

# 138 Big Horn Trail, Okanagan Falls, BC

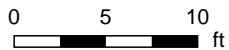
Main Building: Total Exterior Area Above Grade 3226 sq ft



**Entry floor**  
Exterior Area 1293 sq ft



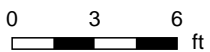
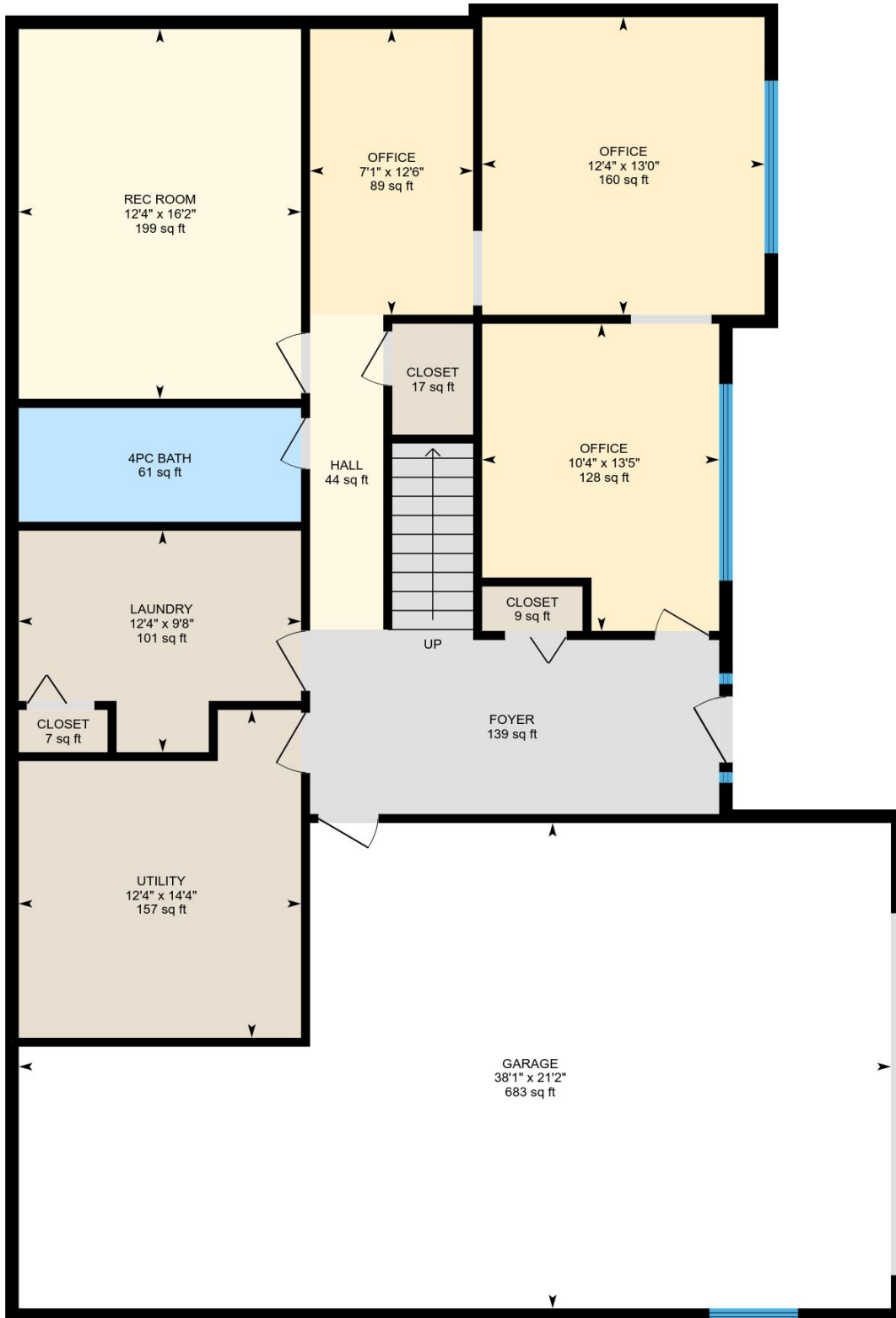
**Main Floor**  
Exterior Area 1933 sq ft



PREPARED: Dec, 2017

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Entry floor  
Total Exterior Area 1293 sq ft  
Total Interior Area 1200 sq ft

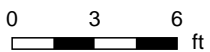


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**Main Floor** Total Exterior Area 1933 sq ft  
Total Interior Area 1817 sq ft



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## 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

#### ENTRY FLOOR

Laundry: 12'4" x 9'8" | 101 sq ft  
Hall: 44 sq ft  
Office: 7'1" x 12'6" | 89 sq ft  
Foyer: 139 sq ft  
Rec Room: 12'4" x 16'2" | 199 sq ft  
Closet: 9 sq ft  
Office: 10'4" x 13'5" | 128 sq ft  
Closet: 17 sq ft  
Utility: 12'4" x 14'4" | 157 sq ft  
Closet: 7 sq ft  
Garage: 38'1" x 21'2" | 683 sq ft  
4pc Bath: 12'4" x 5'0" | 61 sq ft  
Office: 12'4" x 13'0" | 160 sq ft

#### MAIN FLOOR

Pantry: 11 sq ft  
Clo: 11 sq ft  
Wic: 51 sq ft  
4pc Bath: 7'3" x 7'10" | 49 sq ft  
Ensuite: 6'1" x 8'8" | 53 sq ft  
Bath: 6'1" x 4'8" | 29 sq ft  
Master: 15'6" x 12'1" | 187 sq ft  
Bedroom: 11'8" x 13'0" | 133 sq ft  
Closet: 8 sq ft  
Bedroom: 11'8" x 10'0" | 102 sq ft  
Living: 21'2" x 13'4" | 279 sq ft  
Dining: 10'5" x 13'9" | 143 sq ft  
Hall: 164 sq ft  
Family: 15'2" x 13'6" | 193 sq ft  
Kitchen: 11'6" x 11'8" | 120 sq ft  
Breakfast: 11'3" x 13'8" | 133 sq ft  
Closet: 6 sq ft  
Closet: 9 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 nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

### Main Building

Building Perimeter Wall Thickness: 7.1 in

#### ENTRY FLOOR

Interior Area: 1200 sq ft  
Perimeter Wall Length: 156 ft  
Exterior Area: 1293 sq ft

#### MAIN FLOOR

Interior Area: 1817 sq ft  
Perimeter Wall Length: 197 ft  
Exterior Area: 1933 sq ft

### Total Above Grade Floor Area

Main Building Interior: 3017 sq ft  
**Main Building Exterior: 3226 sq ft**