

# Measurement Report

**PROPERTY**  
 2201 Bayside Cir SW

**CLIENT**  
 Tara Molina

**MEASUREMENT DATE**  
 May 13, 2026

**JOB #**  
 073500

Area	Methodology	Value
<b>Total Floor Area Above Grade (RMS Value)</b>	<b>RMS</b>	<b>2,494.9 ft<sup>2</sup></b>
Floor Area Main Level	RMS	1,101.2 ft <sup>2</sup>
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	2,494.9 ft <sup>2</sup>

## Room Dimensions

Room	Dimensions	Level	Room	Dimensions	Level
Mud Room	11'8" x 7'6"	Main	Walk-in Closet	10'8" x 4'0"	Upper 1
Pantry	5'5" x 4'5"	Main	Ensuite 5P	9'1" x 11'9"	Upper 1
Bathroom 2P	5'1" x 4'11"	Main	Bathroom 4P	8'4" x 4'11"	Upper 1
Den	10'11" x 9'11"	Main	Bedroom	10'8" x 10'0"	Upper 1
Entrance	7'3" x 5'9"	Main	Bedroom	10'2" x 11'4"	Upper 1
Covered Porch	11'9" x 3'11"	Main	Laundry	7'6" x 6'4"	Upper 1
Living	14'1" x 13'11"	Main	Bonus Room	19'0" x 13'2"	Upper 1
Kitchen	16'10" x 13'7"	Main	Bedroom	10'6" x 9'4"	Upper 1
Dining	10'2" x 10'11"	Main	Basement - Unfinished	31'11" x 29'11"	Basement
Deck	39'5" x 15'8"	Main			
Primary Bedroom	14'0" x 13'11"	Upper 1	Attached Garage	23'5" x 23'0"	

## 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	1,101.2 ft <sup>2</sup>			1,101.2 ft <sup>2</sup>
Upper 1	1,393.7 ft <sup>2</sup>			1,393.7 ft <sup>2</sup>
<b>TOTAL</b>				<b>2,494.9 ft<sup>2</sup></b>

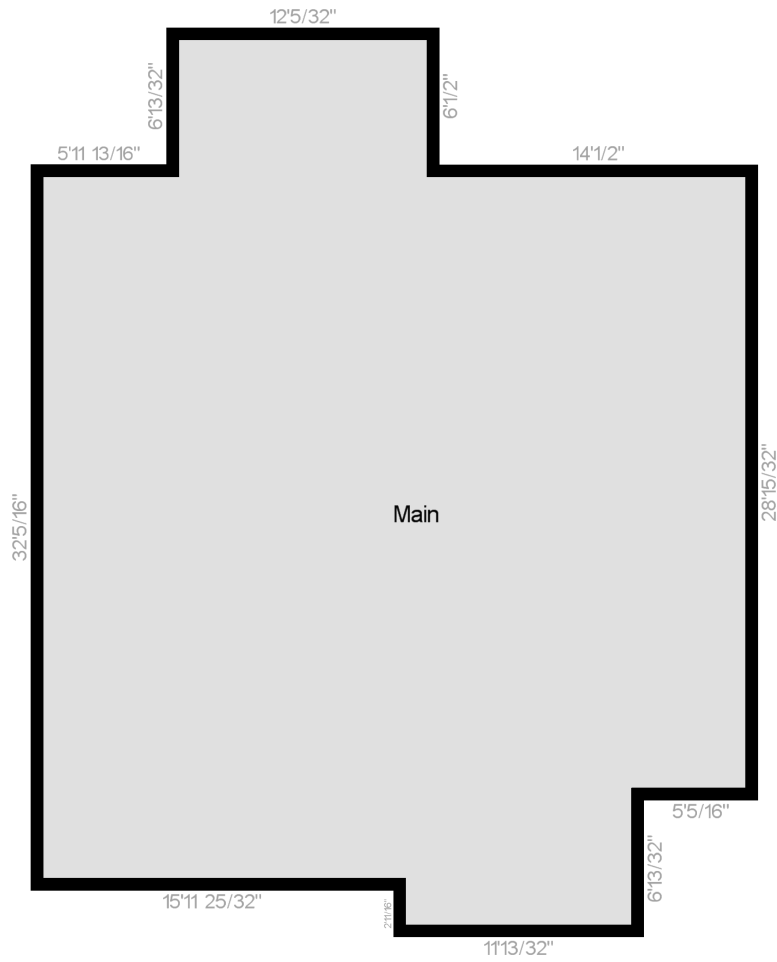
### Non-RMS Areas

Level/Space	Total Area	Unfinished Areas	Total Unfinished	Finished Area
Basement	1,017.8 ft <sup>2</sup>	Basement - 1,017.8 ft <sup>2</sup>	1,017.8 ft <sup>2</sup>	0.0 ft <sup>2</sup>
<b>TOTAL</b>			<b>1,017.8 ft<sup>2</sup></b>	<b>0.0 ft<sup>2</sup></b>

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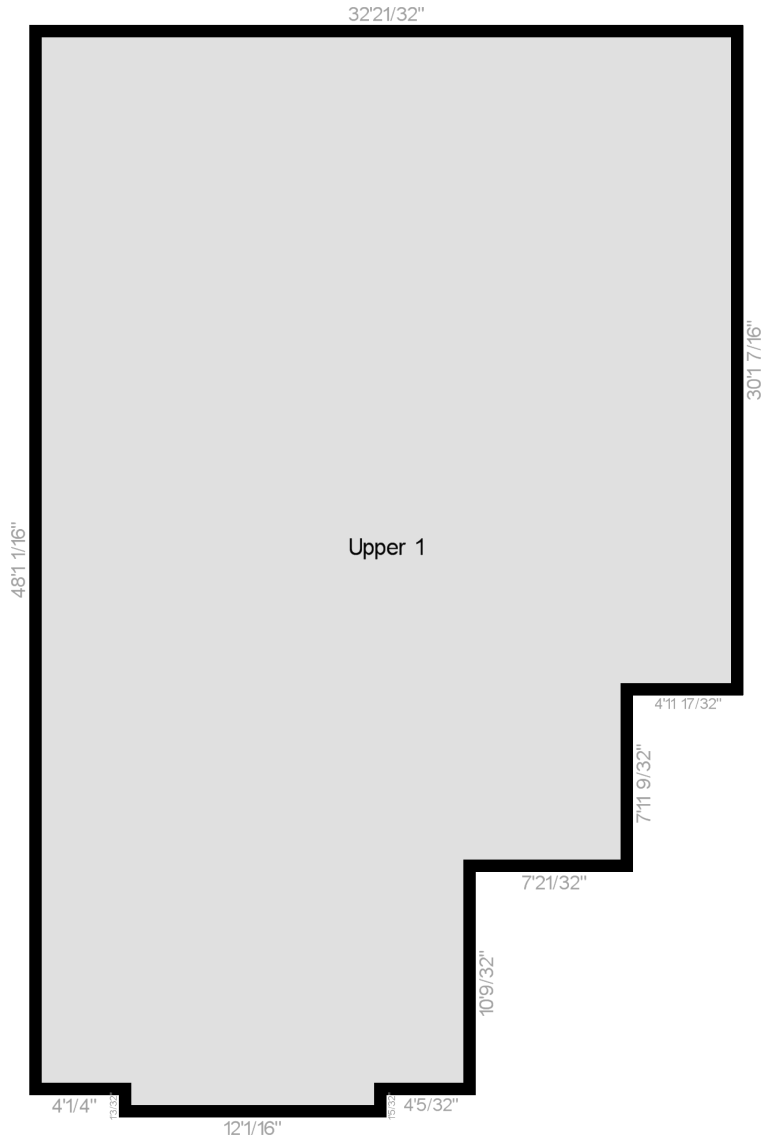
# SUPPORTING PLANS

## Main



# SUPPORTING PLANS

## Upper 1



# SUPPORTING PLANS

## Basement

