

Measurement Report

PROPERTY
 172 Morningside Manor SW

CLIENT
 Tara Molina

MEASUREMENT DATE
 March 23, 2026

JOB #
 071822

Area	Methodology	Value
Total Floor Area Above Grade (RMS Value)	RMS	1,526.4 ft²
Floor Area Main Level	RMS	785.4 ft ²
Floor Area Below Grade (Including Basement)	Finished Area	N/A or Not Measured
Other Non-RMS Areas (e.g. Separate Structures)	Finished Area	N/A or Not Measured
Finished Area Measured	RMS + Finished Area	1,526.4 ft ²

Room Dimensions

Room	Dimensions	Level	Room	Dimensions	Level
Porch	20'2" x 4'6"	Main	Laundry	2'7" x 5'7"	Upper 1
Entry	4'7" x 6'9"	Main	Bedroom	11'0" x 8'11"	Upper 1
Living	15'0" x 11'10"	Main	Walk-In Closet	3'8" x 4'4"	Upper 1
Dining	16'0" x 9'10"	Main	Walk-In Closet	3'8" x 4'3"	Upper 1
Kitchen	12'6" x 13'7"	Main	Bedroom	10'8" x 8'11"	Upper 1
Pantry	4'2" x 3'10"	Main	Bathroom 4P	4'11" x 9'11"	Upper 1
Pantry 2	1'3" x 2'7"	Main	Mechanical - Unfinished	6'8" x 9'8"	Basement
Bathroom 2P	4'11" x 5'0"	Main	Flex - Unfinished	11'11" x 5'10"	Basement
Back Entry	7'0" x 4'6"	Main	Rec - Unfinished	15'4" x 20'0"	Basement
Deck	9'3" x 11'7"	Main	Walk-In Closet - Unfinished	6'10" x 6'0"	Basement
Walk-In Closet	6'8" x 4'5"	Upper 1	Bedroom - Unfinished	13'9" x 11'8"	Basement
Primary Bedroom	13'0" x 12'1"	Upper 1			
Ensuite 4P	7'10" x 9'7"	Upper 1	Detached Garage	19'4" x 23'3"	

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	785.4 ft ²			785.4 ft ²
Upper 1	747.6 ft ²	Open to Below - 6.6 ft ²	6.6 ft ²	741.0 ft ²
TOTAL				1,526.4 ft²

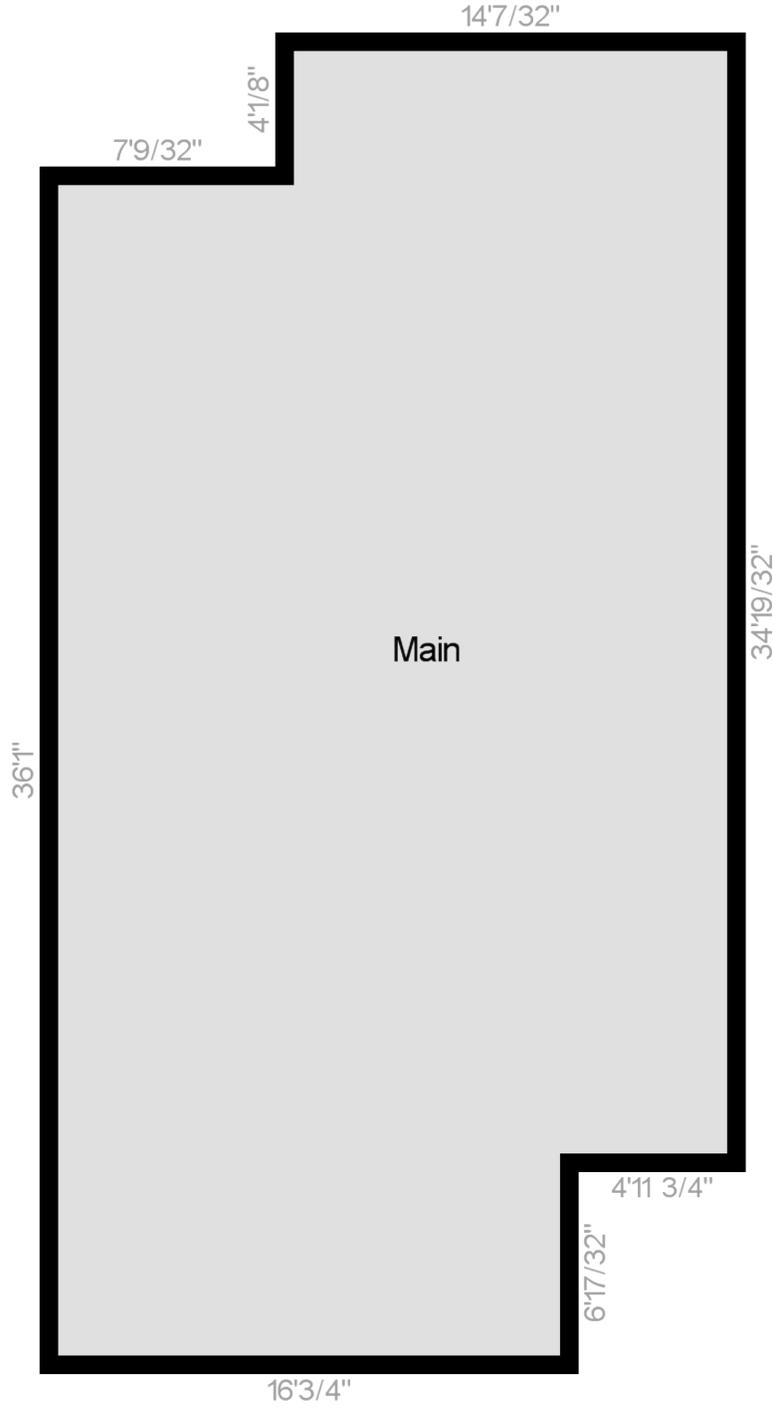
Non-RMS Areas

Level/Space	Total Area	Unfinished Areas	Total Unfinished	Finished Area
Basement	722.6 ft ²	Basement - 722.6 ft ²	722.6 ft ²	0.0 ft ²
TOTAL			722.6 ft²	0.0 ft²

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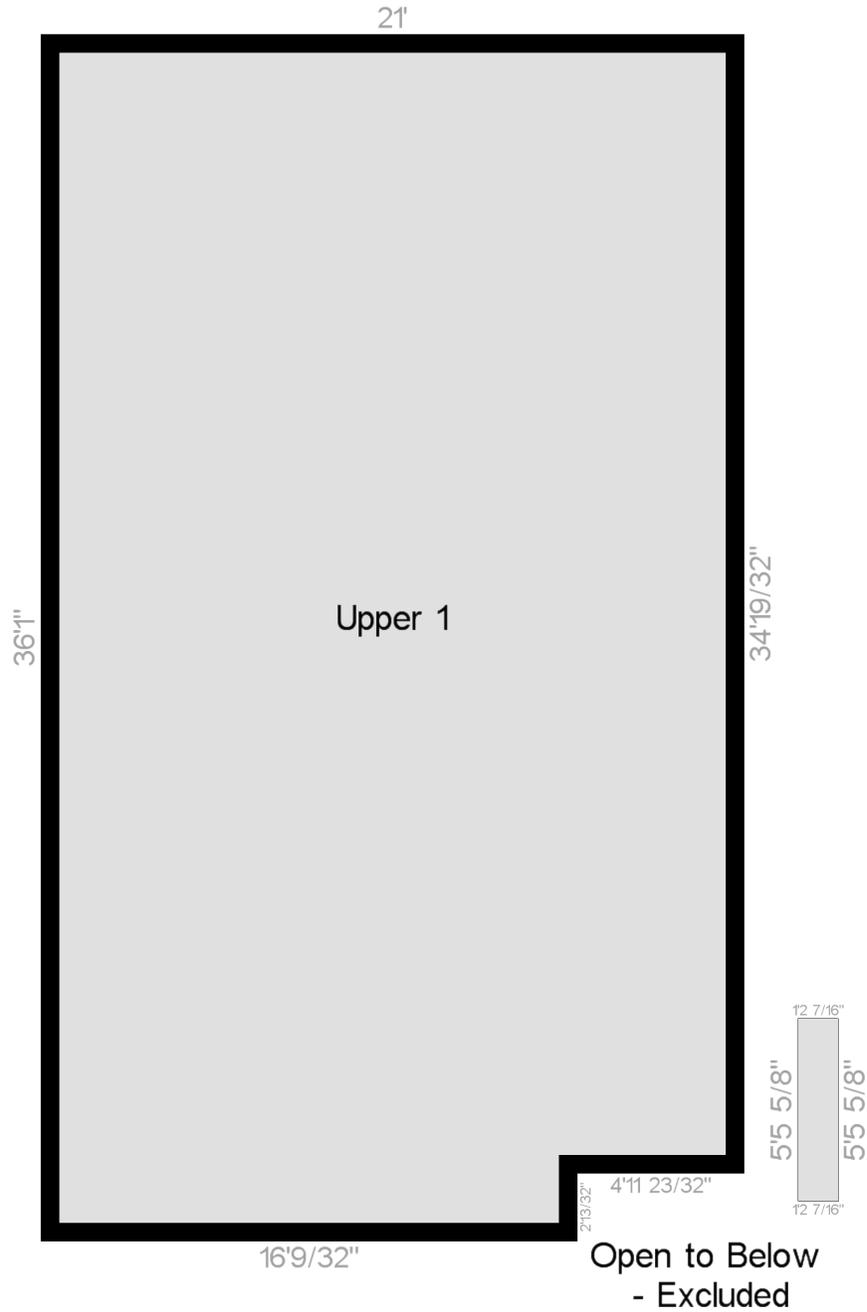
SUPPORTING PLANS

Main



SUPPORTING PLANS

Upper 1



SUPPORTING PLANS

Basement

