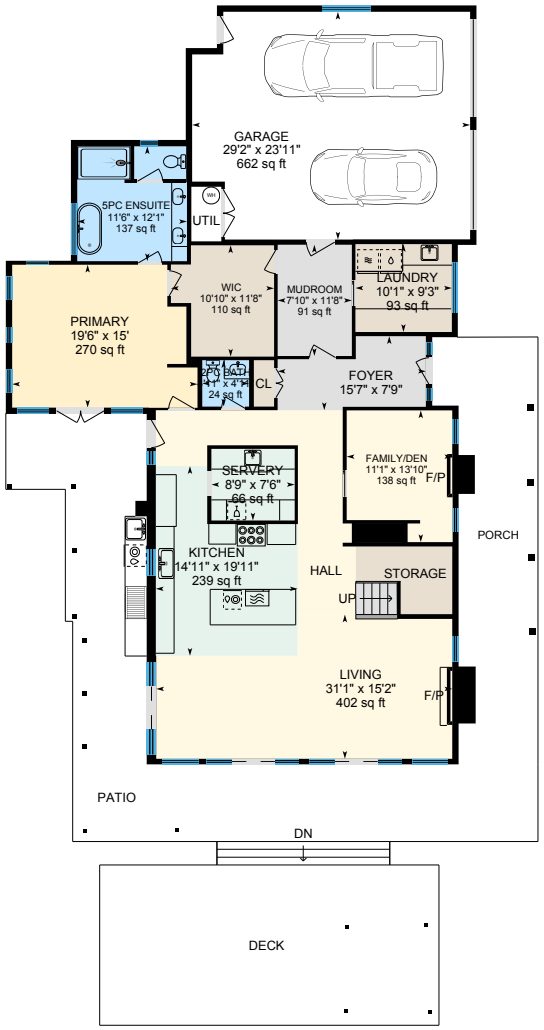
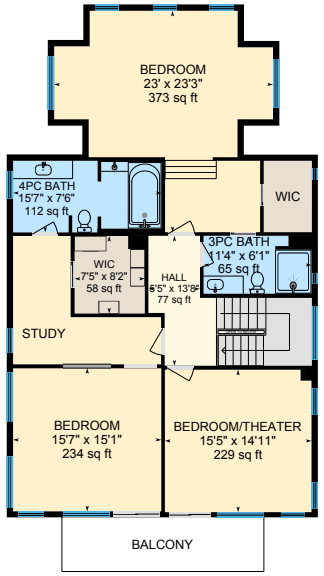
3175 Beach Ave, Roberts Creek, BC

Home: Total Exterior Area Above Grade 3746.08 sq ft





Home - Main Floor
Exterior Area 2166.53 sq ft

Home - Upper Floor
Exterior Area 1579.55 sq ft

0 8 16 ft

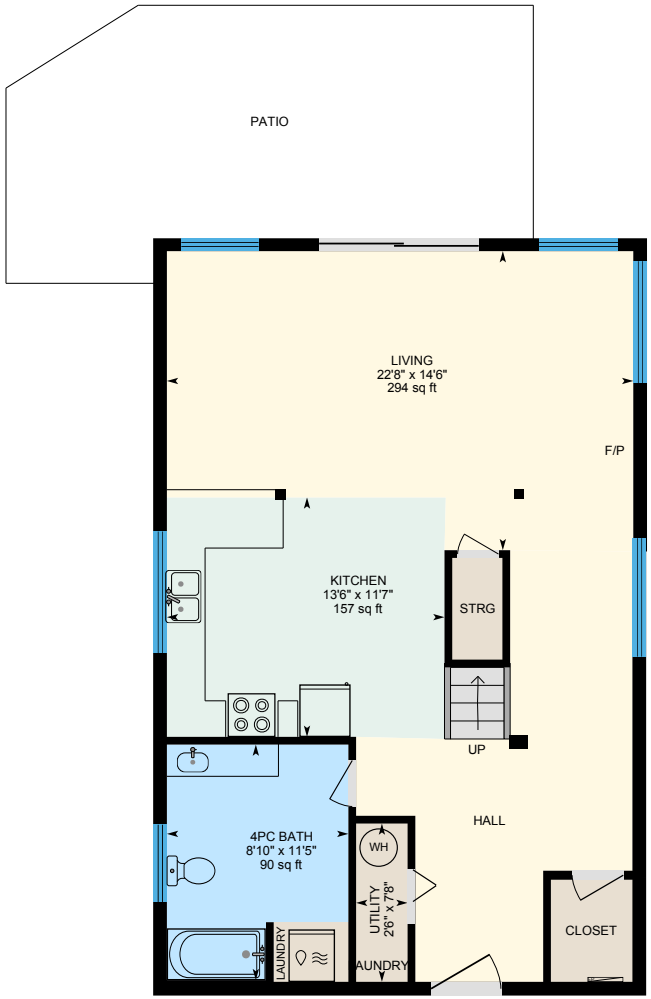
PREPARED: 2025/07/19

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.

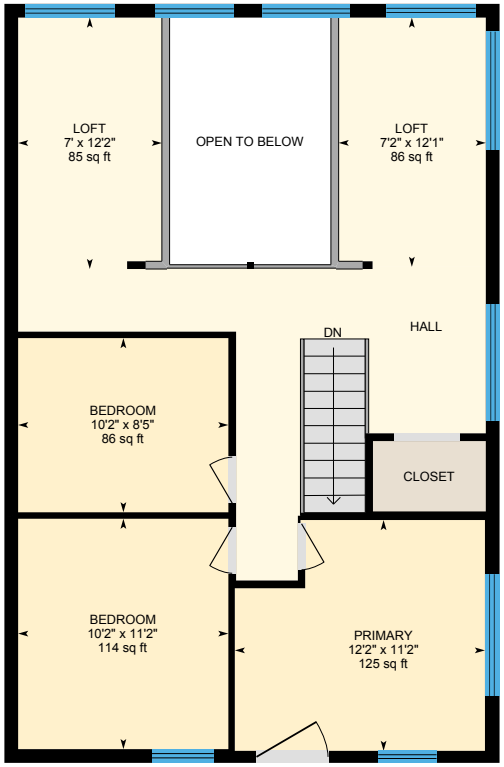
iGUIDE

3175 Beach Ave, Roberts Creek, BC

Boat House: Total Exterior Area Above Grade 1673.77 sq ft



Boat House - Main Floor



Boat House - Upper Floor

0 4 8 ft

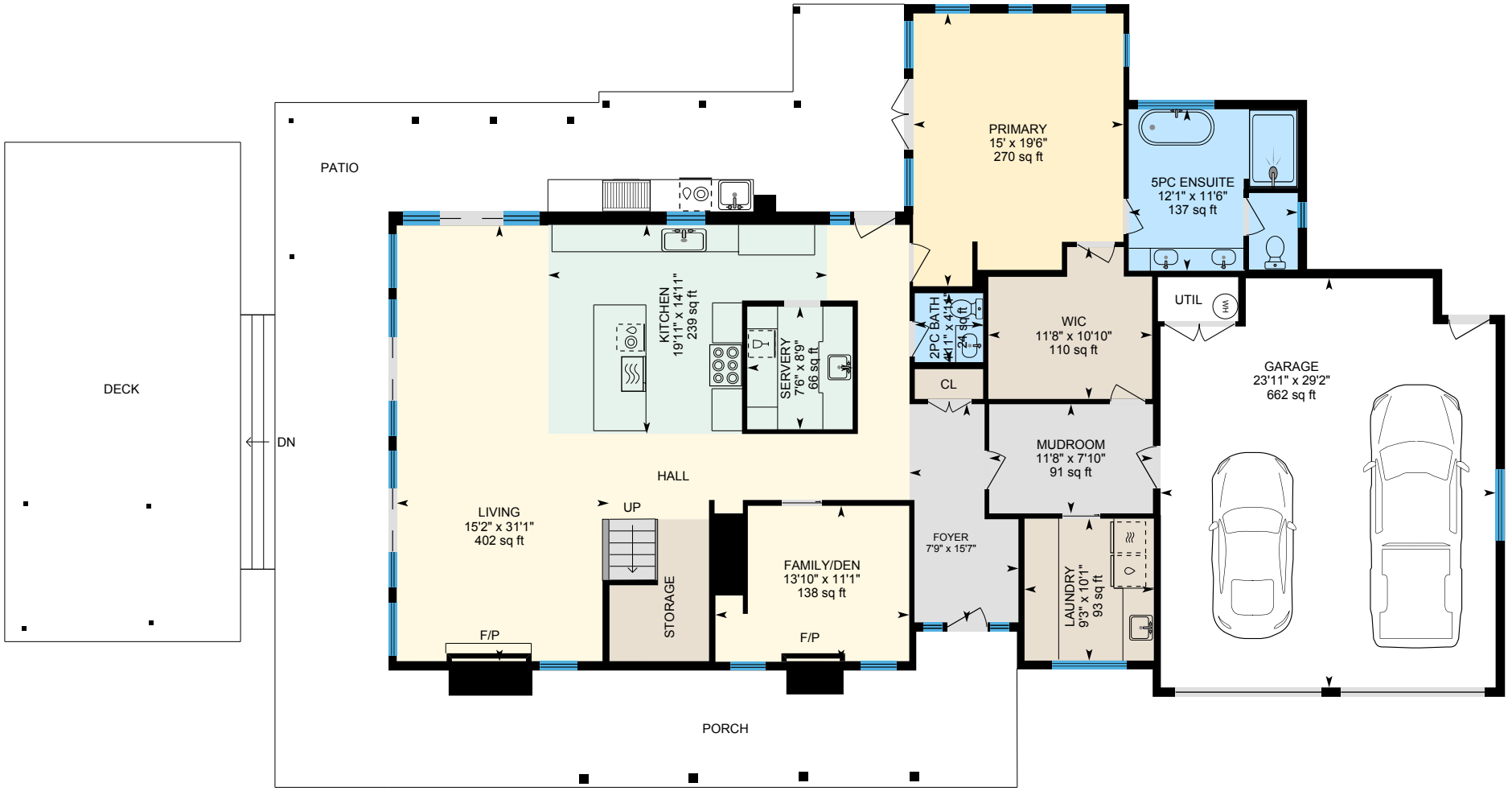
PREPARED: 2025/07/19

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.

iGUIDE

3175 Beach Ave, Roberts Creek, BC

Home - Main Floor Exterior Area 2166.53 sq ft
Interior Area 2019.48 sq ft
Excluded Area 731.38 sq ft



0 8 16 ft

PREPARED: 2025/07/19

N

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.

iGUIDE

3175 Beach Ave, Roberts Creek, BC

Home - Upper Floor

Exterior Area 1579.55 sq ft
Interior Area 1455.79 sq ft
Excluded Area 1.52 sq ft



0 5 10 ft

PREPARED: 2025/07/19

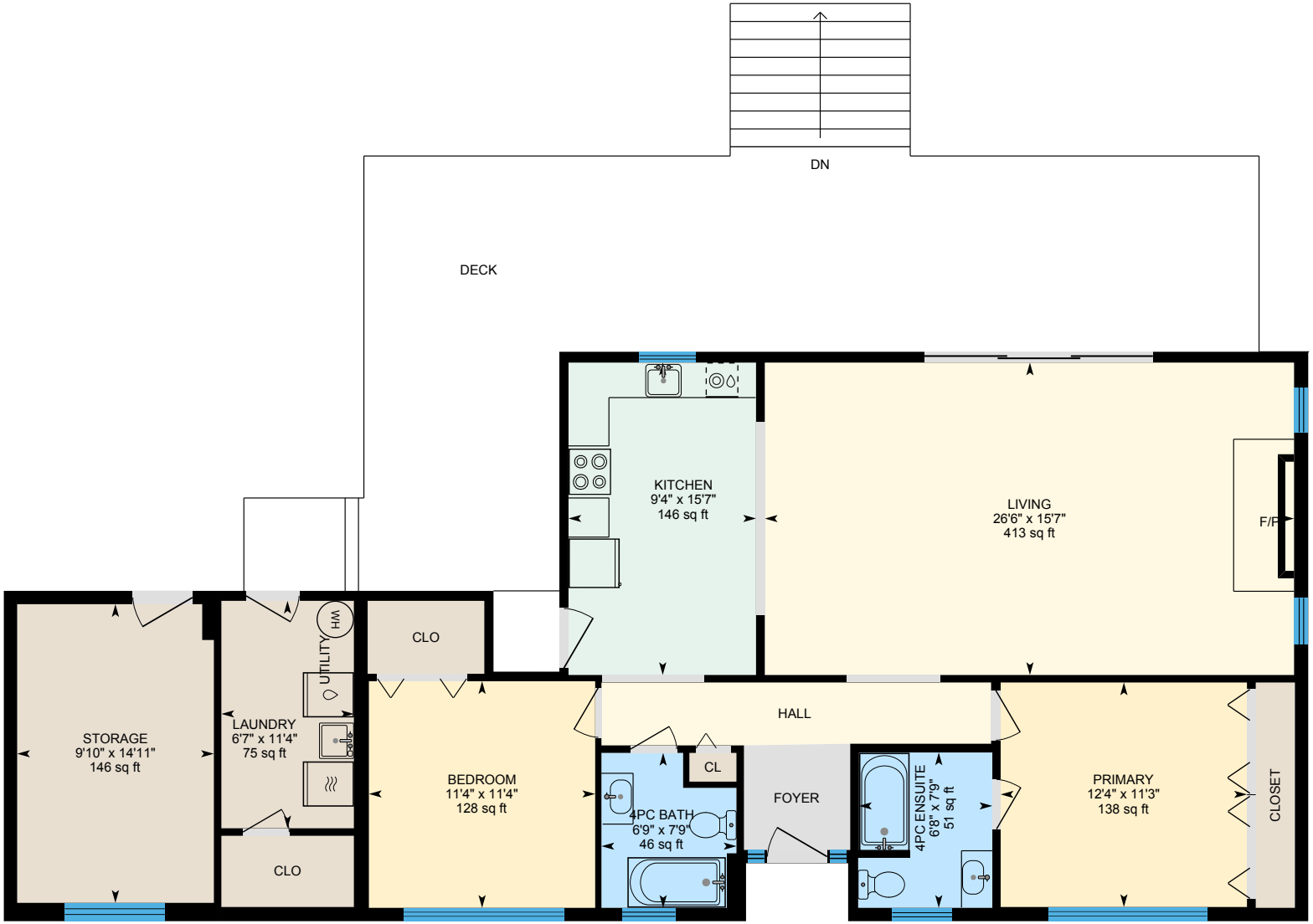
N

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.

iGUIDE

3175 Beach Ave, Roberts Creek, BC

Cottage - Main Floor Exterior Area 1505.15 sq ft
Interior Area 1372.08 sq ft



0 5 10 ft

PREPARED: 2025/07/19

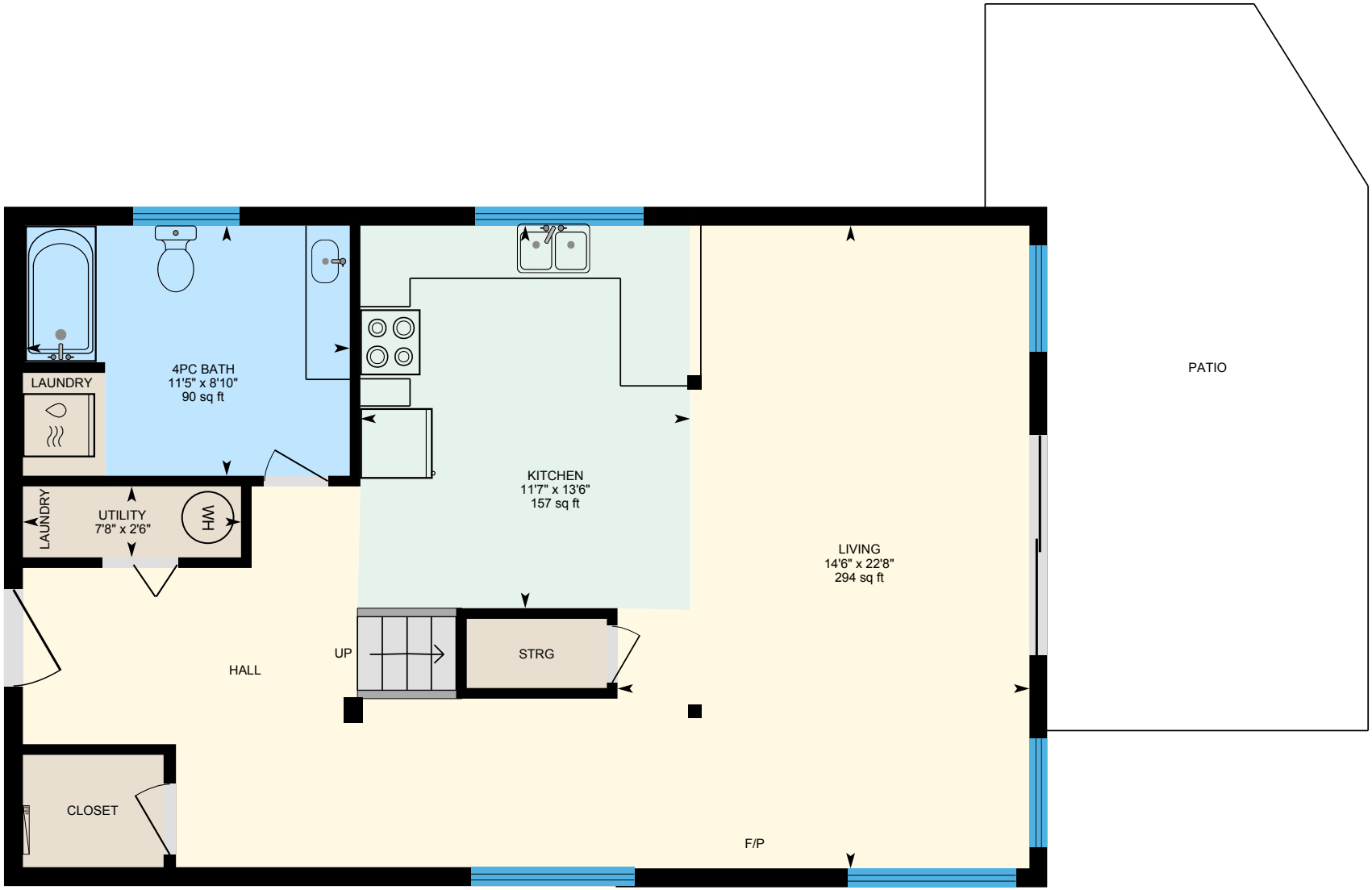
N

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.

iGUIDE

3175 Beach Ave, Roberts Creek, BC

Boat House - Main Floor Exterior Area 881.23 sq ft
Interior Area 802.17 sq ft



0 4 8 ft

PREPARED: 2025/07/19

N

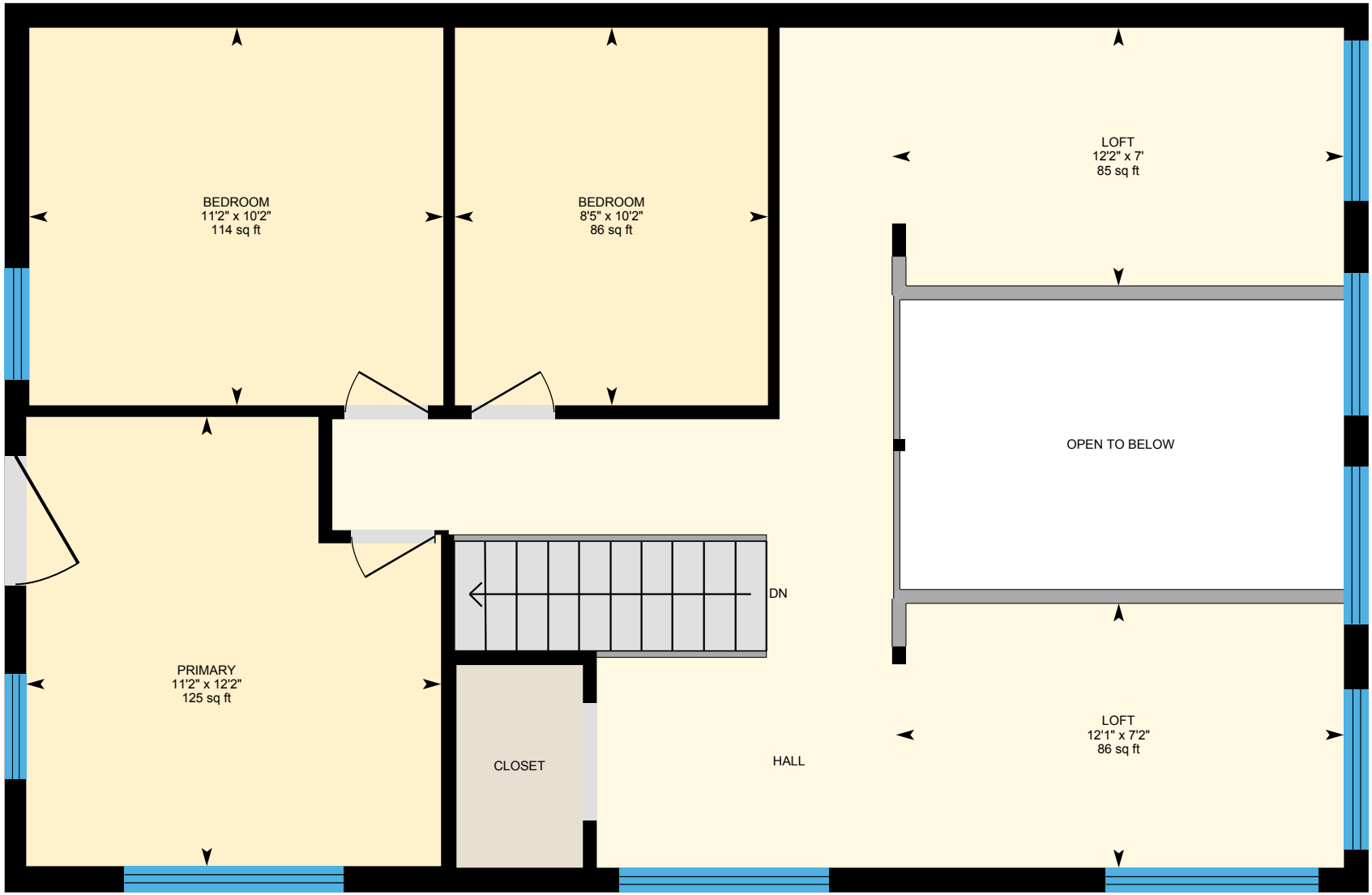
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

3175 Beach Ave, Roberts Creek, BC

Boat House - Upper Floor

Exterior Area 792.54 sq ft
Interior Area 713.21 sq ft
Excluded Area 94.00 sq ft



0 3 6 ft

PREPARED: 2025/07/19

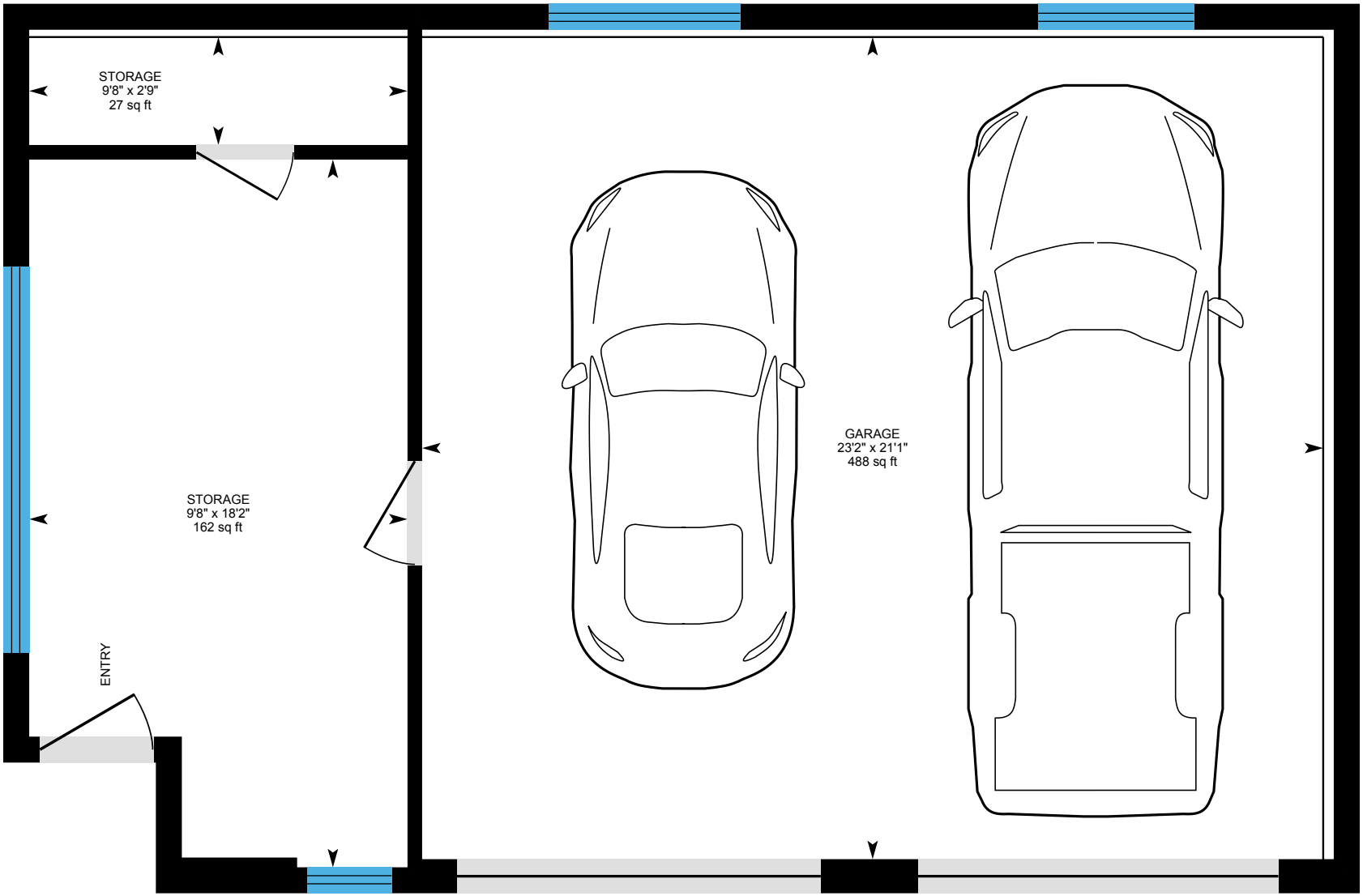
N

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.

iGUIDE

3175 Beach Ave, Roberts Creek, BC

Garage Excluded Area 775.83 sq ft



0 3 6 ft

PREPARED: 2025/07/19

N

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.

iGUIDE

3175 Beach Ave, Roberts Creek, 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.

Home

HOME - MAIN FLOOR

- 2pc Bath: 4'11" x 4'11" | 24 sq ft
- 5pc Ensuite: 11'6" x 12'1" | 137 sq ft
- Family/den: 11'1" x 13'10" | 138 sq ft
- Foyer: 15'7" x 7'9"
- Garage: 29'2" x 23'11" | 662 sq ft
- Kitchen: 14'11" x 19'11" | 239 sq ft
- Laundry: 10'1" x 9'3" | 93 sq ft
- Living: 31'1" x 15'2" | 402 sq ft
- Mudroom: 7'10" x 11'8" | 91 sq ft
- Primary: 19'6" x 15' | 270 sq ft
- Servery: 8'9" x 7'6" | 66 sq ft
- Wic: 10'10" x 11'8" | 110 sq ft

HOME - UPPER FLOOR

- 3pc Bath: 11'4" x 6'1" | 65 sq ft
- 4pc Bath: 15'7" x 7'6" | 112 sq ft
- Bedroom: 15'7" x 15'1" | 234 sq ft
- Bedroom: 23' x 23'3" | 373 sq ft
- Bedroom/theater: 15'5" x 14'11" | 229 sq ft
- Hall: 5'5" x 13'8" | 77 sq ft
- Wic: 7'5" x 8'2" | 58 sq ft

Cottage

COTTAGE - MAIN FLOOR

- 4pc Bath: 7'9" x 6'9" | 46 sq ft
- 4pc Ensuite: 7'9" x 6'8" | 51 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.

Home

HOME - MAIN FLOOR

- Interior Area: 2019.48 sq ft
- Excluded Area: 731.38 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 2166.53 sq ft

HOME - UPPER FLOOR

- Interior Area: 1455.79 sq ft
- Excluded Area: 1.52 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1579.55 sq ft

Cottage

COTTAGE - MAIN FLOOR

- Interior Area: 1372.08 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1505.15 sq ft

Boat House

BOAT HOUSE - MAIN FLOOR

- Interior Area: 802.17 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 881.23 sq ft

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.

iGUIDE

3175 Beach Ave, Roberts Creek, BC

Property Details

Room Measurements

Bedroom: 11'4" x 11'4" | 128 sq ft
Kitchen: 15'7" x 9'4" | 146 sq ft
Laundry: 11'4" x 6'7" | 75 sq ft
Living: 15'7" x 26'6" | 413 sq ft
Primary: 11'3" x 12'4" | 138 sq ft
Storage: 14'11" x 9'10" | 146 sq ft

Boat House

BOAT HOUSE - MAIN FLOOR
4pc Bath: 8'10" x 11'5" | 90 sq ft
Kitchen: 13'6" x 11'7" | 157 sq ft
Living: 22'8" x 14'6" | 294 sq ft
Utility: 2'6" x 7'8"

BOAT HOUSE - UPPER FLOOR
Bedroom: 10'2" x 11'2" | 114 sq ft
Bedroom: 10'2" x 8'5" | 86 sq ft
Loft: 7' x 12'2" | 85 sq ft
Loft: 7'2" x 12'1" | 86 sq ft
Primary: 12'2" x 11'2" | 125 sq ft

Detached Garage

GARAGE
Garage: 21'1" x 23'2" | 488 sq ft
Storage: 2'9" x 9'8" | 27 sq ft
Storage: 18'2" x 9'8" | 162 sq ft

Floor Area Information

BOAT HOUSE - UPPER FLOOR
Interior Area: 713.21 sq ft
Excluded Area: 94.00 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 792.54 sq ft

Detached Garage

GARAGE
All space is excluded

Total Above Grade Floor Area, Home

Interior Area: 3475.27 sq ft
Excluded Area: 732.89 sq ft
Exterior Area: 3746.08 sq ft

Total Above Grade Floor Area, Cottage

Interior Area: 1372.08 sq ft
Exterior Area: 1505.15 sq ft

Total Above Grade Floor Area, Boat House

Interior Area: 1515.38 sq ft
Excluded Area: 94.00 sq ft
Exterior Area: 1673.77 sq ft

Total Above Grade Floor Area, Detached Garage

Excluded Area: 775.83 sq ft

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.

iGUIDE

3175 Beach Ave, Roberts Creek, BC

Property Details

Prepared: Jul 19, 2025

Floor Plans created for Lauren Dearing of RE/MAX Oceanview Realty
lauren_dearing@live.ca
(604) 379-9425

Produced by: Insight Visual Solutions
Imagine@InsightVisualSolutions.com
(604) 837-4734

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.

iGUIDE

3175 Beach Ave, Roberts Creek, BC

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