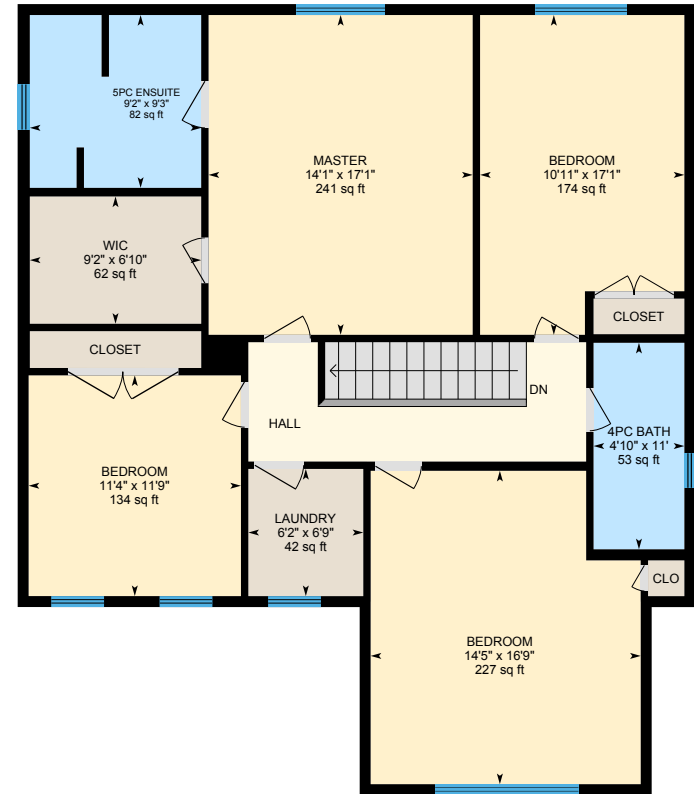


# 2531 Brookfield Drive, Courtenay, BC

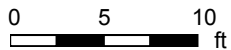
Main Building: Total Exterior Area Above Grade 2305 sq ft



**Main Floor**  
Exterior Area 985 sq ft

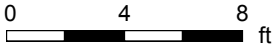


**Upper Floor**  
Exterior Area 1320 sq ft



# 2531 Brookfield Drive, Courtenay, BC

Main Floor Total Exterior Area 985 sq ft  
Total Interior Area 905 sq ft



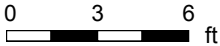
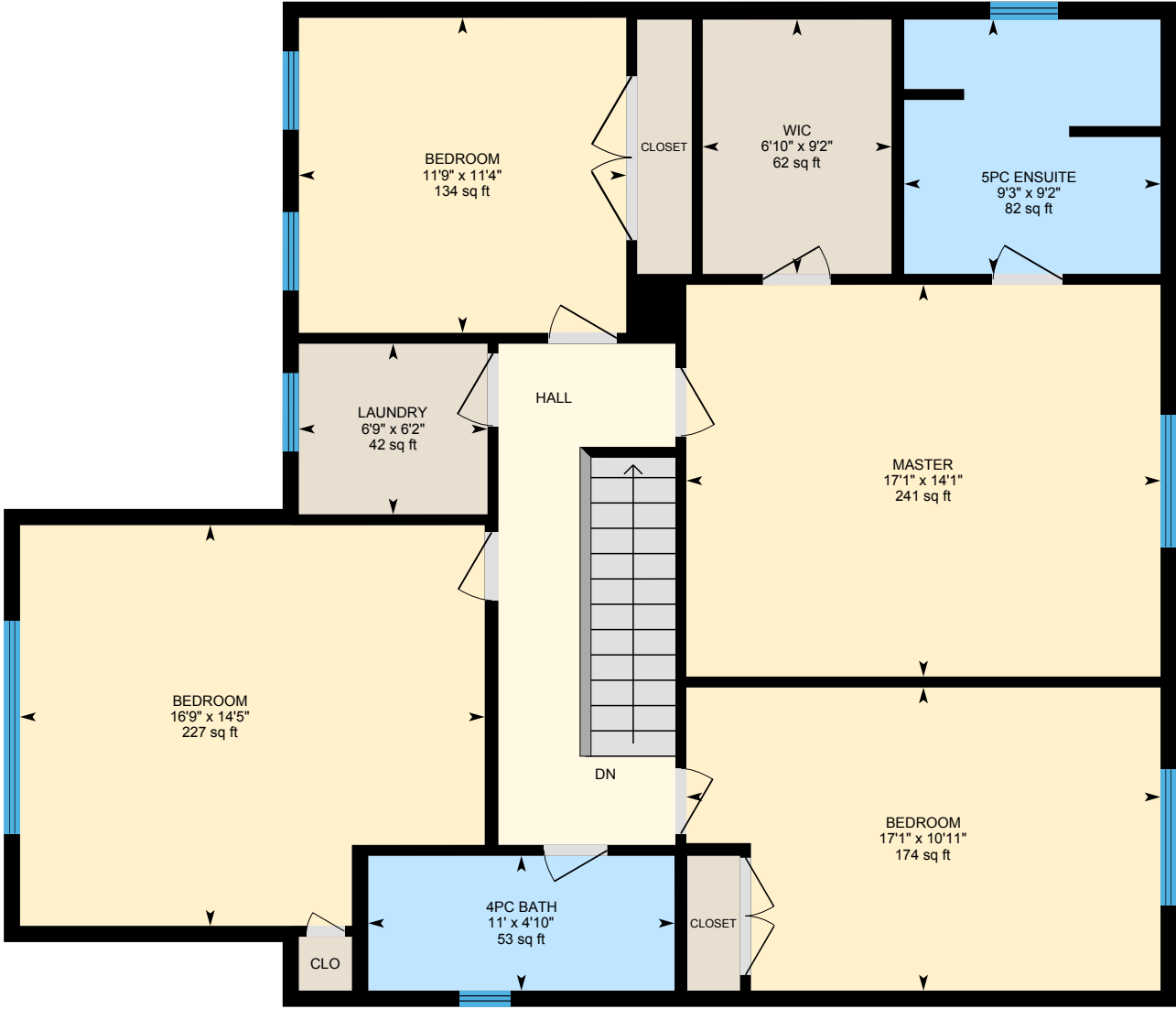
PREPARED: Jul, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 2531 Brookfield Drive, Courtenay, BC

Upper Floor Total Exterior Area 1320 sq ft  
Total Interior Area 1230 sq ft



PREPARED: Jul, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 2531 Brookfield Drive, Courtenay, BC

## 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

#### MAIN FLOOR

2pc Bath: 4'4" x 4'11" | 21 sq ft  
Den: 11'2" x 13'7" | 151 sq ft  
Dining: 10'1" x 18'11" | 180 sq ft  
Family: 14'9" x 16'10" | 249 sq ft  
Foyer: 4' x 14'1"  
Garage: 19' x 20' | 371 sq ft  
Kitchen: 10'3" x 15' | 153 sq ft  
Utility: 4'7" x 3'1"

#### UPPER FLOOR

4pc Bath: 4'10" x 11' | 53 sq ft  
5pc Ensuite: 9'2" x 9'3" | 82 sq ft  
Bedroom: 14'5" x 16'9" | 227 sq ft  
Bedroom: 11'4" x 11'9" | 134 sq ft  
Bedroom: 10'11" x 17'1" | 174 sq ft  
Laundry: 6'2" x 6'9" | 42 sq ft  
Master: 14'1" x 17'1" | 241 sq ft  
Wic: 9'2" x 6'10" | 62 sq ft

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>.

### Main Building

#### MAIN FLOOR

Interior Area: 905 sq ft  
Perimeter Wall Length: 136 ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 985 sq ft

#### UPPER FLOOR

Interior Area: 1230 sq ft  
Perimeter Wall Length: 154 ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 1320 sq ft

### Total Above Grade Floor Area

Main Building Interior: 2135 sq ft  
**Main Building Exterior: 2305 sq ft**