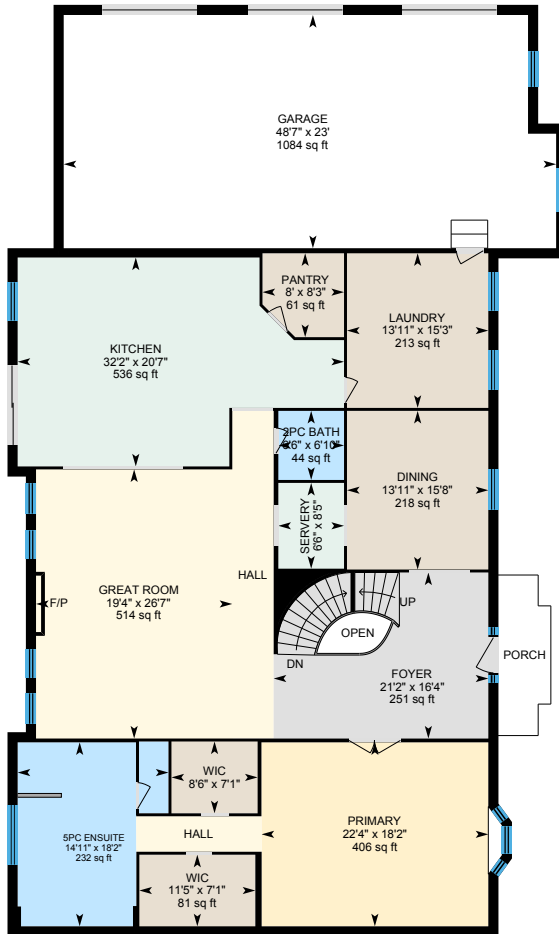
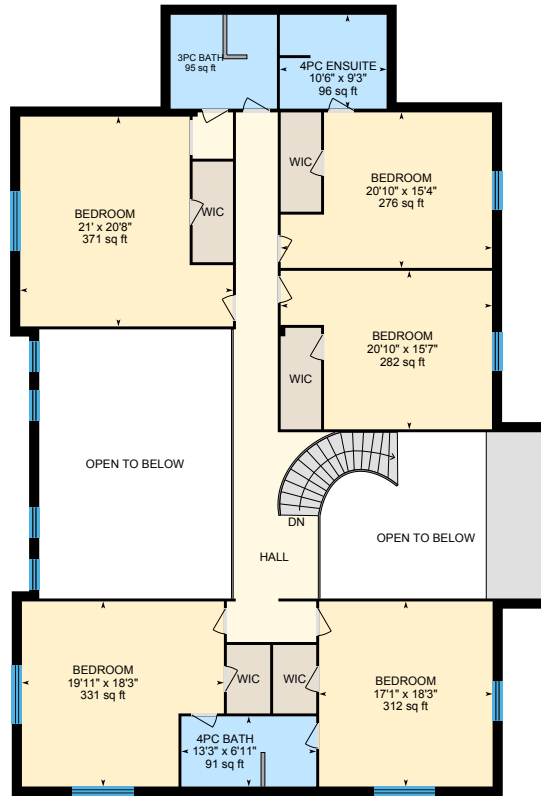


31 Loftus Road, Springwater, ON

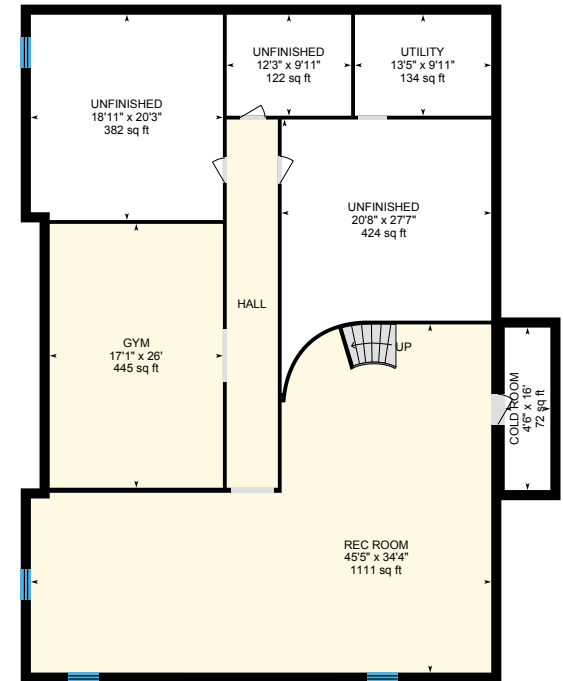
Main Building: Total Exterior Area Above Grade 6063.76 sq ft



Main Floor
Exterior Area 3216.56 sq ft



2nd Floor
Exterior Area 2847.19 sq ft



Basement (Below Grade)
Exterior Area 2074.43 sq ft



0 8 16
ft

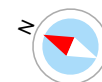
31 Loftus Road, Springwater, ON

Main Floor Exterior Area 3216.56 sq ft
Interior Area 2999.38 sq ft
Excluded Area 1208.46 sq ft



0 7 14
ft

PREPARED: 2026/10/03



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

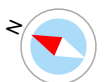
31 Loftus Road, Springwater, ON

2nd Floor Exterior Area 2847.19 sq ft
Interior Area 2588.26 sq ft
Excluded Area 736.40 sq ft



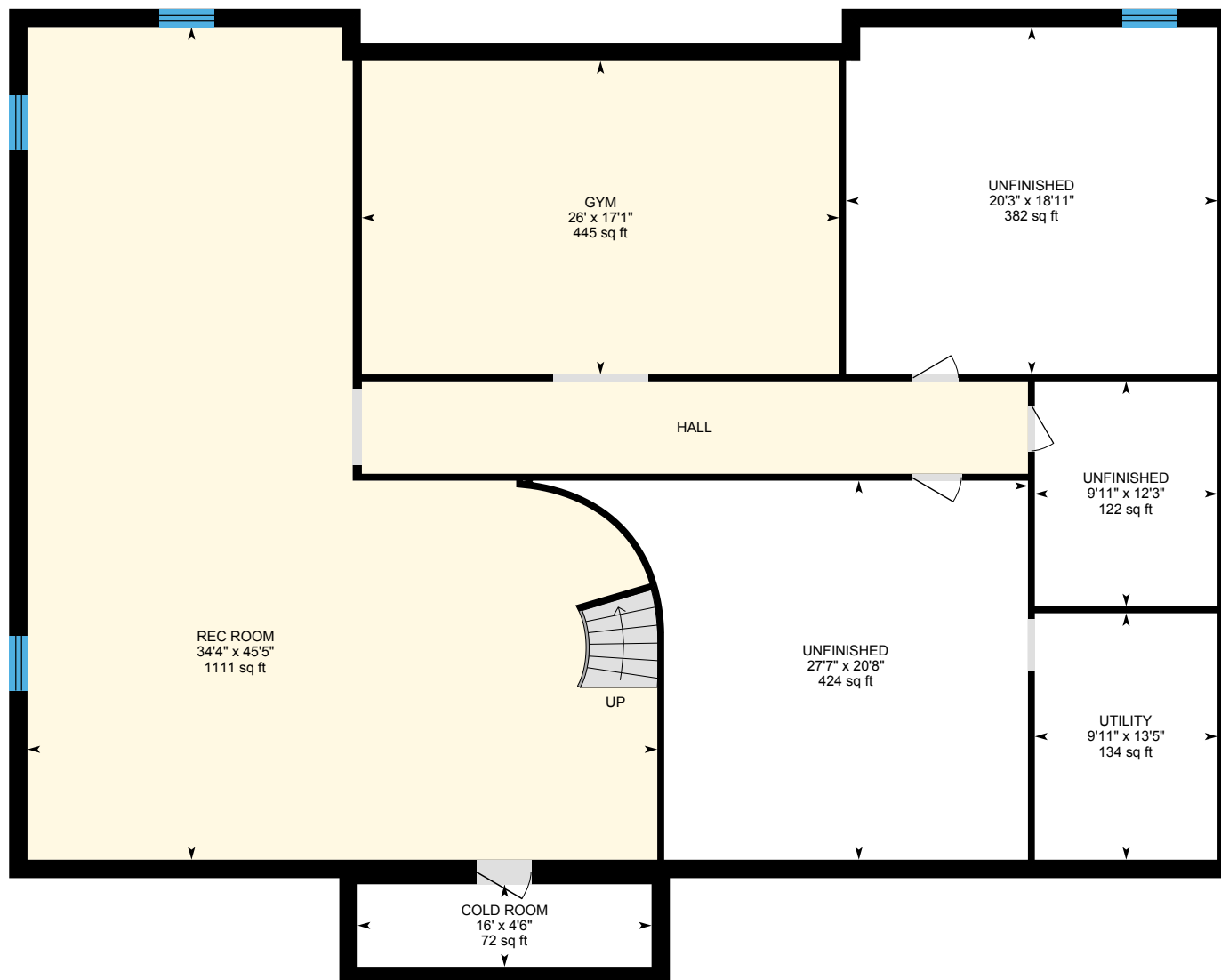
0 6 12 ft

PREPARED: 2026/10/03



31 Loftus Road, Springwater, ON

Basement (Below Grade) Exterior Area 2074.43 sq ft
Interior Area 1837.30 sq ft
Excluded Area 1149.41 sq ft



0 5 10
ft

PREPARED: 2026/10/03



31 Loftus Road, Springwater, ON

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: 6'6" x 6'10" | 44 sq ft
5pc Ensuite: 14'11" x 18'2" | 232 sq ft
Dining: 13'11" x 15'8" | 218 sq ft
Foyer: 21'2" x 16'4" | 251 sq ft
Garage: 48'7" x 23' | 1084 sq ft
Great Room: 19'4" x 26'7" | 514 sq ft
Kitchen: 32'2" x 20'7" | 536 sq ft
Laundry: 13'11" x 15'3" | 213 sq ft
Pantry: 8' x 8'3" | 61 sq ft
Primary: 22'4" x 18'2" | 406 sq ft
Servery: 6'6" x 8'5"
Wic: 11'5" x 7'1" | 81 sq ft
Wic: 8'6" x 7'1"

2ND FLOOR

3pc Bath: 10'6" x 9'3" | 95 sq ft
4pc Bath: 13'3" x 6'11" | 91 sq ft
4pc Ensuite: 10'6" x 9'3" | 96 sq ft
Bedroom: 17'1" x 18'3" | 312 sq ft
Bedroom: 20'10" x 15'7" | 282 sq ft
Bedroom: 19'11" x 18'3" | 331 sq ft
Bedroom: 21' x 20'8" | 371 sq ft
Bedroom: 20'10" x 15'4" | 276 sq ft

BASEMENT

Cold Room: 4'6" x 16' | 72 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 2999.38 sq ft
Excluded Area: 1208.46 sq ft
Perimeter Wall Thickness: 11.8 in
Exterior Area: 3216.56 sq ft

2ND FLOOR

Interior Area: 2588.26 sq ft
Excluded Area: 736.40 sq ft
Perimeter Wall Thickness: 11.8 in
Exterior Area: 2847.19 sq ft

BASEMENT (Below Grade)

Interior Area: 1837.30 sq ft
Excluded Area: 1149.41 sq ft
Perimeter Wall Thickness: 11.8 in
Exterior Area: 2074.43 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 5587.63 sq ft
Excluded Area: 1944.86 sq ft
Exterior Area: 6063.76 sq ft

31 Loftus Road, Springwater, ON

Property Details

Room Measurements

Floor Area Information

Gym: 17'1" x 26' | 445 sq ft
Rec Room: 45'5" x 34'4" | 1111 sq ft
Unfinished: 20'8" x 27'7" | 424 sq ft
Unfinished: 18'11" x 20'3" | 382 sq ft
Unfinished: 12'3" x 9'11" | 122 sq ft
Utility: 13'5" x 9'11" | 134 sq ft

31 Loftus Road, Springwater, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>