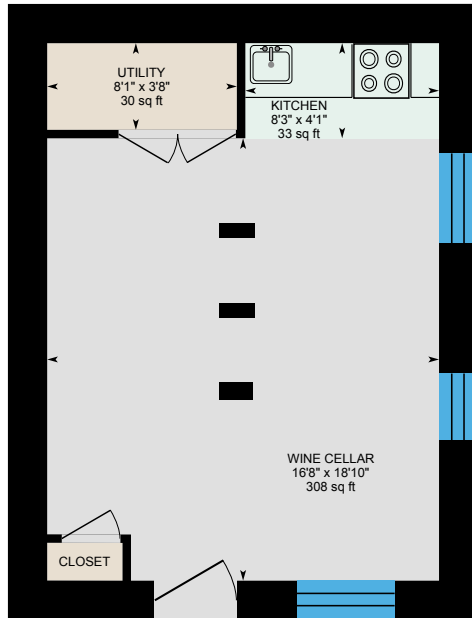
Boat House - 2nd Floor



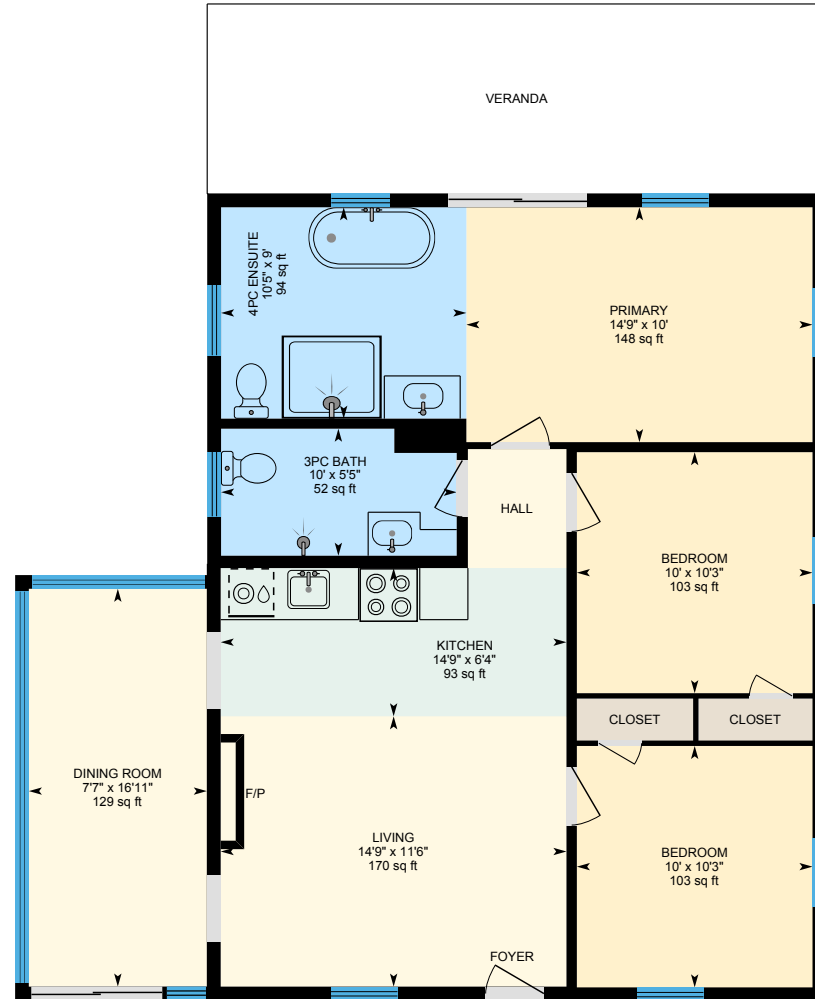
PREPARED: 2024/10/11

1 Baby Tar Island, Leeds And The Thousand Islands, ON

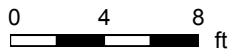
Guest House: Total Exterior Area Above Grade 1055.17 sq ft



Guest House - Basement (Below Grade)



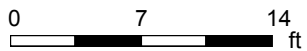
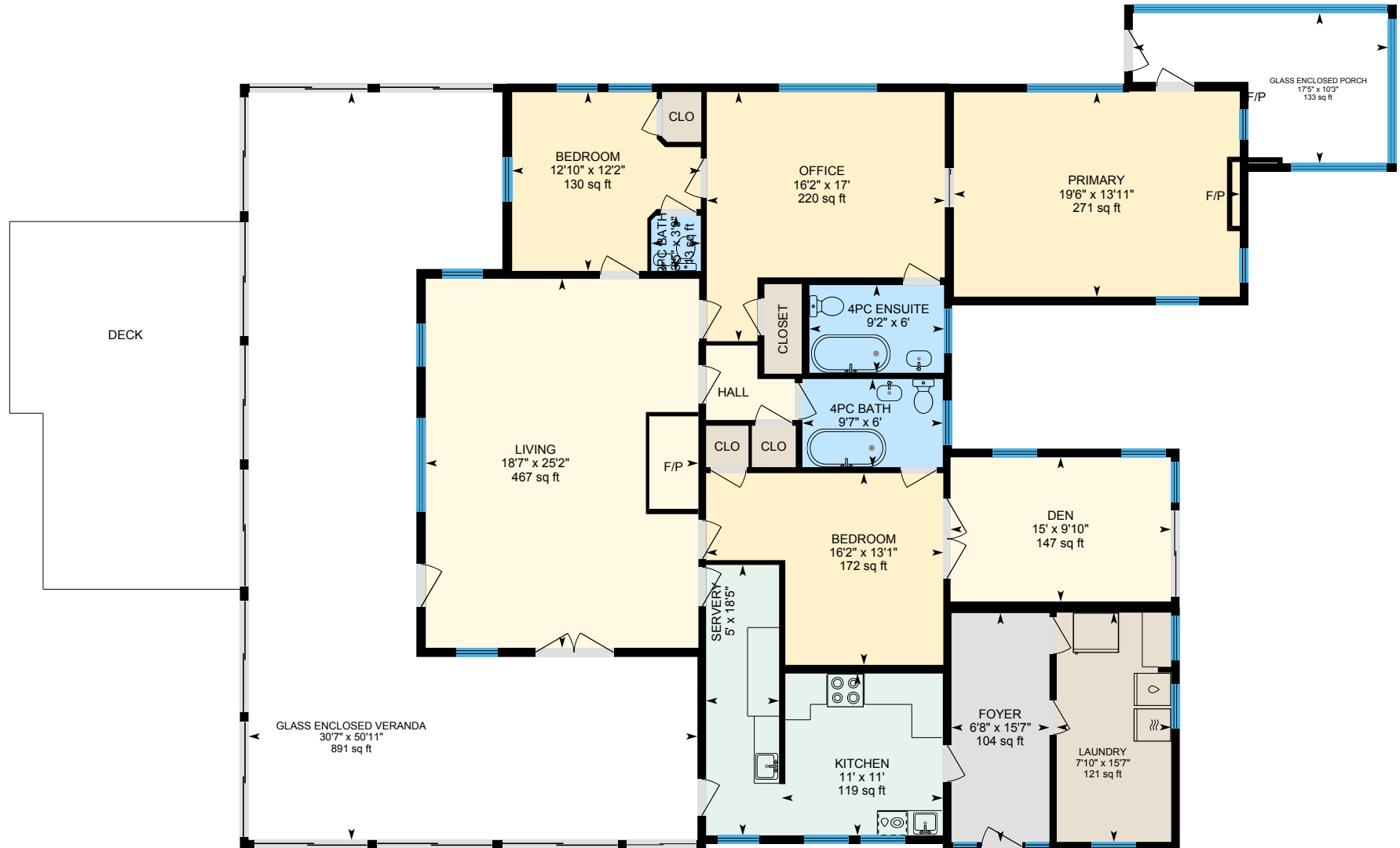
Guest House - Main Floor



PREPARED: 2024/10/11

1 Baby Tar Island, Leeds And The Thousand Islands, ON

Main House -main Floor Exterior Area 2304.82 sq ft
Interior Area 2154.63 sq ft
Excluded Area 1107.99 sq ft



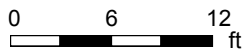
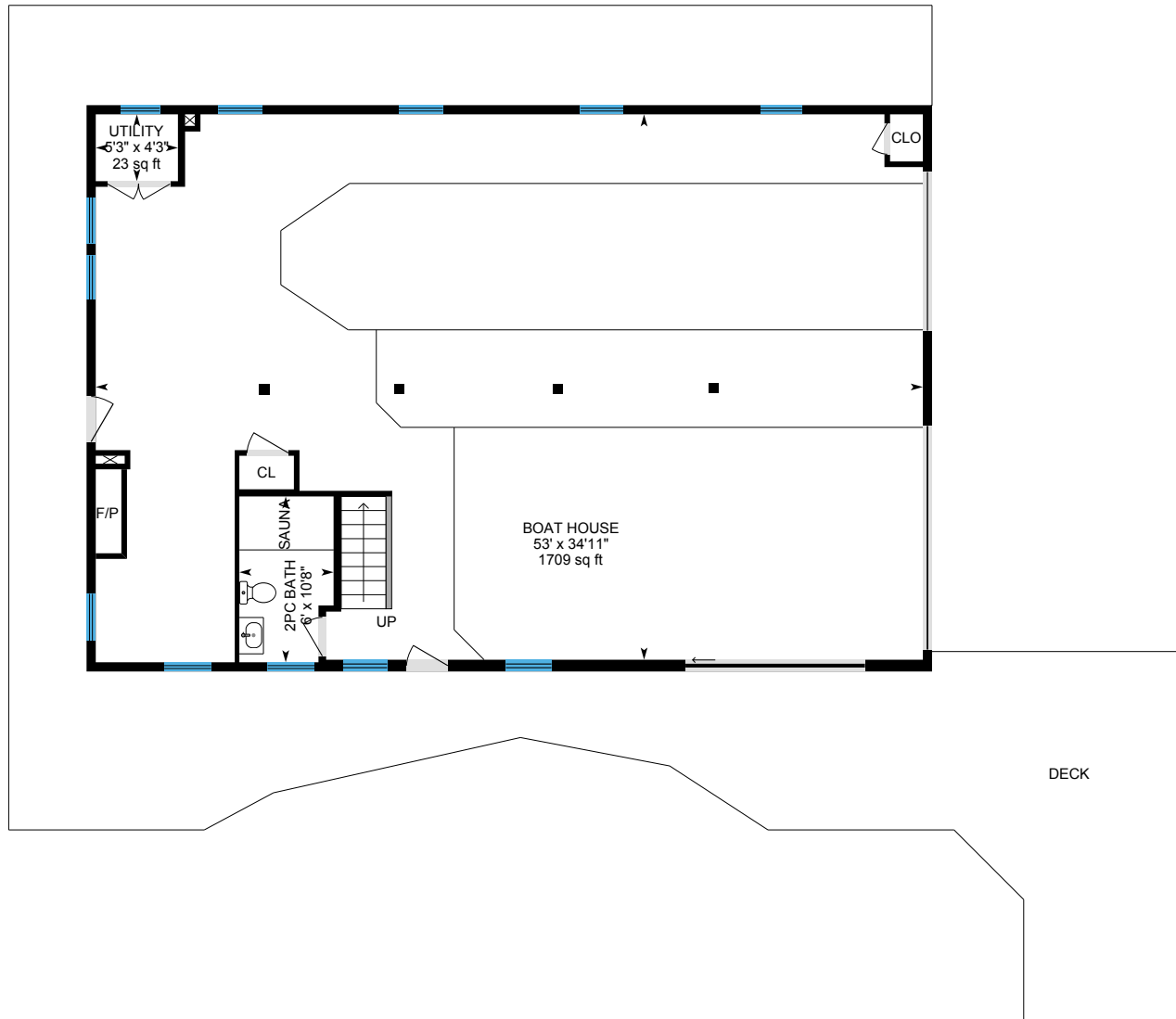
PREPARED: 2024/10/11



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.

1 Baby Tar Island, Leeds And The Thousand Islands, ON

Boat House 1st Floor Exterior Area 4.59 sq ft
Excluded Area 1956.02 sq ft

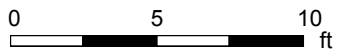


PREPARED: 2024/10/11



1 Baby Tar Island, Leeds And The Thousand Islands, ON

Boat House - 2nd Floor Exterior Area 1966.69 sq ft
Interior Area 1861.59 sq ft
Excluded Area 228.35 sq ft

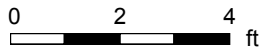
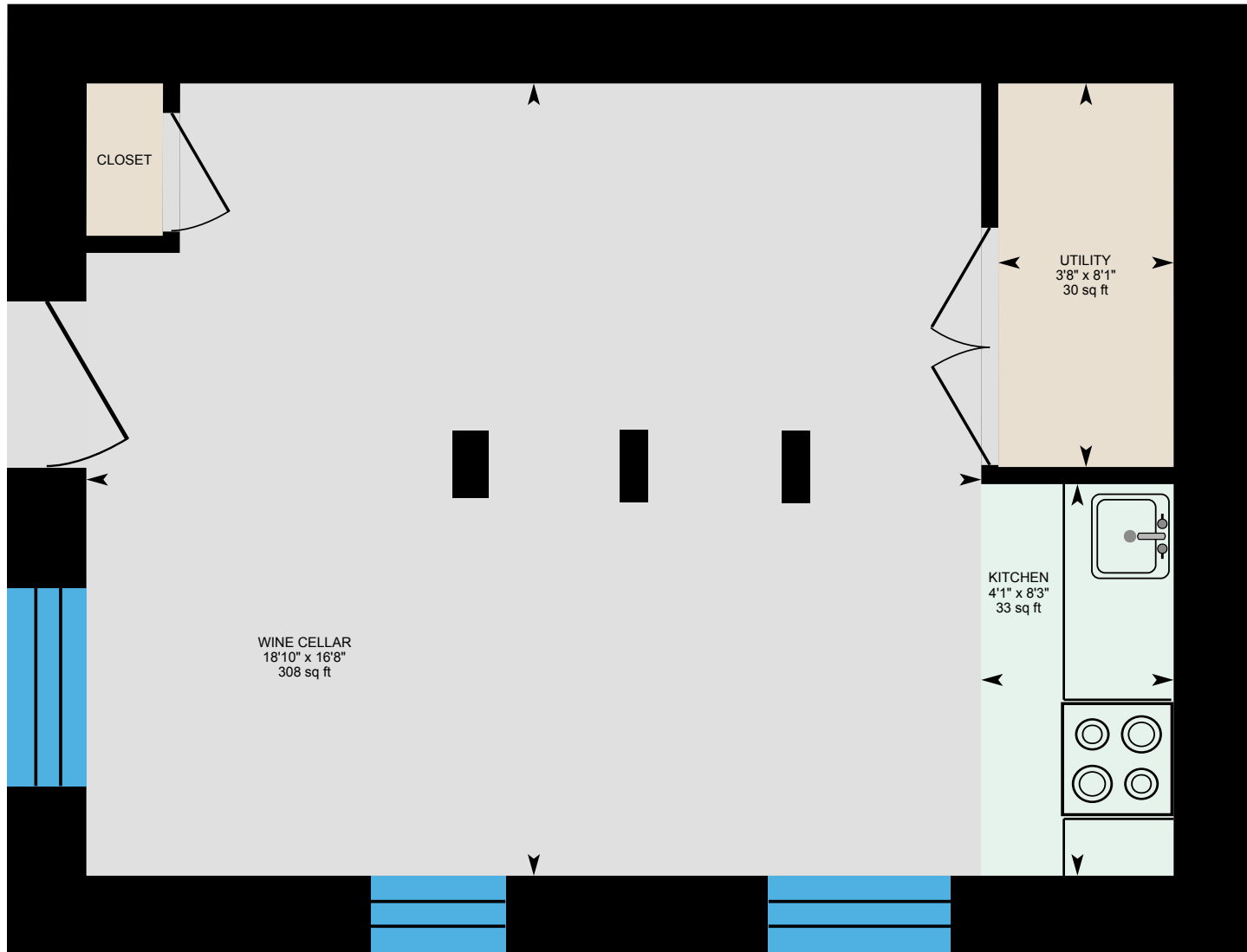


PREPARED: 2024/10/11



1 Baby Tar Island, Leeds And The Thousand Islands, ON

Guest House - Basement (Below Grade) Exterior Area 525.37 sq ft
Interior Area 382.26 sq ft

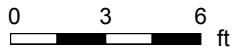
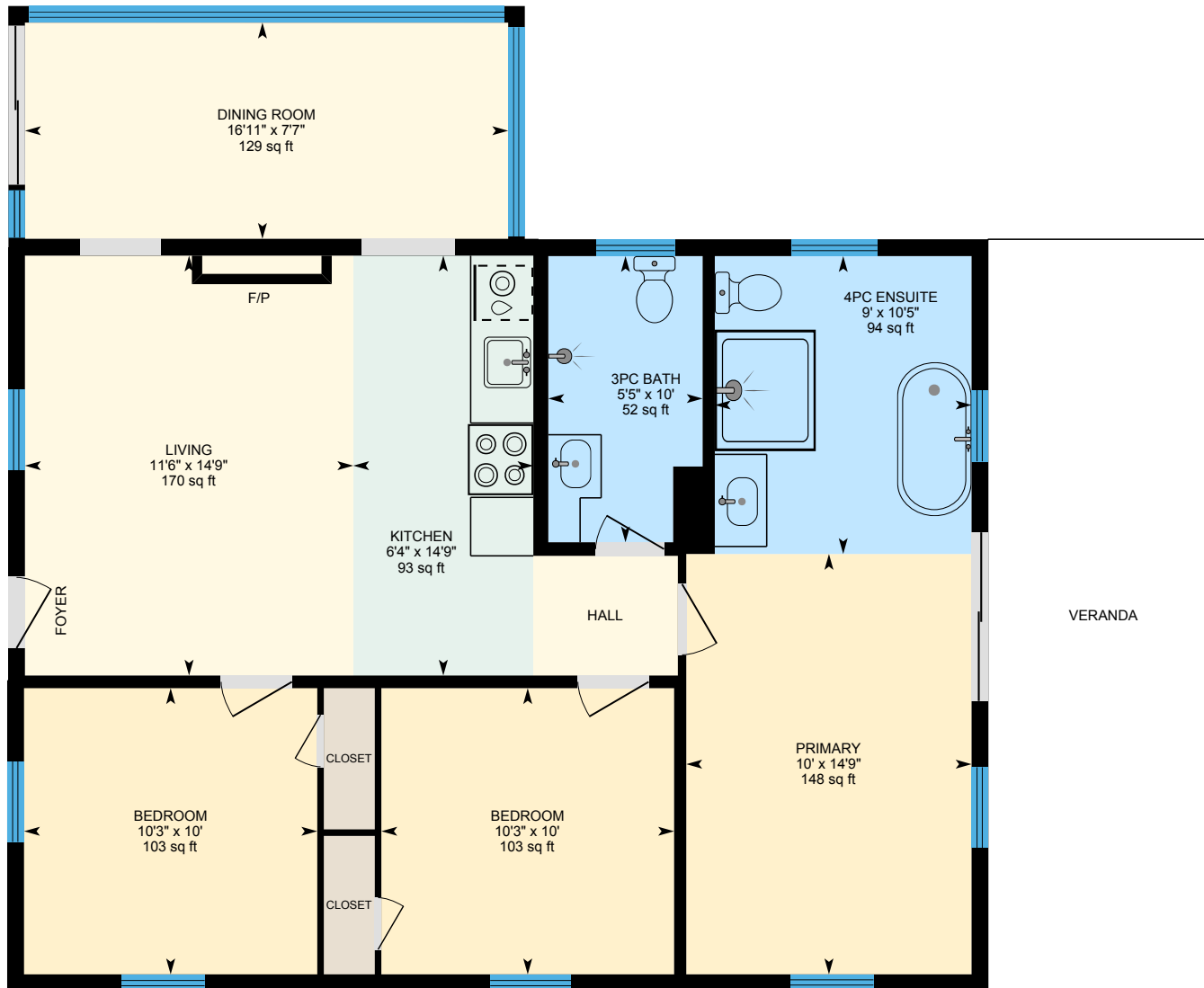


PREPARED: 2024/10/11



1 Baby Tar Island, Leeds And The Thousand Islands, ON

Guest House - Main Floor Exterior Area 1055.17 sq ft
Interior Area 975.83 sq ft



PREPARED: 2024/10/11



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.

1 Baby Tar Island, Leeds And The Thousand Islands, 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 HOUSE -MAIN FLOOR

2pc Bath: 3'9" x 3'5" | 13 sq ft
4pc Bath: 6' x 9'7" | 57 sq ft
4pc Ensuite: 6' x 9'2" | 55 sq ft
Bedroom: 12'2" x 12'10" | 130 sq ft
Bedroom: 13'1" x 16'2" | 172 sq ft
Den: 9'10" x 15' | 147 sq ft
Foyer: 15'7" x 6'8" | 104 sq ft
Glass Enclosed Porch: 10'3" x 17'5" | 133 sq ft
Glass Enclosed Veranda: 50'11" x 30'7" | 891 sq ft
Kitchen: 11' x 11' | 119 sq ft
Laundry: 15'7" x 7'10" | 121 sq ft
Living: 25'2" x 18'7" | 467 sq ft
Office: 17' x 16'2" | 220 sq ft
Primary: 13'11" x 19'6" | 271 sq ft
Servery: 18'5" x 5'

Boat House

BOAT HOUSE 1ST FLOOR

2pc Bath: 10'8" x 6' | 61 sq ft
Boat House: 34'11" x 53' | 1709 sq ft
Utility: 4'3" x 5'3" | 23 sq ft

BOAT HOUSE - 2ND FLOOR

3pc Bath: 12'1" x 5'7" | 67 sq ft
3pc Bath: 5'5" x 6'3" | 34 sq ft
Bedroom: 11' x 9'10" | 108 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 HOUSE -MAIN FLOOR

Interior Area: 2154.63 sq ft
Excluded Area: 1107.99 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 2304.82 sq ft

Boat House

BOAT HOUSE 1ST FLOOR

Excluded Area: 1956.02 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 4.59 sq ft

BOAT HOUSE - 2ND FLOOR

Interior Area: 1861.59 sq ft
Excluded Area: 228.35 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1966.69 sq ft

Guest House

GUEST HOUSE - BASEMENT (Below Grade)

Interior Area: 382.26 sq ft
Perimeter Wall Thickness: 20.0 in
Exterior Area: 525.37 sq ft

1 Baby Tar Island, Leeds And The Thousand Islands, ON

Property Details

Room Measurements

Bedroom: 12' x 12'9" | 139 sq ft
Bedroom: 12' x 10'9" | 129 sq ft
Bedroom: 11' x 10'8" | 117 sq ft
Dining: 18'1" x 12'4" | 205 sq ft
Enclosed Screened Porch: 35'1" x 5'8" | 200 sq ft
Kitchen: 9'10" x 14'6" | 124 sq ft
Living: 22'7" x 13'6" | 304 sq ft
Primary: 20'1" x 15'4" | 293 sq ft
Storage: 4'3" x 3'7" | 15 sq ft

Guest House

GUEST HOUSE - BASEMENT

Kitchen: 8'3" x 4'1" | 33 sq ft
Utility: 8'1" x 3'8" | 30 sq ft
Wine Cellar: 16'8" x 18'10" | 308 sq ft

GUEST HOUSE - MAIN FLOOR

3pc Bath: 10' x 5'5" | 52 sq ft
4pc Ensuite: 10'5" x 9' | 94 sq ft
Bedroom: 10' x 10'3" | 103 sq ft
Bedroom: 10' x 10'3" | 103 sq ft
Dining Room: 7'7" x 16'11" | 129 sq ft
Kitchen: 14'9" x 6'4" | 93 sq ft
Living: 14'9" x 11'6" | 170 sq ft
Primary: 14'9" x 10' | 148 sq ft

Floor Area Information

GUEST HOUSE - MAIN FLOOR

Interior Area: 975.83 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1055.17 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2154.63 sq ft
Excluded Area: 1107.99 sq ft
Exterior Area: 2304.82 sq ft

Total Above Grade Floor Area, Boat House

Interior Area: 1861.59 sq ft
Excluded Area: 2184.37 sq ft
Exterior Area: 1971.27 sq ft

Total Above Grade Floor Area, Guest House

Interior Area: 975.83 sq ft
Exterior Area: 1055.17 sq ft

1 Baby Tar Island, Leeds And The Thousand Islands, ON

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>