

# Measurement Report

PROPERTY  
 76 Riverside Way SE

CLIENT  
 Shauna Allen

MEASUREMENT DATE  
 February 23, 2026

JOB #  
 071102

Area	Methodology	Value
<b>Total Floor Area Above Grade (RMS Value)</b>	<b>RMS</b>	<b>1,189.5 ft<sup>2</sup></b>
Floor Area Main Level	RMS	581.7 ft <sup>2</sup>
Floor Area Below Grade (Including Basement)	Finished Area	854.3 ft <sup>2</sup>
Other Non-RMS Areas (e.g. Separate Structures)	Finished Area	N/A or Not Measured
Finished Area Measured	RMS + Finished Area	2,043.8 ft <sup>2</sup>

## Room Dimensions

Room	Dimensions	Level	Room	Dimensions	Level
Entrance	6'4" x 11'0"	Main	Bedroom	9'6" x 11'4"	Below Grade 1
Living	13'2" x 11'3"	Main	Bathroom 2P/Laundry	7'9" x 6'11"	Below Grade 1
Dining	8'1" x 11'4"	Main	Family	16'3" x 16'10"	Below Grade 1
Kitchen With Eating Area	17'11" x 11'9"	Main	Recreation/Games Room	16'11" x 16'9"	Basement
Deck	6'9" x 12'2"	Main	Dry Bar	7'6" x 2'5"	Basement
Bedroom	8'11" x 12'0"	Upper 1	Mechanical - Unfinished	7'5" x 9'0"	Basement
Bathroom 4P	7'11" x 5'0"	Upper 1	Storage - Unfinished	11'1" x 11'3"	Basement
Walk-in Closet/Bedroom	8'6" x 9'11"	Upper 1			
Primary Bedroom	12'0" x 14'7"	Upper 1			
Ensuite 4P	5'0" x 9'5"	Upper 1	Attached Garage	21'0" x 17'4"	

## Bathrooms

1-Pc Bath	2-Pc Bath	3-Pc Bath	4-Pc Bath	5-Pc Bath	6-Pc Bath
	1		1		
1-Pc Ensuite	2-Pc Ensuite	3-Pc Ensuite	4-Pc Ensuite	5-Pc Ensuite	6-Pc Ensuite
			1		

Disclaimer: For use by real estate professionals only to assist with the sale of the property noted herein. Report provides measurements only and no evaluations of the property have been performed. Report values are based on RECA's requirements for RMS measurements and are in compliance with same (see [RECA's Guide to the RMS](#)). Said area values are derived from perimeter measurements (not individual room dimensions). Areas not allowed under RMS are excluded from the area total. Non-RMS area measurements are included only upon request and when ordered are measured with finished and unfinished space identified according to the ANSI Z765 standard. As part of your duty of care to your client and knowing this property best, please review the contents of this report carefully to confirm all areas of the property have been accounted for. REALTORS® working with buyers should verify the measurements herein before relying on them as part of an offer. Please notify us immediately of any identified discrepancies so that we may address any issues. ListSimple accepts no responsibility for any discrepancies identified more than 14 days past the report date. For full terms visit [listsimple.com/terms](#)

## MEASUREMENT DETAILS

Exterior Wall Approach	Exterior Wall Thickness
Detached / Semi-Detached / Townhouse	6.5 "

### RMS Areas

Level	Total Area	Exclusions	Total Exclusions	RMS Area
Main	581.7 ft <sup>2</sup>			581.7 ft <sup>2</sup>
Upper 1	609.8 ft <sup>2</sup>	Fixed Vanity - 2.0 ft <sup>2</sup>	2.0 ft <sup>2</sup>	607.8 ft <sup>2</sup>
<b>TOTAL</b>				<b>1,189.5 ft<sup>2</sup></b>

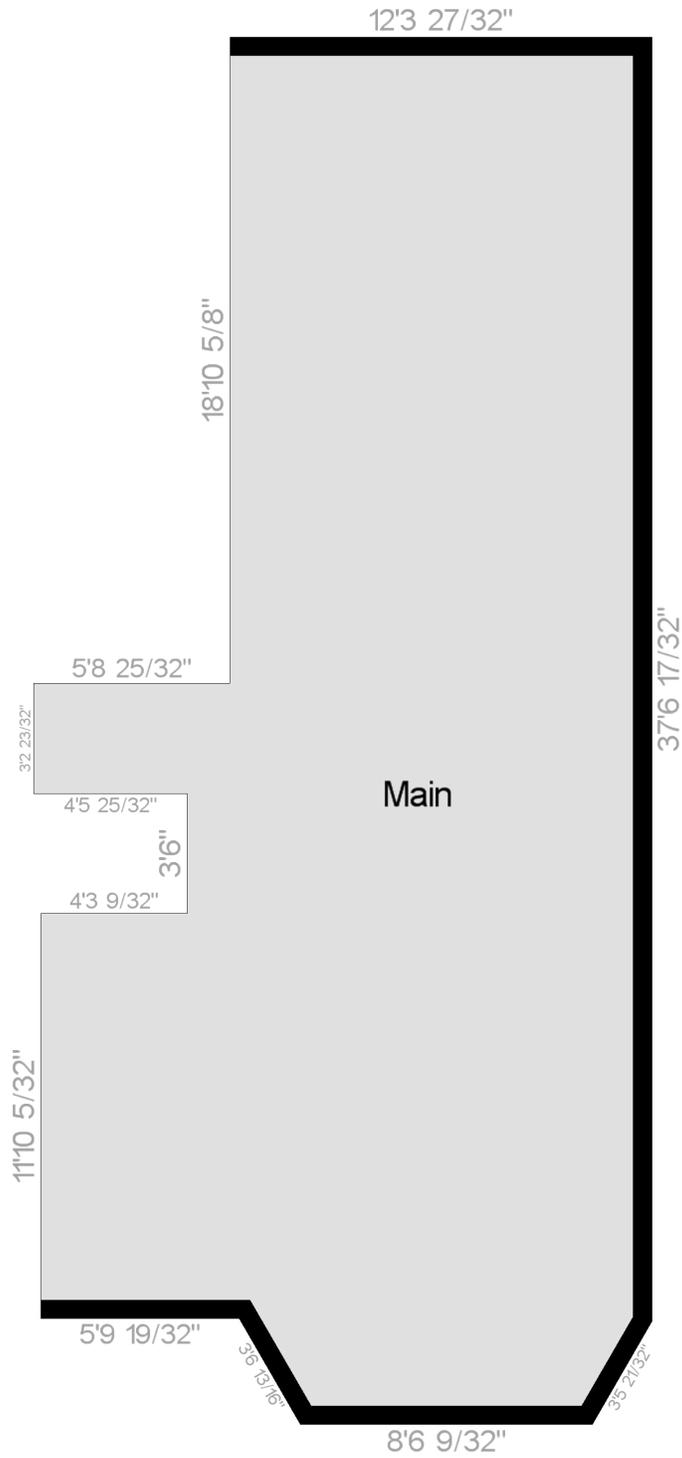
### Non-RMS Areas

Level/Space	Total Area	Unfinished Areas	Total Unfinished	Finished Area
Below Grade 1	546.3 ft <sup>2</sup>			546.3 ft <sup>2</sup>
Basement	547.1 ft <sup>2</sup>	Mechanical/Storage - 239.1 ft <sup>2</sup>	239.1 ft <sup>2</sup>	308.0 ft <sup>2</sup>
<b>TOTAL</b>			<b>239.1 ft<sup>2</sup></b>	<b>854.3 ft<sup>2</sup></b>

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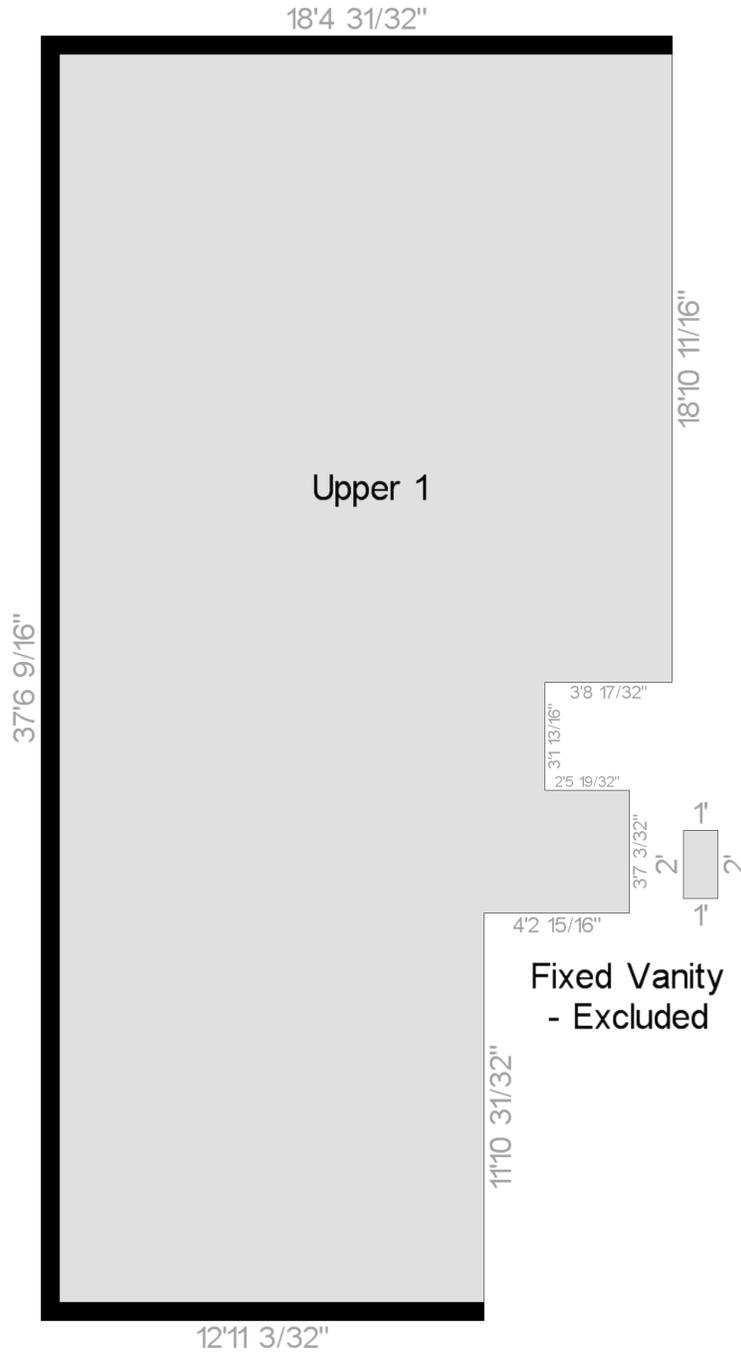
### SUPPORTING PLANS

#### Main



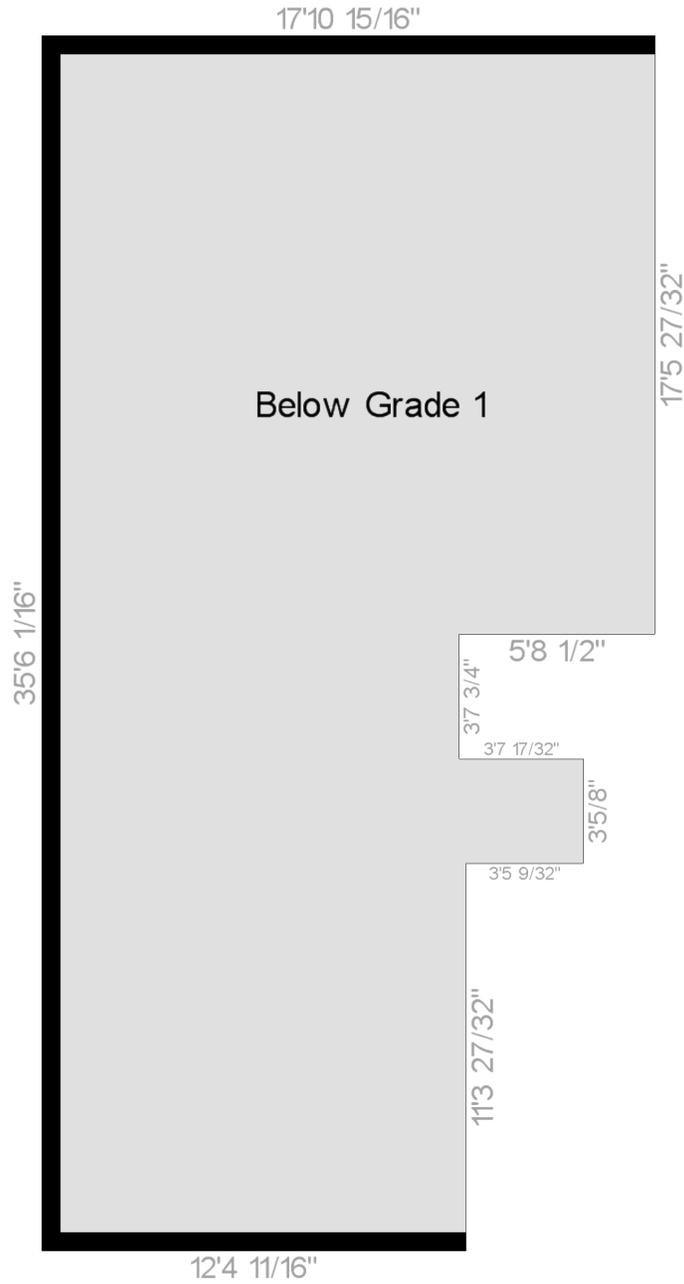
# SUPPORTING PLANS

## Upper 1



# SUPPORTING PLANS

## Below Grade 1



### SUPPORTING PLANS

#### Basement

