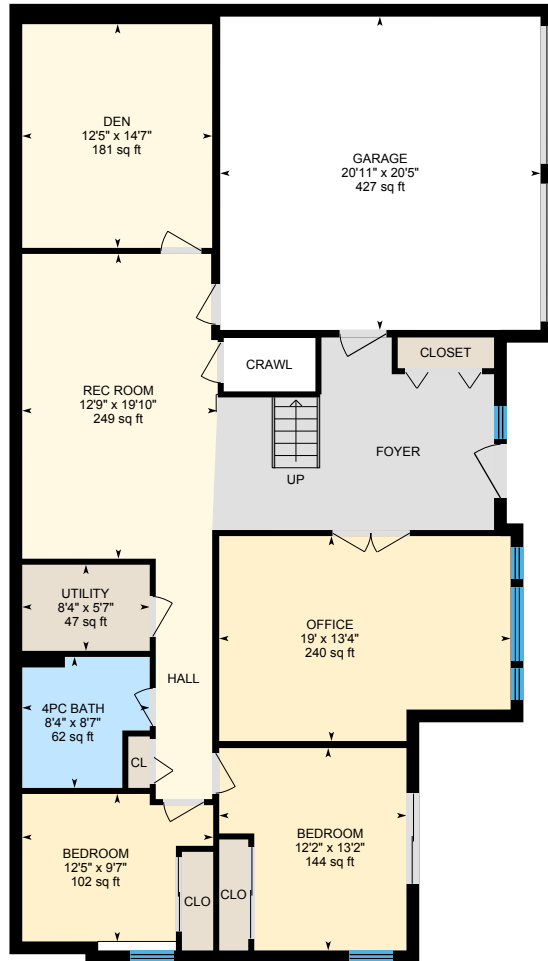
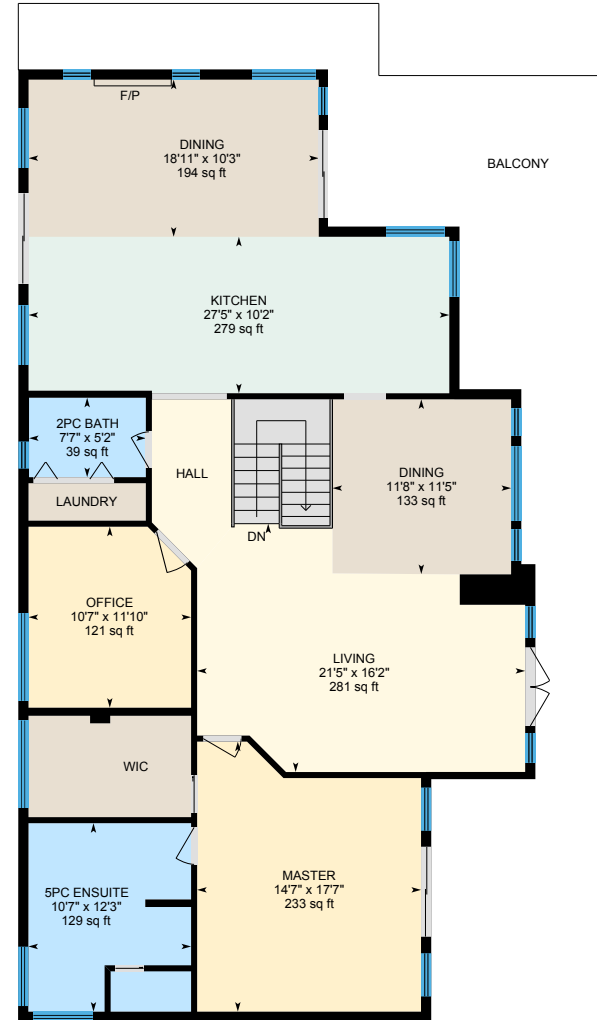


# 118 Big Horn Trail, Okanagan Falls, BC

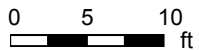
Main Building: Total Exterior Area Above Grade 1779 sq ft



**Entry floor (Below Grade)**  
Exterior Area 1561 sq ft



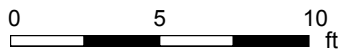
**Main Floor**  
Exterior Area 1779 sq ft



PREPARED: Mar, 2020

# 118 Big Horn Trail, Okanagan Falls, BC

Entry floor Total Exterior Area 1561 sq ft  
Total Interior Area 1398 sq ft



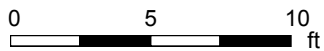
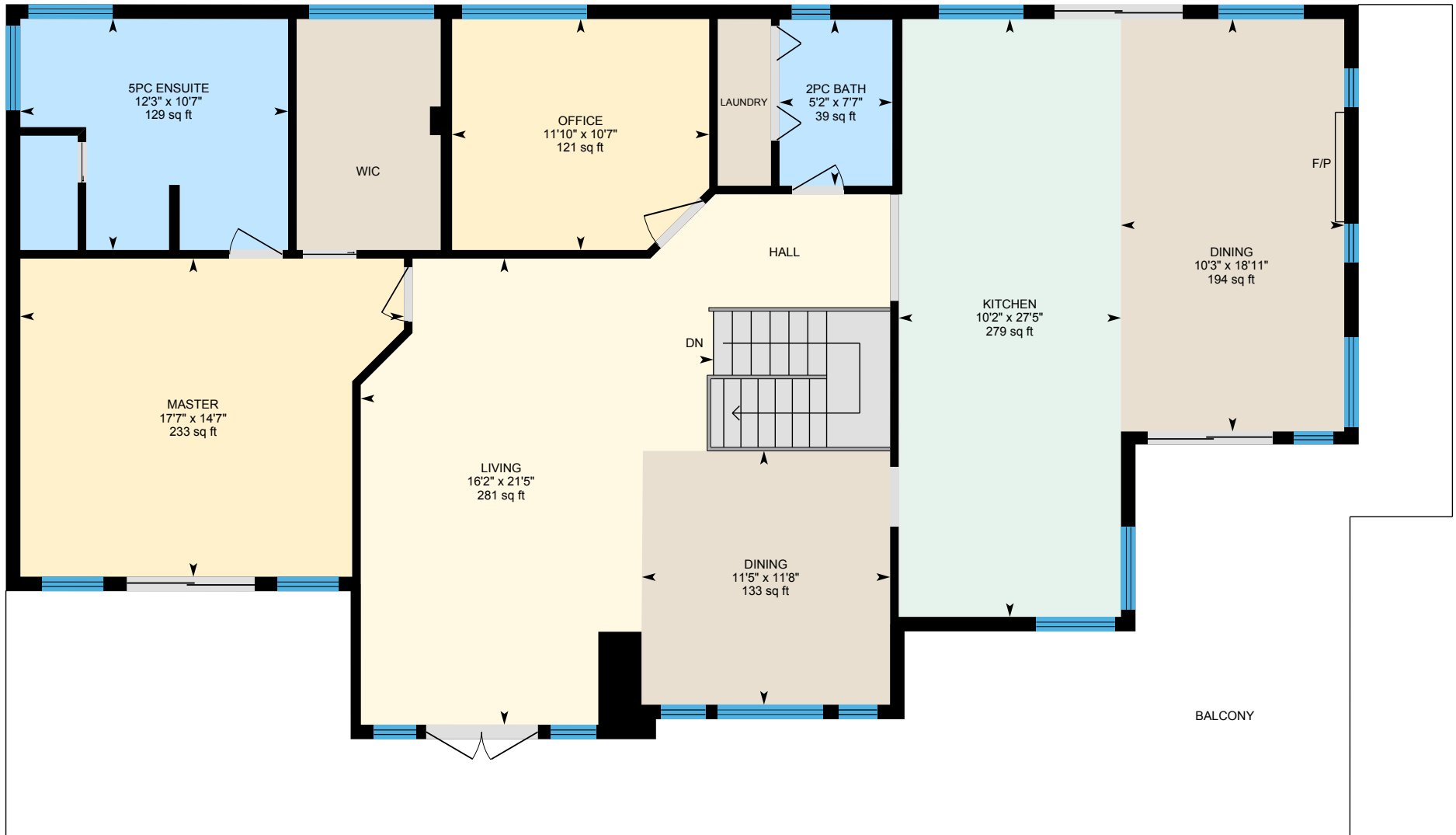
PREPARED: Mar, 2020



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/>.

# 118 Big Horn Trail, Okanagan Falls, BC

Main Floor Total Exterior Area 1779 sq ft  
Total Interior Area 1653 sq ft



PREPARED: Mar, 2020



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/>.

# 118 Big Horn Trail, Okanagan Falls, 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

#### ENTRY FLOOR

4pc Bath: 8'4" x 8'7" | 62 sq ft  
Bedroom: 12'5" x 9'7" | 102 sq ft  
Bedroom: 12'2" x 13'2" | 144 sq ft  
Den: 12'5" x 14'7" | 181 sq ft  
Garage: 20'11" x 20'5" | 427 sq ft  
Office: 19' x 13'4" | 240 sq ft  
Rec Room: 12'9" x 19'10" | 249 sq ft  
Utility: 8'4" x 5'7" | 47 sq ft

#### MAIN FLOOR

2pc Bath: 7'7" x 5'2" | 39 sq ft  
5pc Ensuite: 10'7" x 12'3" | 129 sq ft  
Dining: 11'8" x 11'5" | 133 sq ft  
Dining: 18'11" x 10'3" | 194 sq ft  
Kitchen: 27'5" x 10'2" | 279 sq ft  
Living: 21'5" x 16'2" | 281 sq ft  
Master: 14'7" x 17'7" | 233 sq ft  
Office: 10'7" x 11'10" | 121 sq ft

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://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

#### ENTRY FLOOR (Below Grade)

Interior Area: 1398 sq ft  
Excluded Area: 447 sq ft  
Perimeter Wall Length: 195 ft  
Perimeter Wall Thickness: 10.0 in  
Exterior Area: 1561 sq ft

#### MAIN FLOOR

Interior Area: 1653 sq ft  
Perimeter Wall Length: 189 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1779 sq ft

### Total Above Grade Floor Area

Main Building Interior: 1653 sq ft  
**Main Building Exterior: 1779 sq ft**