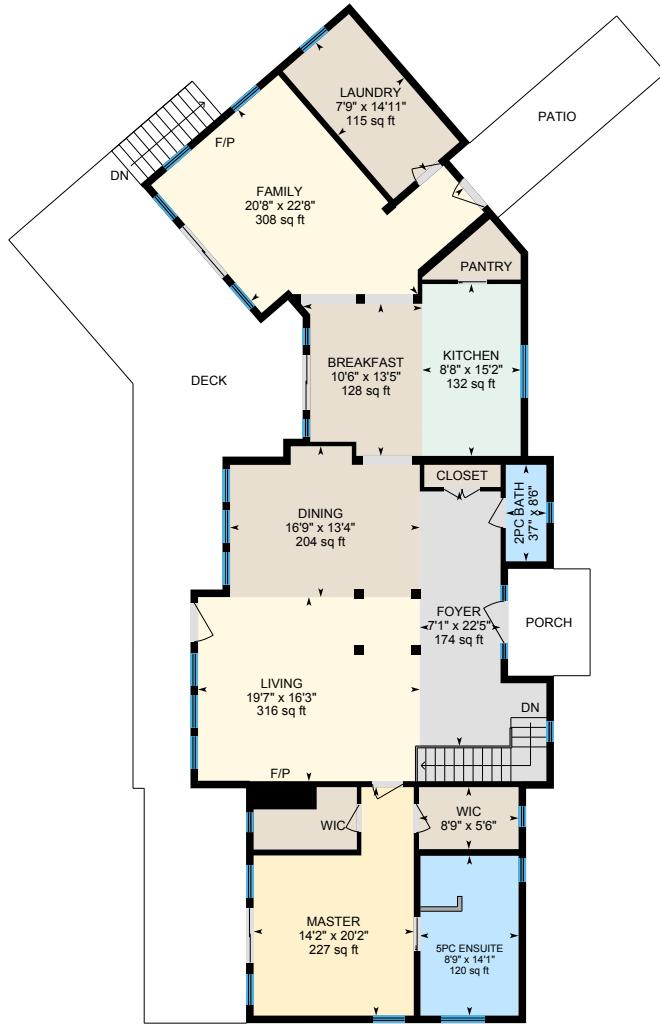
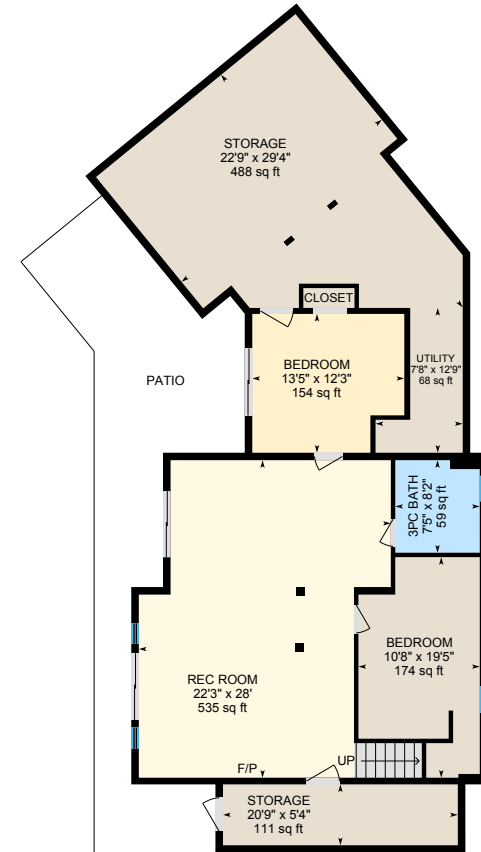


# 2661 Lacon Rd, Denman Island, BC

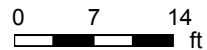
Main Building: Total Exterior Area 4040 sq ft



**Main Floor**  
Exterior Area 2198 sq ft



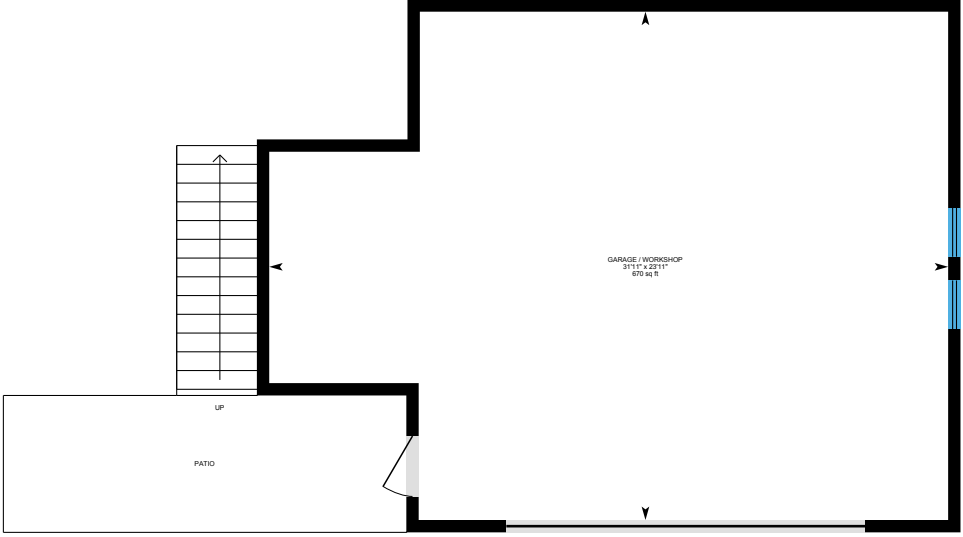
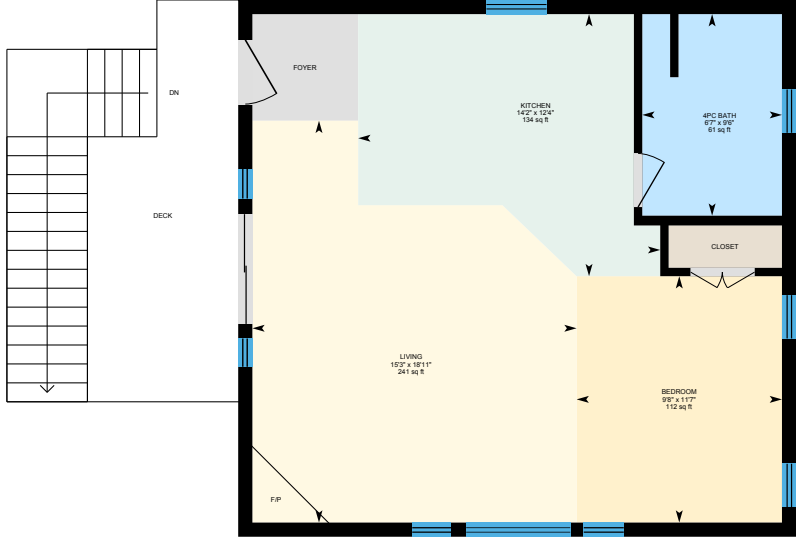
**Lower Floor (Below Grade)**  
Exterior Area 1842 sq ft



PREPARED: Apr, 2020

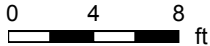
# 2661 Lacon Rd, Denman Island, BC

Guest Suite / Shop: Total Exterior Area 661 sq ft



Guest Upper

Guest Lower



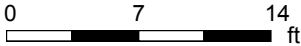
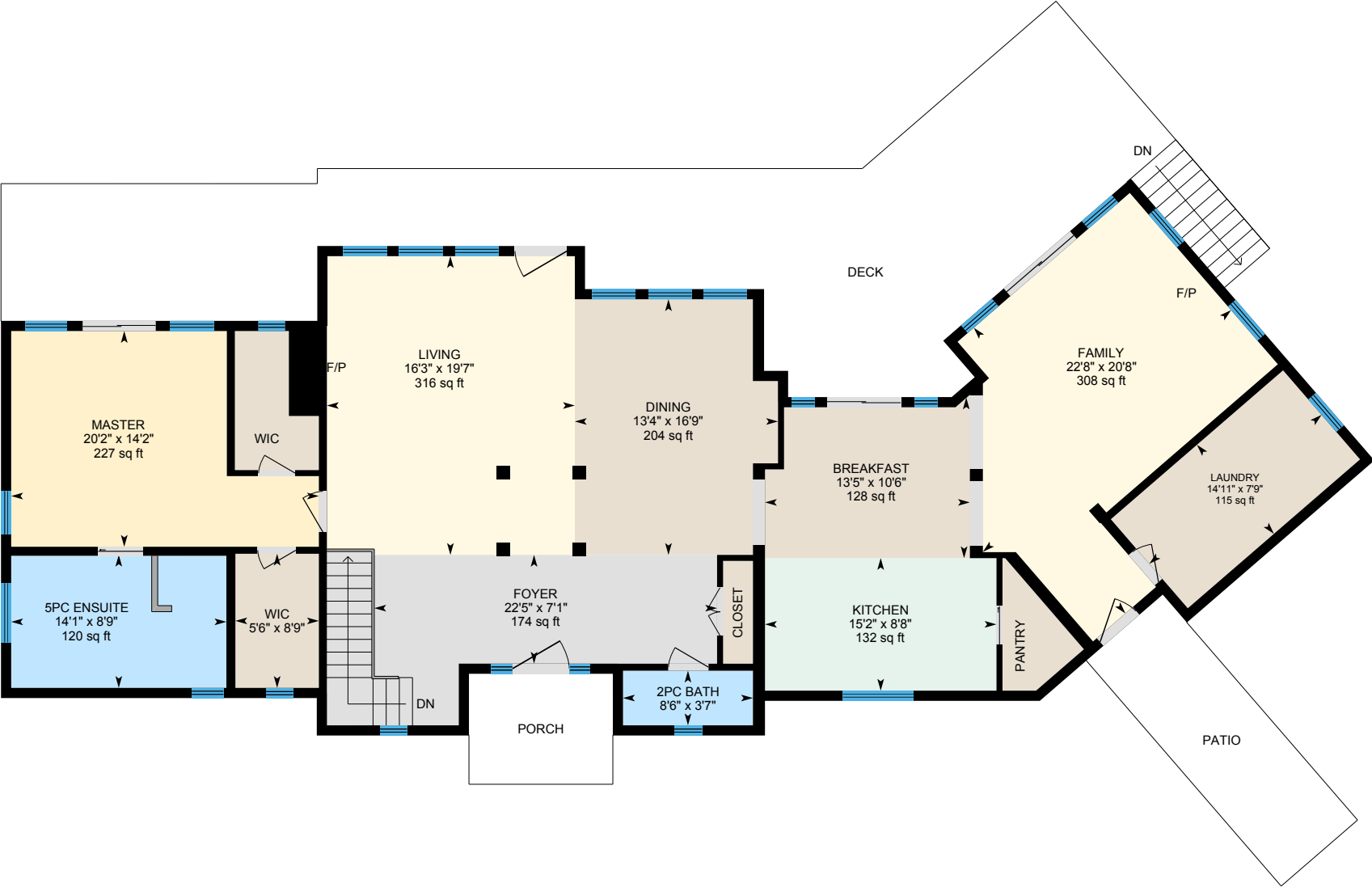
PREPARED: Apr, 2020

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/>.



# 2661 Lacon Rd, Denman Island, BC

Main Floor Total Exterior Area 2198 sq ft



PREPARED: Apr, 2020

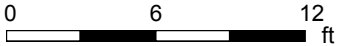
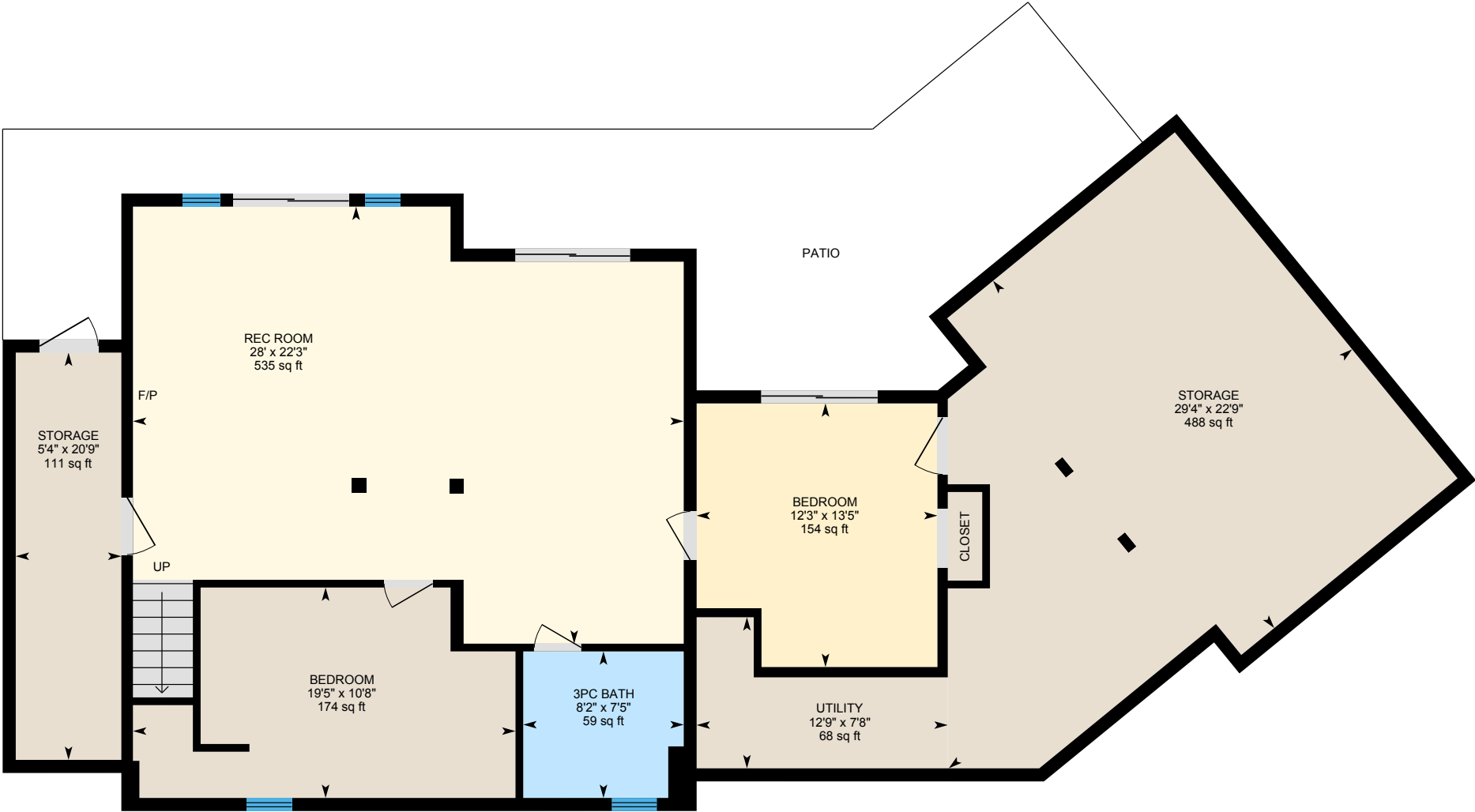


White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.



# 2661 Lacon Rd, Denman Island, BC

Lower Floor Total Exterior Area 1842 sq ft



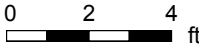
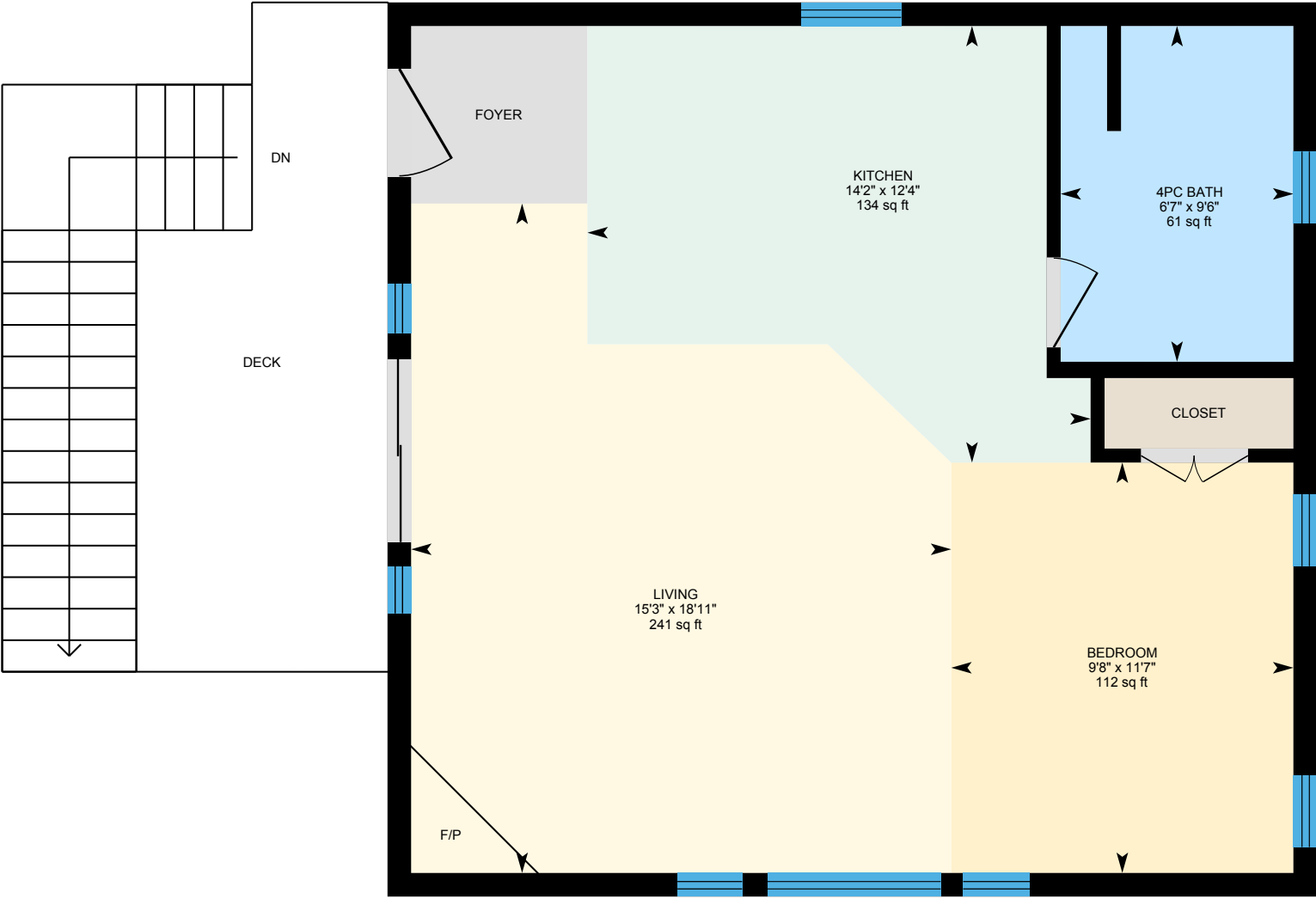
PREPARED: Apr, 2020



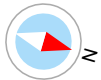
White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 2661 Lacon Rd, Denman Island, BC

Guest Upper Total Exterior Area 661 sq ft



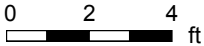
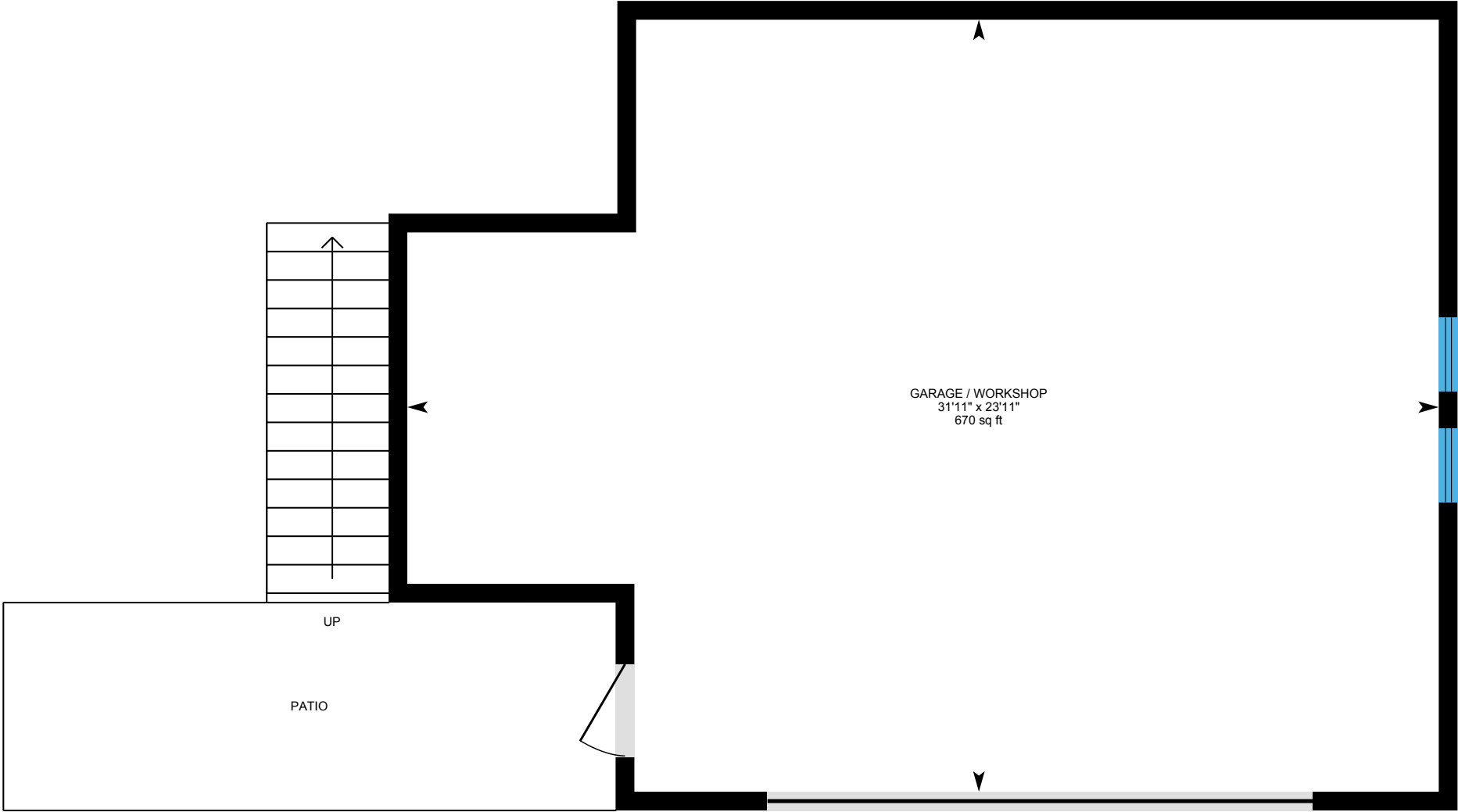
PREPARED: Apr, 2020



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/>.

# 2661 Lacon Rd, Denman Island, BC

Guest Lower



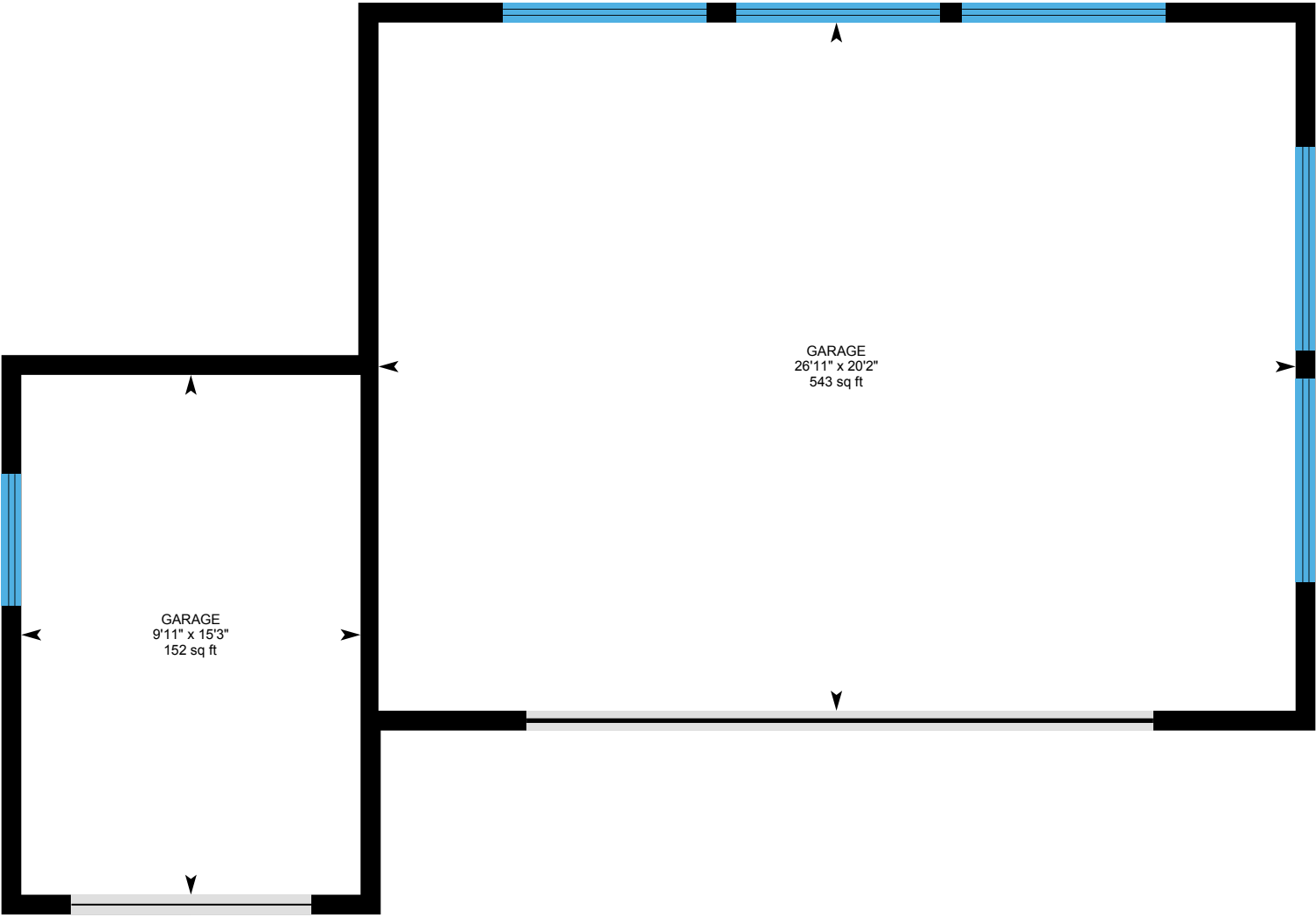
PREPARED: Apr, 2020



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/>.

# 2661 Lacon Rd, Denman Island, BC

Carport



0 2 4 ft

PREPARED: Apr, 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/>.

# 2661 Lacon Rd, Denman Island, 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

#### MAIN FLOOR

2pc Bath: 3'7" x 8'6" | 30 sq ft  
5pc Ensuite: 8'9" x 14'1" | 120 sq ft  
Breakfast: 10'6" x 13'5" | 128 sq ft  
Dining: 16'9" x 13'4" | 204 sq ft  
Family: 20'8" x 22'8" | 308 sq ft  
Foyer: 7'1" x 22'5" | 174 sq ft  
Kitchen: 8'8" x 15'2" | 132 sq ft  
Laundry: 7'9" x 14'11" | 115 sq ft  
Living: 19'7" x 16'3" | 316 sq ft  
Master: 14'2" x 20'2" | 227 sq ft  
Wic: 8'9" x 5'6"

#### LOWER FLOOR

3pc Bath: 7'5" x 8'2" | 59 sq ft  
Bedroom: 13'5" x 12'3" | 154 sq ft  
Bedroom: 10'8" x 19'5" | 174 sq ft  
Rec Room: 22'3" x 28' | 535 sq ft  
Storage: 20'9" x 5'4" | 111 sq ft  
Storage: 22'9" x 29'4" | 488 sq ft  
Utility: 7'8" x 12'9" | 68 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

#### MAIN FLOOR

Interior Area: 2028 sq ft  
Perimeter Wall Length: 255 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 2198 sq ft  
Finished Area: 2198 sq ft  
Unfinished Area: N/A

#### LOWER FLOOR (Below Grade)

Interior Area: 1680 sq ft  
Perimeter Wall Length: 215 ft  
Perimeter Wall Thickness: 9.0 in  
Exterior Area: 1842 sq ft  
Finished Area: 1174 sq ft  
Unfinished Area: 667 sq ft

#### EXTERIORS

All space is excluded



# 2661 Lacon Rd, Denman Island, BC

## Property Details

### Room Measurements

#### Guest Suite / Shop

##### GUEST UPPER

- 4pc Bath: 6'7" x 9'6" | 61 sq ft
- Bedroom: 9'8" x 11'7" | 112 sq ft
- Kitchen: 14'2" x 12'4" | 134 sq ft
- Living: 15'3" x 18'11" | 241 sq ft

##### GUEST LOWER

- Garage / Workshop: 31'11" x 23'11" | 670 sq ft

#### Carport

##### CARPORT

- Garage: 9'11" x 15'3" | 152 sq ft
- Garage: 26'11" x 20'2" | 543 sq ft

### Floor Area Information

#### Guest Suite / Shop

##### GUEST UPPER

- Interior Area: 595 sq ft
- Perimeter Wall Length: 100 ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 661 sq ft
- Finished Area: 661 sq ft
- Unfinished Area: N/A

##### GUEST LOWER

- All space is excluded

#### Carport

##### CARPORT

- All space is excluded

### Total Floor Area

#### Main Building Exterior: 4040 sq ft

- Main Building Finished Area: 3373 sq ft
- Main Building Unfinished Area: 667 sq ft
- Guest Suite / Shop Exterior: 661 sq ft**
- Guest Suite / Shop Finished Area: 661 sq ft
- Guest Suite / Shop Unfinished Area: N/A
- Carport Excluded: 695 sq ft