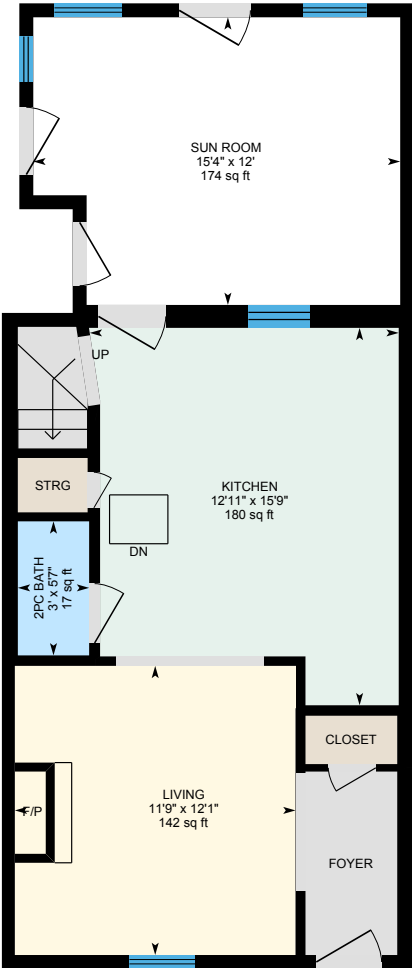
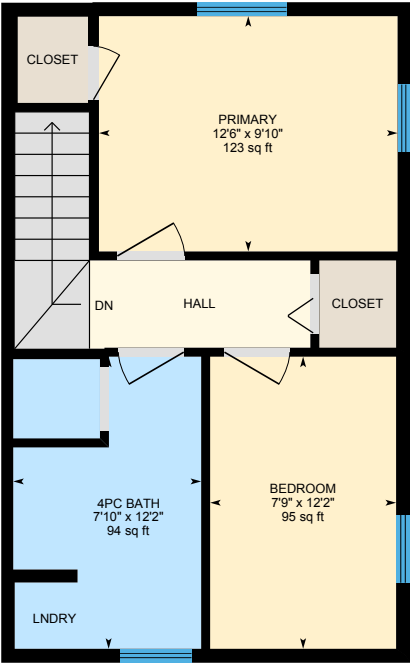


79-83 Union St., Picton

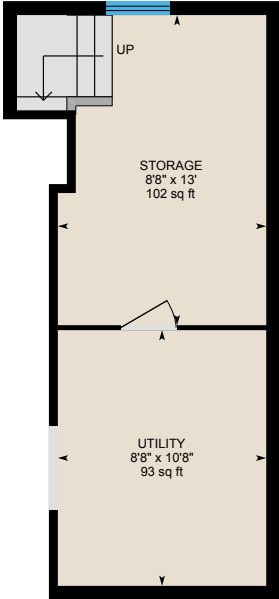
Main Building: Total Exterior Area Above Grade 2824.62 sq ft



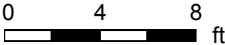
Unit 83 Main Floor  
Exterior Area 474.22 sq ft



Unit 83 2nd Floor  
Exterior Area 472.94 sq ft

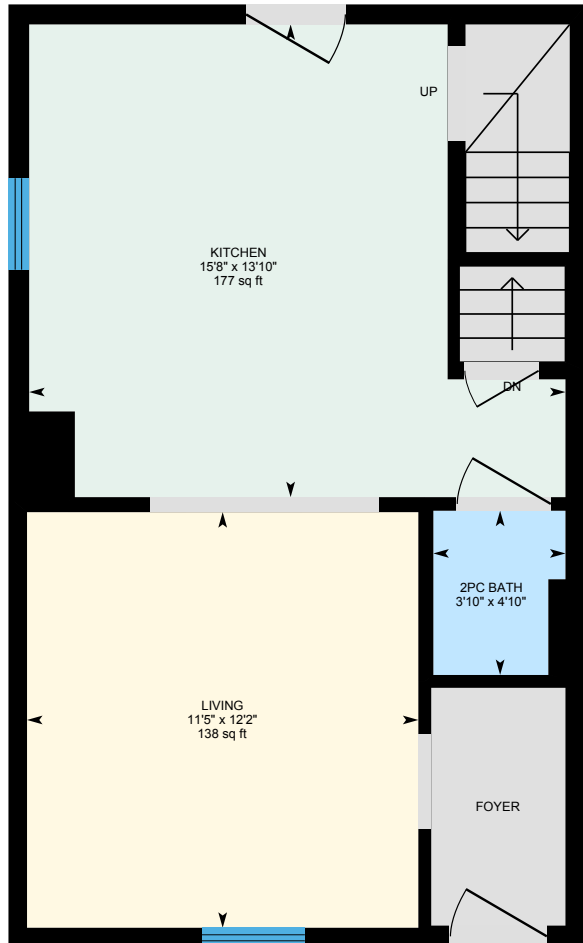


Unit 79 Basement (Below Grade)  
Exterior Area 254.02 sq ft

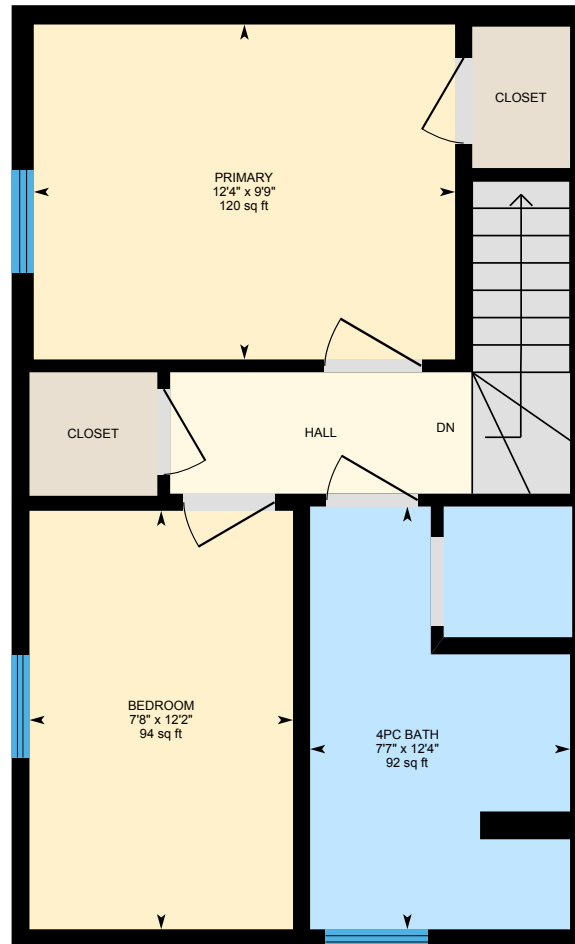


# 79-83 Union St., Picton

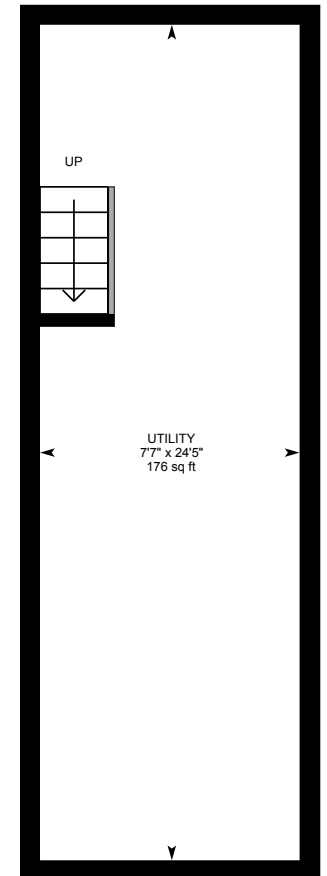
Main Building: Total Exterior Area Above Grade 2824.62 sq ft



**Unit 79 Main Floor**  
Exterior Area 462.95 sq ft



**Unit 79 2nd Floor**  
Exterior Area 465.68 sq ft



**Unit 83 Basement (Below Grade)**  
Exterior Area 38.91 sq ft

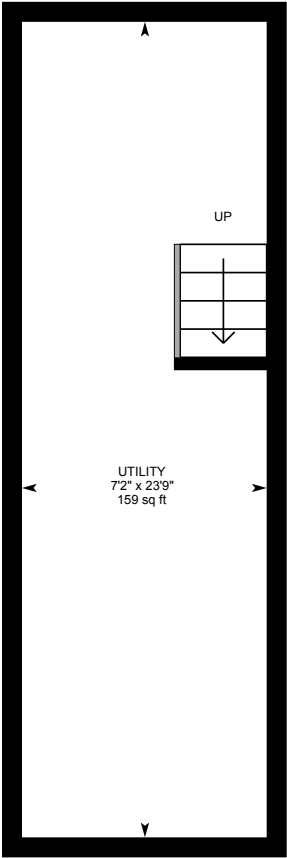
0 3 6  
ft



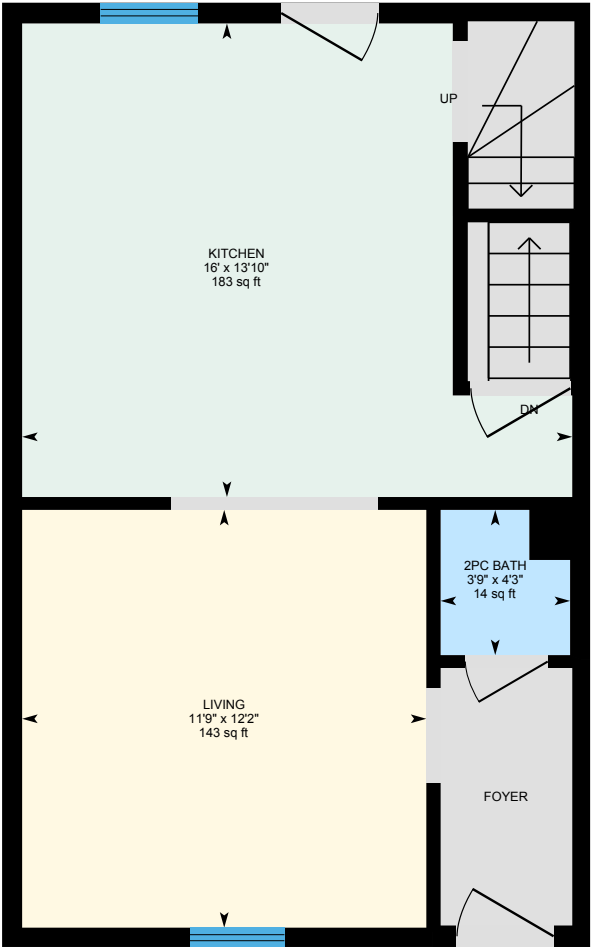
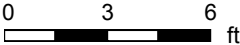
PREPARED: 2025/09/05

79-83 Union St., Picton

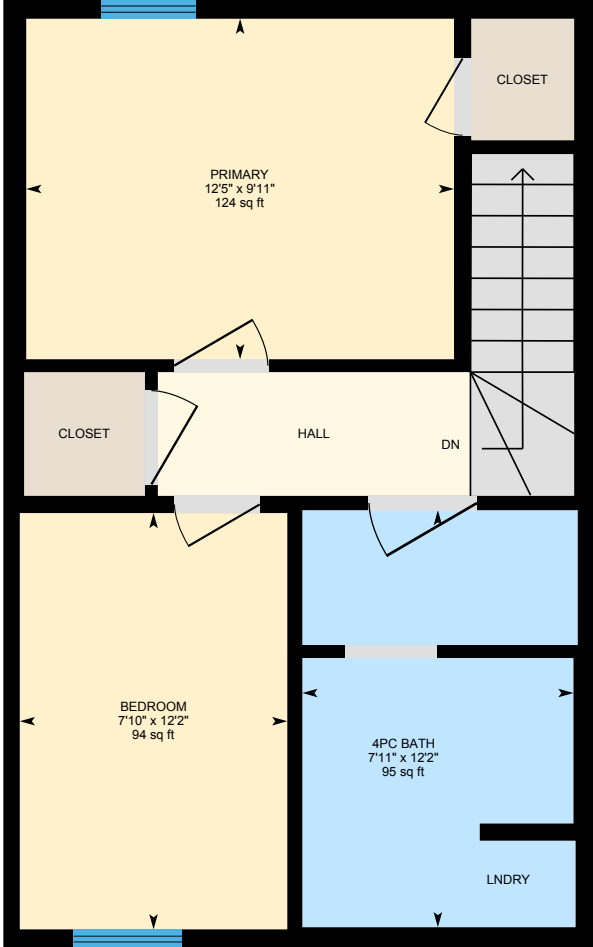
Main Building: Total Exterior Area Above Grade 2824.62 sq ft



Unit 81 Basement (Below Grade)  
Exterior Area 36.87 sq ft



Unit 81 Main Floor  
Exterior Area 472.39 sq ft



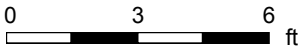
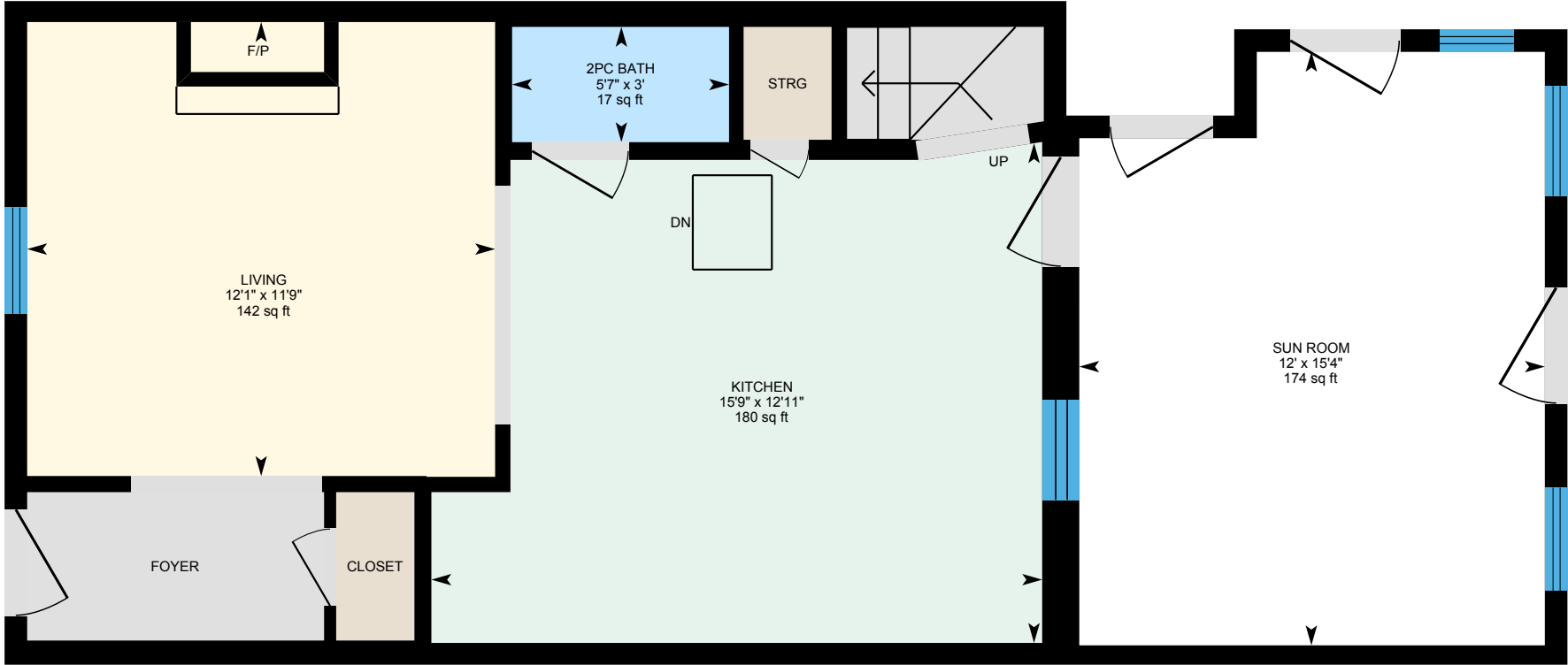
Unit 81 2nd Floor  
Exterior Area 476.44 sq ft



PREPARED: 2025/09/05

79-83 Union St., Picton

Unit 83 Main Floor   Exterior Area 474.22 sq ft  
Interior Area 418.16 sq ft  
Excluded Area 199.84 sq ft



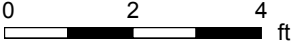
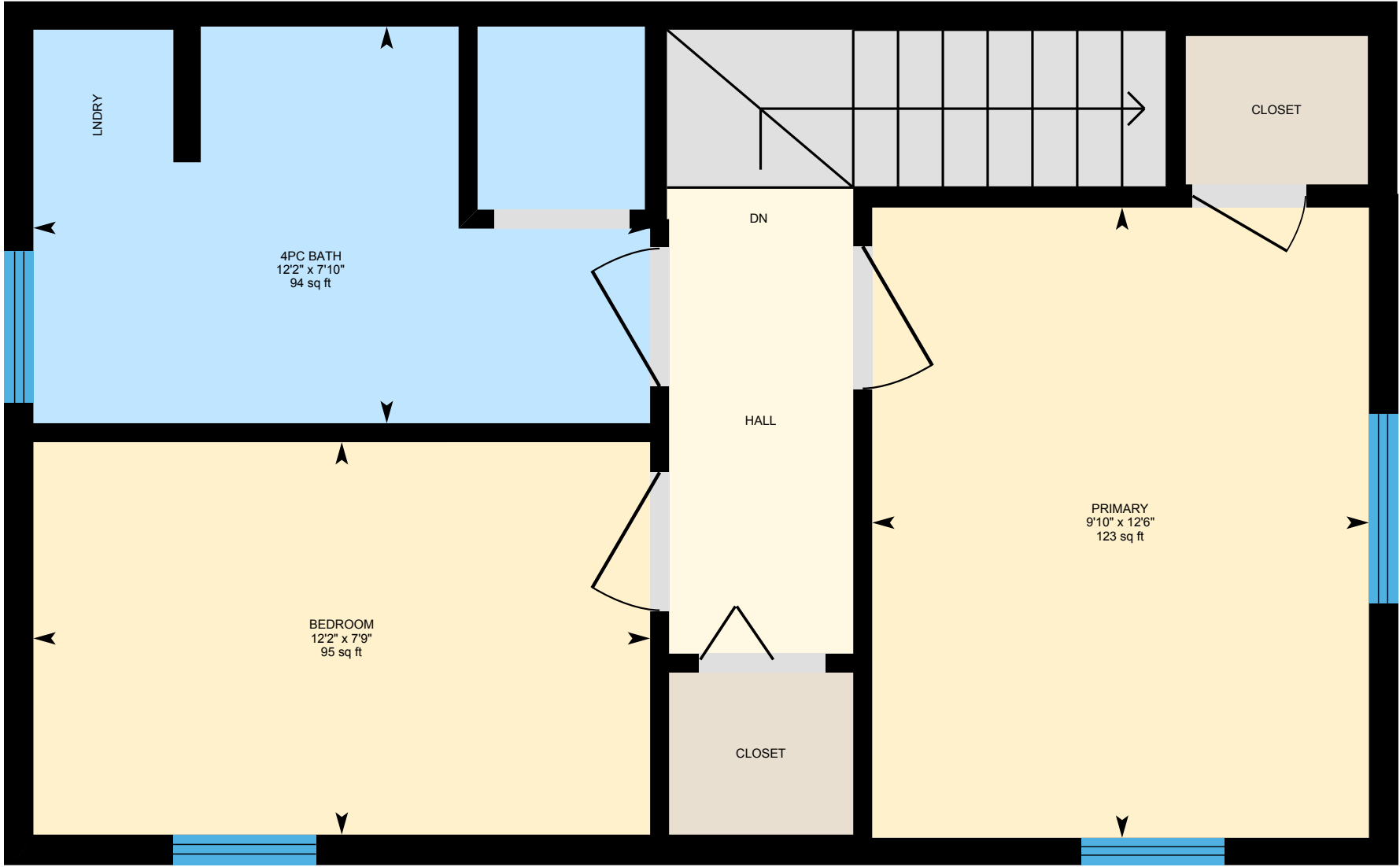
PREPARED: 2025/09/05



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.

79-83 Union St., Picton

Unit 83 2nd Floor    Exterior Area 472.94 sq ft  
Interior Area 422.01 sq ft



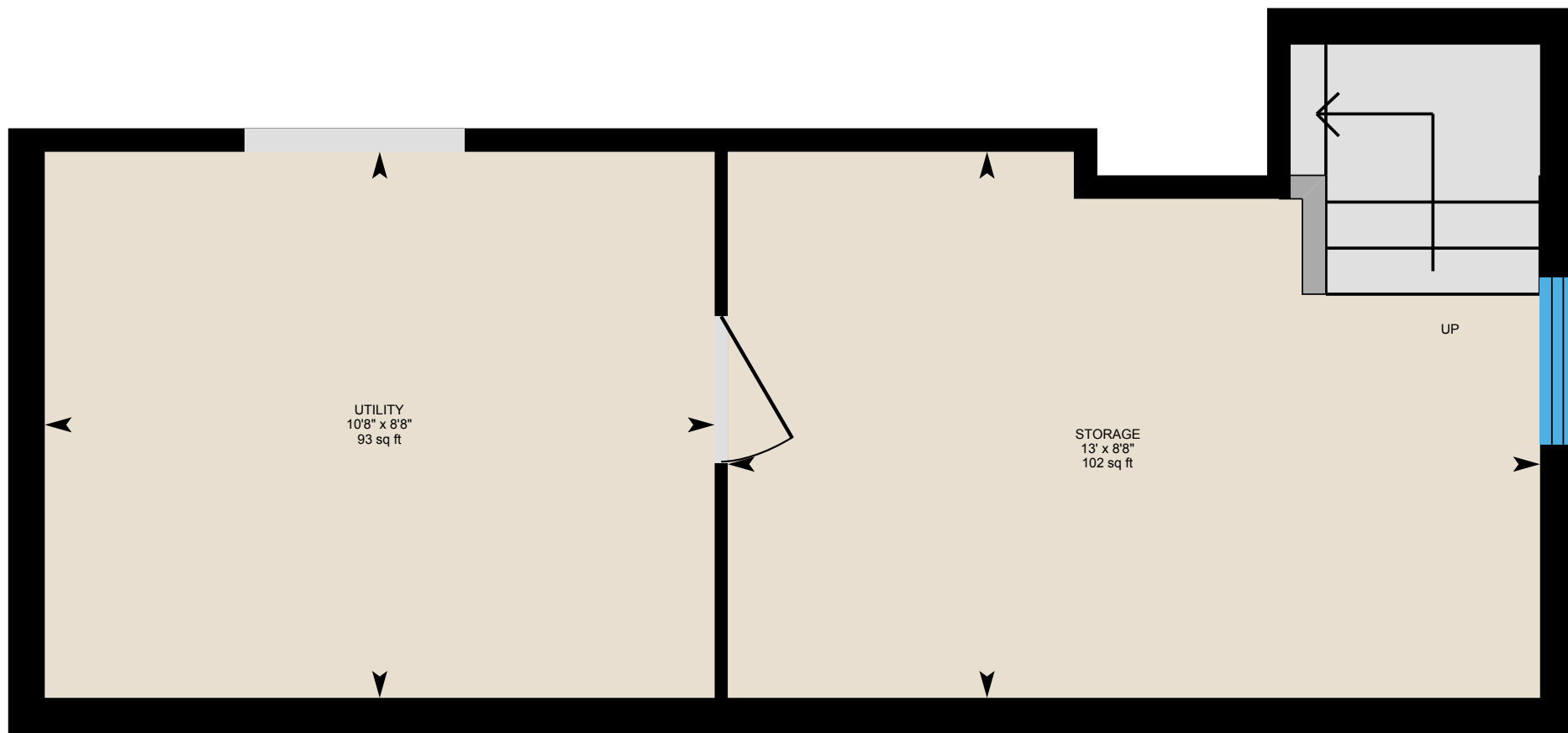
PREPARED: 2025/09/05



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.

# 79-83 Union St., Picton

Unit 79 Basement (Below Grade) Exterior Area 254.02 sq ft  
Interior Area 211.97 sq ft



0 2 4 ft

PREPARED: 2025/09/05



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.

# 79-83 Union St., Picton

Unit 79 Main Floor Exterior Area 462.95 sq ft  
Interior Area 412.22 sq ft



0 3 6 ft

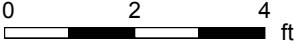
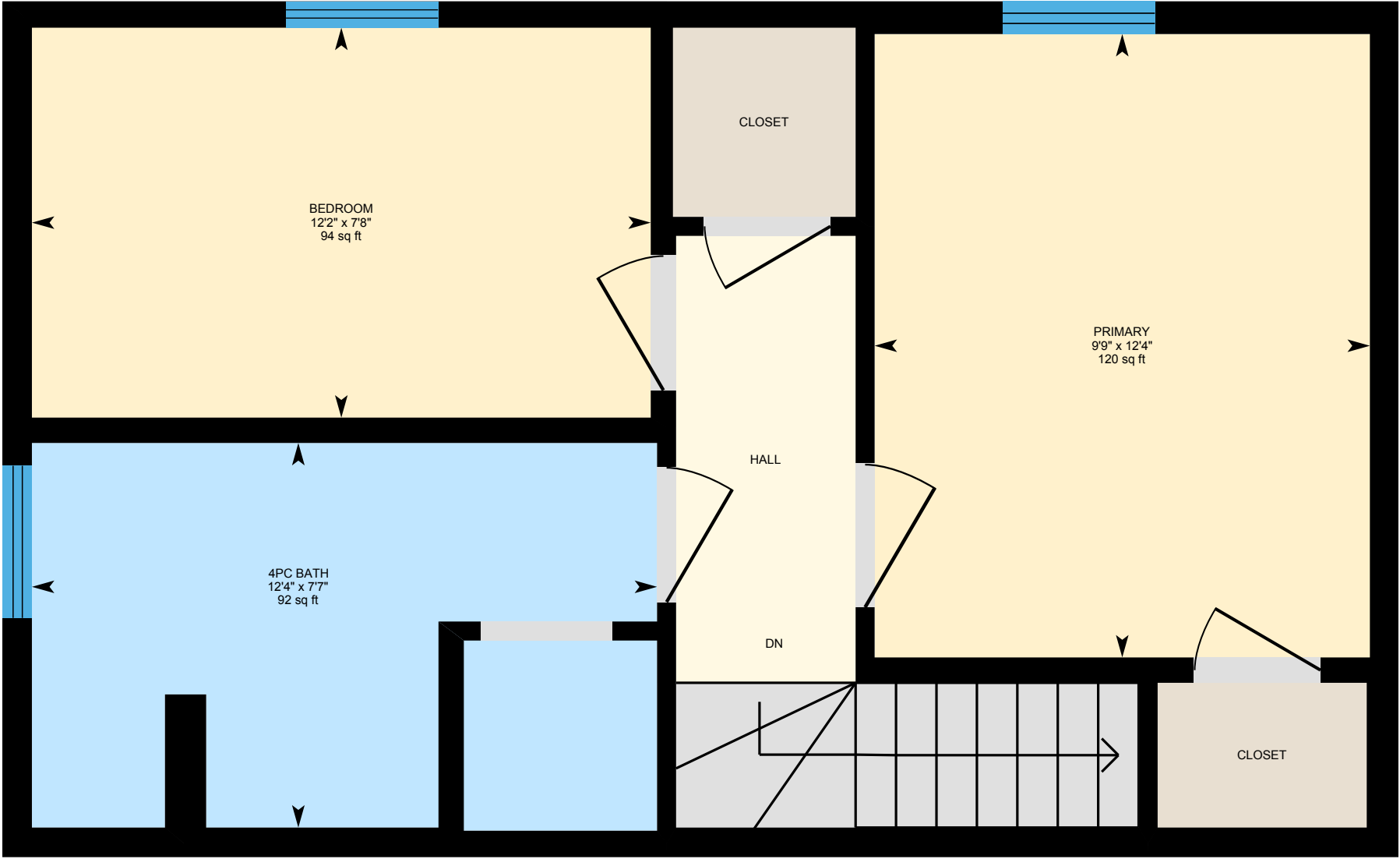
PREPARED: 2025/09/05



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.

# 79-83 Union St., Picton

Unit 79 2nd Floor    Exterior Area 465.68 sq ft  
Interior Area 415.11 sq ft



PREPARED: 2025/09/05

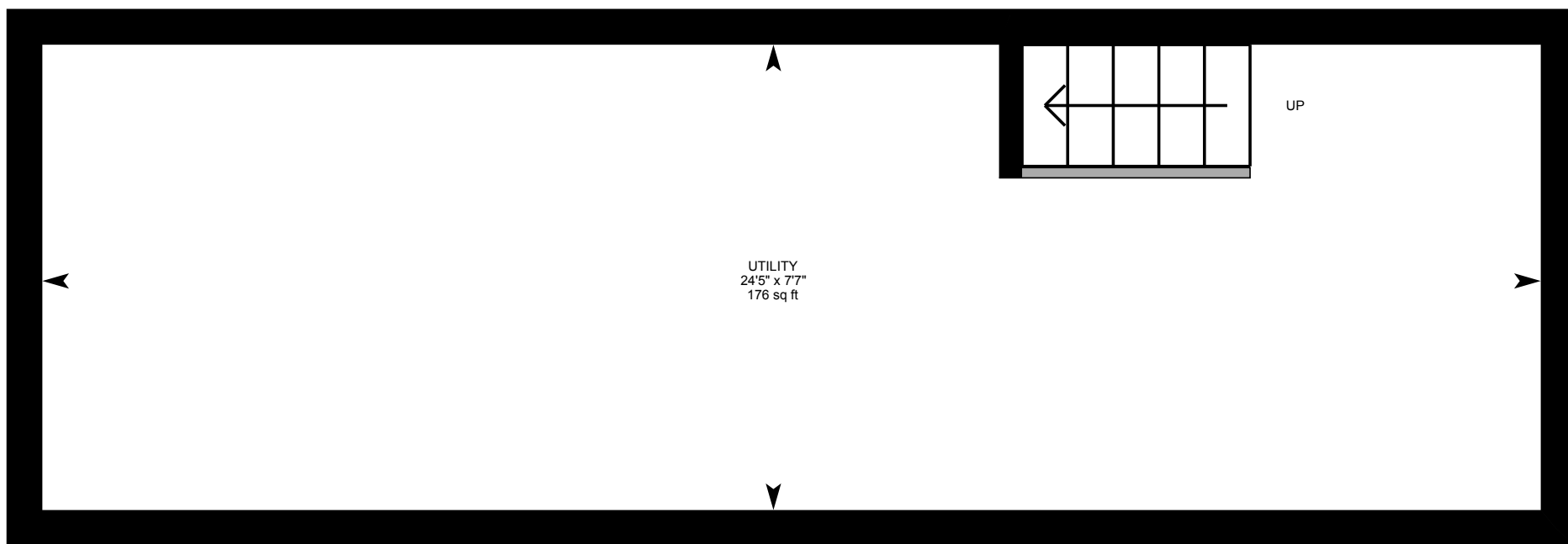


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 79-83 Union St., Picton

Unit 83 Basement (Below Grade) Exterior Area 38.91 sq ft  
Excluded Area 184.59 sq ft



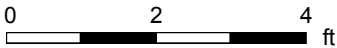
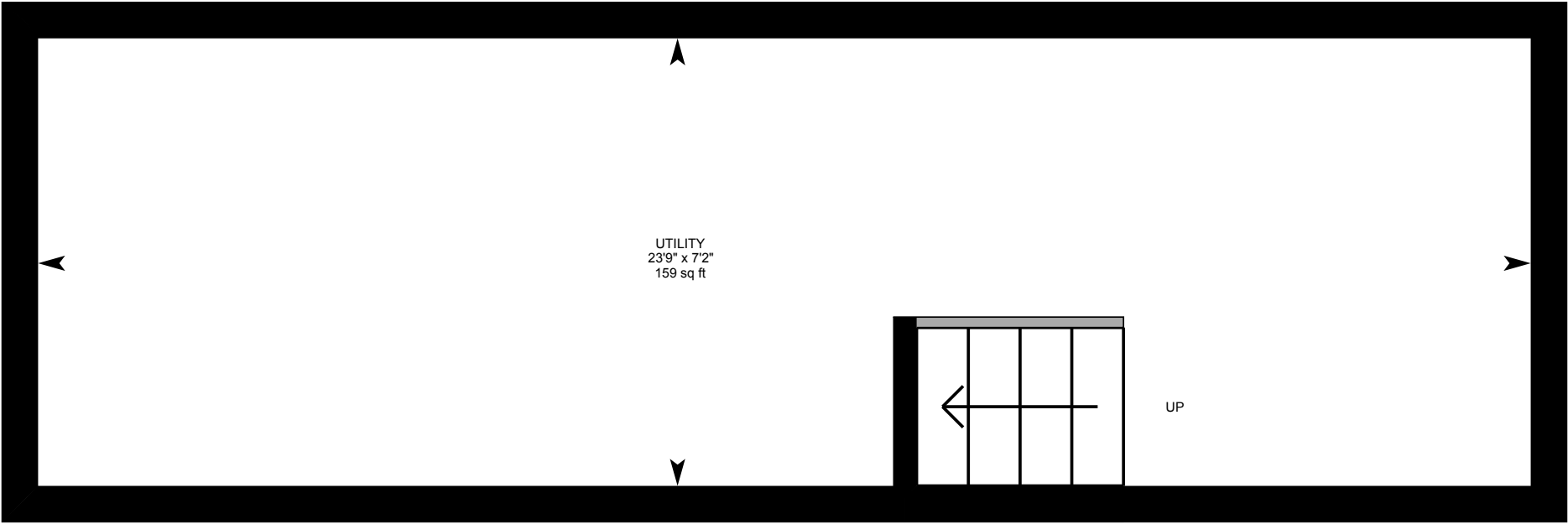
0 2 4 ft

PREPARED: 2025/09/05



# 79-83 Union St., Picton

Unit 81 Basement (Below Grade) Exterior Area 36.87 sq ft  
Excluded Area 169.22 sq ft



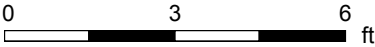
PREPARED: 2025/09/05



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.

79-83 Union St., Picton

Unit 81 Main Floor    Exterior Area 472.39 sq ft  
Interior Area 421.68 sq ft



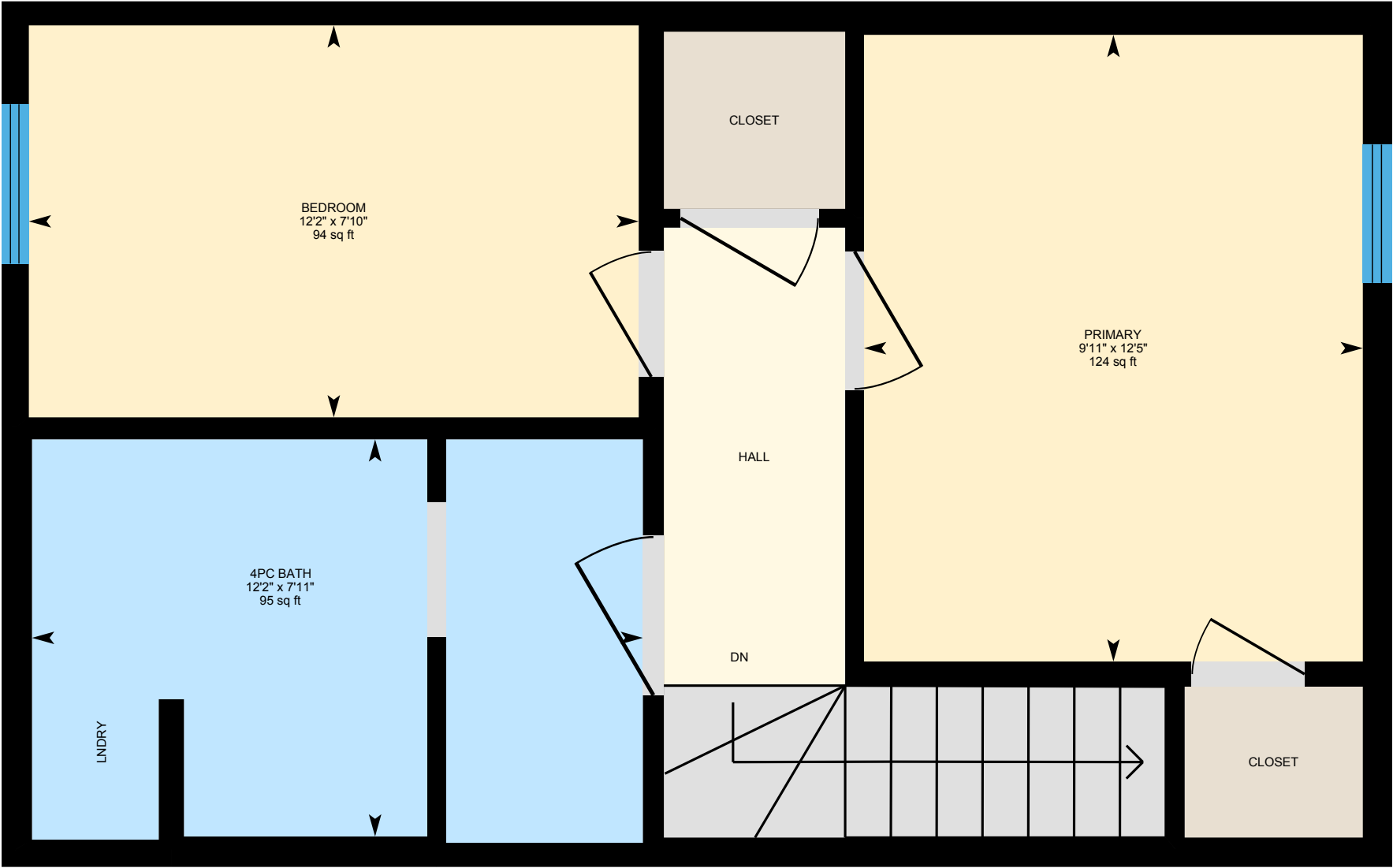
PREPARED: 2025/09/05



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.

79-83 Union St., Picton

Unit 81 2nd Floor    Exterior Area 476.44 sq ft  
Interior Area 425.75 sq ft



0 2 4 ft

PREPARED: 2025/09/05



# 79-83 Union St., Picton

## 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

##### UNIT 83 MAIN FLOOR

2pc Bath: 3' x 5'7" | 17 sq ft  
Kitchen: 12'11" x 15'9" | 180 sq ft  
Living: 11'9" x 12'1" | 142 sq ft  
Sun Room: 15'4" x 12' | 174 sq ft

##### UNIT 83 2ND FLOOR

4pc Bath: 7'10" x 12'2" | 94 sq ft  
Bedroom: 7'9" x 12'2" | 95 sq ft  
Primary: 12'6" x 9'10" | 123 sq ft

##### UNIT 79 BASEMENT

Storage: 8'8" x 13' | 102 sq ft  
Utility: 8'8" x 10'8" | 93 sq ft

##### UNIT 79 MAIN FLOOR

2pc Bath: 3'10" x 4'10" | 17 sq ft  
Kitchen: 15'8" x 13'10" | 177 sq ft  
Living: 11'5" x 12'2" | 138 sq ft

##### UNIT 79 2ND FLOOR

4pc Bath: 7'7" x 12'4" | 92 sq ft  
Bedroom: 7'8" x 12'2" | 94 sq ft  
Primary: 12'4" x 9'9" | 120 sq ft

##### UNIT 83 BASEMENT

Utility: 7'7" x 24'5" | 176 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

##### UNIT 83 MAIN FLOOR

Interior Area: 418.16 sq ft  
Excluded Area: 199.84 sq ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 474.22 sq ft

##### UNIT 83 2ND FLOOR

Interior Area: 422.01 sq ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 472.94 sq ft

##### UNIT 79 BASEMENT (Below Grade)

Interior Area: 211.97 sq ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 254.02 sq ft

##### UNIT 79 MAIN FLOOR

Interior Area: 412.22 sq ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 462.95 sq ft

##### UNIT 79 2ND FLOOR

Interior Area: 415.11 sq ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 465.68 sq ft

# 79-83 Union St., Picton

## Property Details

### Room Measurements

#### UNIT 81 BASEMENT

Utility: 7'2" x 23'9" | 159 sq ft

#### UNIT 81 MAIN FLOOR

2pc Bath: 3'9" x 4'3" | 14 sq ft

Kitchen: 16' x 13'10" | 183 sq ft

Living: 11'9" x 12'2" | 143 sq ft

#### UNIT 81 2ND FLOOR

4pc Bath: 7'11" x 12'2" | 95 sq ft

Bedroom: 7'10" x 12'2" | 94 sq ft

Primary: 12'5" x 9'11" | 124 sq ft

### Floor Area Information

#### UNIT 83 BASEMENT (Below Grade)

Excluded Area: 184.59 sq ft

Perimeter Wall Thickness: 7.0 in

Exterior Area: 38.91 sq ft

#### UNIT 81 BASEMENT (Below Grade)

Excluded Area: 169.22 sq ft

Perimeter Wall Thickness: 7.0 in

Exterior Area: 36.87 sq ft

#### UNIT 81 MAIN FLOOR

Interior Area: 421.68 sq ft

Perimeter Wall Thickness: 7.0 in

Exterior Area: 472.39 sq ft

#### UNIT 81 2ND FLOOR

Interior Area: 425.75 sq ft

Perimeter Wall Thickness: 7.0 in

Exterior Area: 476.44 sq ft

### Total Above Grade Floor Area, Main Building

Interior Area: 2514.93 sq ft

Excluded Area: 199.84 sq ft

Exterior Area: 2824.62 sq ft

# 79-83 Union St., Picton

## 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>