

**Client:** Tim Smithers, Your Local Broker  
**Contact:** T 403.202.5623 E tim@broker.ca  
**Address:** 100 Main Street, Calgary, AB T2C 1E5  
**File Number:** 20162001M  
**Date Prepared:** April 15, 2017



| LIVABLE FLOOR AREA - RMS |            |            |
|--------------------------|------------|------------|
| Level                    | Sq.M.      | Sq.Ft.     |
| Main                     | 95.04      | 1,023      |
| Upper                    | 137.50     | 1,480      |
| Total Above Grade        | 232.54     | 2,503      |
| Below Grade              | Unfinished | Unfinished |

| Main Level (M) - Imperial |               |             |            |
|---------------------------|---------------|-------------|------------|
| Living Room               | 13'6" x 16'6" | Family Room | N/A        |
| Dining Room               | 12' x 11'     | Office/Den  | 9' x 12'6" |
| Kitchen                   | 10' x 10'     | Laundry     | N/A        |

| Upper Level (U) - Imperial |             |                |             |
|----------------------------|-------------|----------------|-------------|
| Bedroom 1                  | 12' x 10'2" | Master Bedroom | 19'8" x 12' |
| Bedroom 2                  | 12' x 10'4" | Bonus Room     | 13' x 16'8" |
| Bedroom 3                  | 12' x 10'4" | Laundry        | Closet      |

| Below Grade (B) - Imperial |     |                 |     |
|----------------------------|-----|-----------------|-----|
| Bedroom 1                  | N/A | Recreation Room | N/A |
| Bedroom 2                  | N/A | Laundry         | N/A |

| Garage & Other Improvements |                     |                        |                 |
|-----------------------------|---------------------|------------------------|-----------------|
| Garage Style                | Triple Tandem (ATT) | Garage Size (Exterior) | 22' x 24' & 29' |
| Porch                       | 4' x 4'             | Deck                   | 13' x 10'       |

| Bathroom Count |         |         |         |         |         |
|----------------|---------|---------|---------|---------|---------|
|                | 2-Piece | 3-Piece | 4-Piece | 5-Piece | 6-Piece |
| Bathrooms      | 1       |         | 1       |         |         |
| Ensuite        |         |         |         | 1       |         |

**Sage Appraisals**  
 North Hill RPO, PO Box 65117, Calgary, AB T2N 4T6  
 T 403.282.3322 E admin@sageappraisals.com W www.sageappraisals.com



### Property Information

|                      |              |                   |                     |
|----------------------|--------------|-------------------|---------------------|
| Heating              | Forced Air   | Roof Type         | Asphalt Shingle     |
| Heating Fuel         | Gas          | Foundation        | Poured Concrete     |
| Construction         | Wood Frame   | Lot Shape         | Rectangular         |
| Basement             | Full         | Lot Square Meters | 446                 |
| Basement Development | Unfinished   | Frontage x Depth  | 12.57 x 33.50       |
| Suite                | N/A          | Land Use          | R-C1                |
| Exterior             | Vinyl Siding | Parking           | Triple Tandem (ATT) |

The intended use of this consulting report is to assist the client identified above in preparing the listing of the subject property. The purpose of the report is to provide measurements of the above grade living area, interior room measurements, finished basement area (if applicable) and bathroom count of the subject property as at the Effective Date, that being April 15, 2017. Pertinent property details have been provided to aid the client in preparing the listing. The real estate under consideration is Fee Simple.

The scope of the consulting service refers to the extent to which the author was involved in collecting, confirming and reporting data. The process involved: a physical inspection of the subject property to perform measurement services requested by the client. The measurements and calculations have been completed as per RECA RMS – Residential Measurement Standard, Third Edition – July 2016.

**Signer:** Jay Kenneth Boville, B.Comm.  
**AIC Designation:** AIC Candidate Member  
**Date Signed:** April 15, 2017  
**Recertified:** Yes  
**Licensed by RECA**  
**Date of Inspection:** April 15, 2017  
**Signature:**



**Co-Signer:** Greg Macdonald  
**AIC Designation:** CRA  
**Date Signed:** April 15, 2017  
**Recertified:** Yes  
**Did Not Personally Inspect the Subject Property.**  
**Licensed by RECA**  
**Signature:**



\*NOTE: This is a sample report prepared for marketing purposes only.