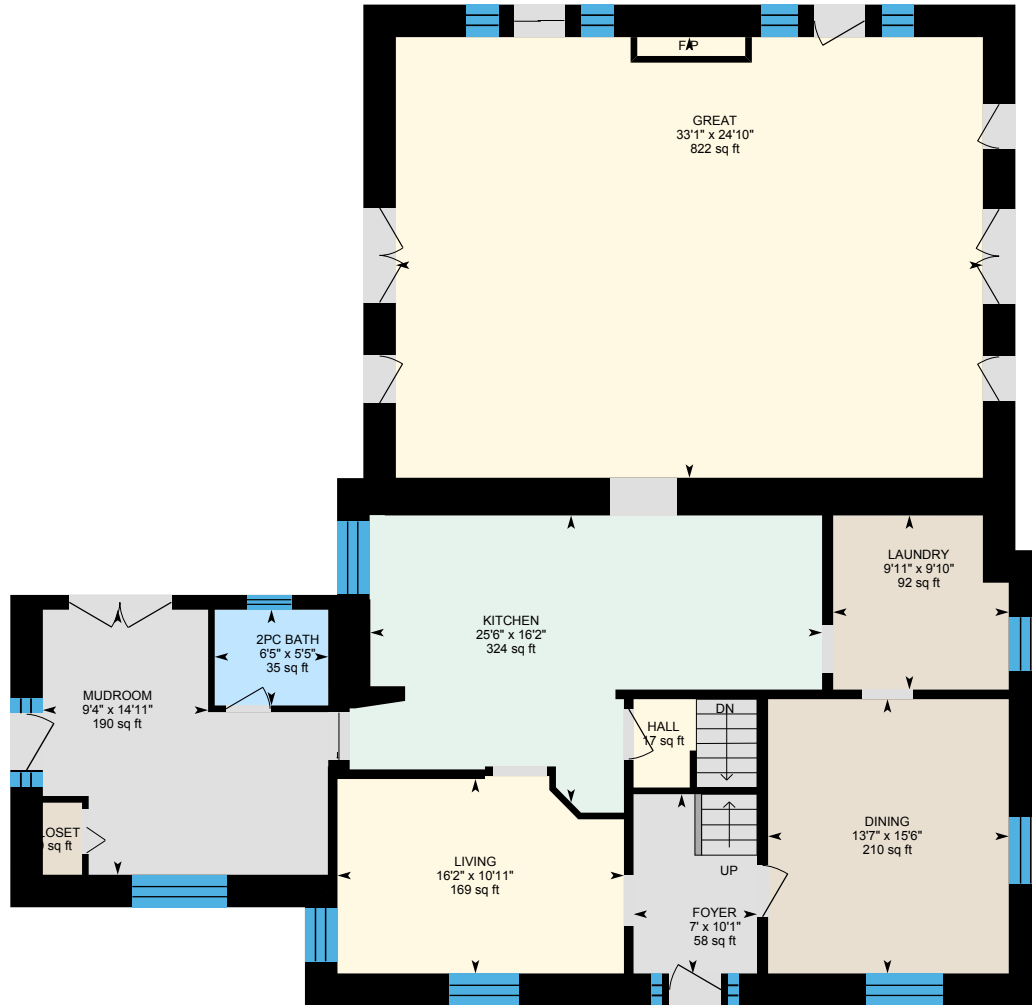
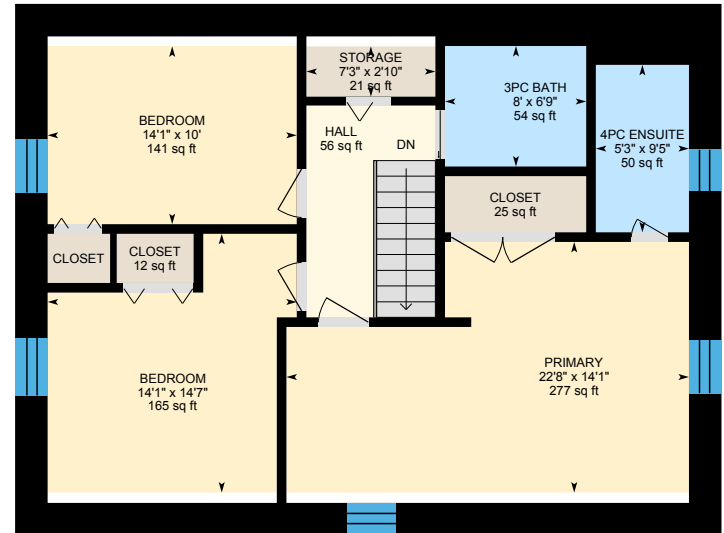


# 464 Piper St, North Dumfries, ON

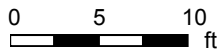
Main Building: Total Exterior Area Above Grade 3668.69 sq ft



**Main Floor**  
Exterior Area 2513.44 sq ft

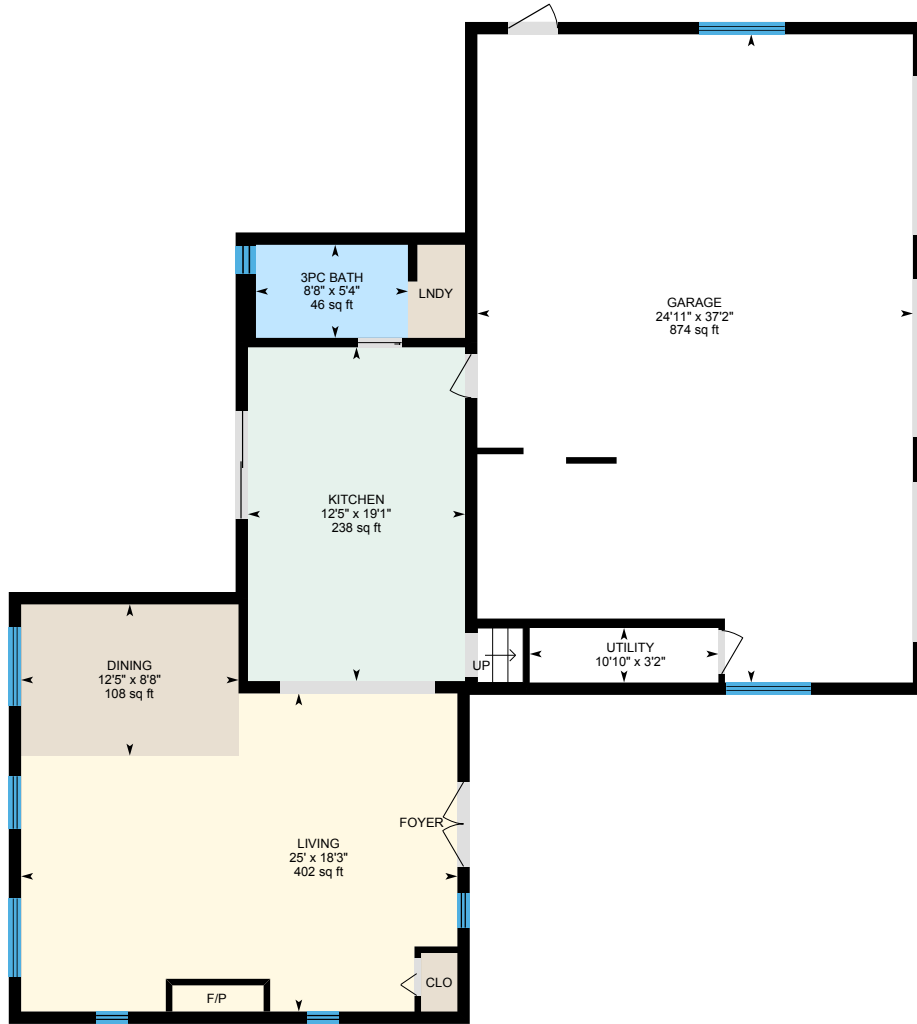


**2nd Floor**  
Exterior Area 1155.25 sq ft



# 464 Piper St, North Dumfries, ON

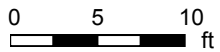
New Building: Total Interior Area Above Grade 1623.61 sq ft



Coach House Main Floor



Coach House 2nd Floor



PREPARED: 2026/04/17

# 464 Piper St, North Dumfries, ON

Main Floor Exterior Area 2513.44 sq ft  
Interior Area 2102.89 sq ft

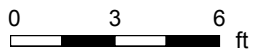


PREPARED: 2026/04/17



# 464 Piper St, North Dumfries, ON

**2nd Floor** Exterior Area 1155.25 sq ft  
Interior Area 912.35 sq ft  
Excluded Area 33.38 sq ft

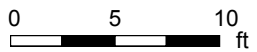


PREPARED: 2026/04/17



# 464 Piper St, North Dumfries, ON

Coach House Main Floor Interior Area 839.17 sq ft  
Excluded Area 927.23 sq ft

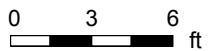


PREPARED: 2026/04/17



# 464 Piper St, North Dumfries, ON

Coach House 2nd Floor Interior Area 784.44 sq ft  
Excluded Area 137.74 sq ft

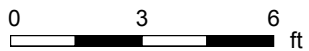
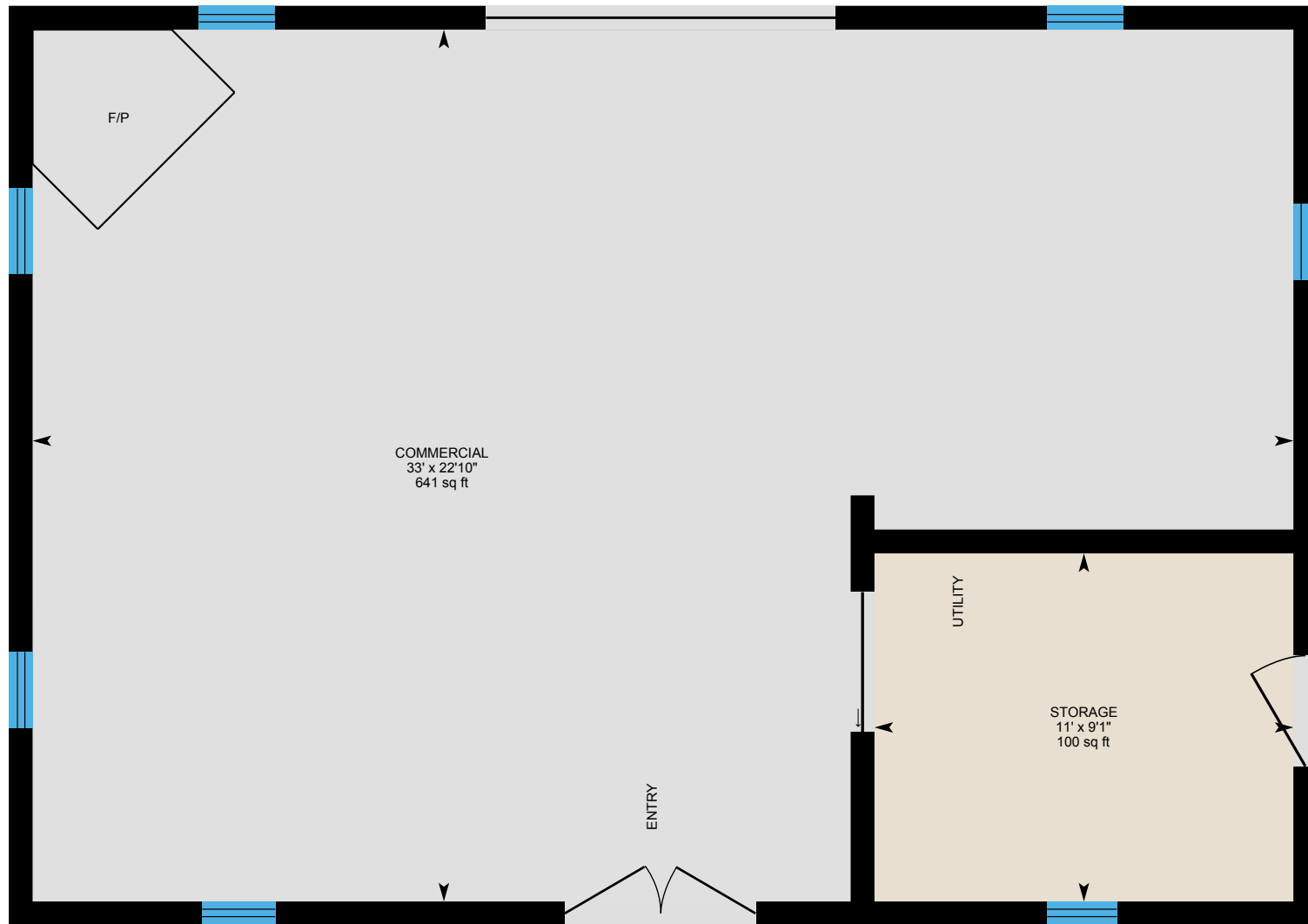


PREPARED: 2026/04/17



# 464 Piper St, North Dumfries, ON

Shop Exterior Area 826.39 sq ft  
Interior Area 755.14 sq ft



PREPARED: 2026/04/17



# 464 Piper St, North Dumfries, 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: 6'5" x 5'5" | 35 sq ft  
Closet: 9 sq ft  
Dining: 13'7" x 15'6" | 210 sq ft  
Foyer: 7' x 10'1" | 58 sq ft  
Great: 33'1" x 24'10" | 822 sq ft  
Hall: 17 sq ft  
Kitchen: 25'6" x 16'2" | 324 sq ft  
Laundry: 9'11" x 9'10" | 92 sq ft  
Living: 16'2" x 10'11" | 169 sq ft  
Mudroom: 9'4" x 14'11" | 190 sq ft

##### 2ND FLOOR

3pc Bath: 8' x 6'9" | 54 sq ft  
4pc Ensuite: 5'3" x 9'5" | 50 sq ft  
Bedroom: 14'1" x 14'7" | 165 sq ft  
Bedroom: 14'1" x 10' | 141 sq ft  
Closet: 12 sq ft  
Closet: 25 sq ft  
Hall: 56 sq ft  
Primary: 22'8" x 14'1" | 277 sq ft  
Storage: 7'3" x 2'10" | 21 sq ft

#### New Building

##### COACH HOUSE MAIN FLOOR

3pc Bath: 8'8" x 5'4" | 46 sq ft  
Dining: 12'5" x 8'8" | 108 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: 2102.89 sq ft  
Perimeter Wall Thickness: 22.0 in  
Exterior Area: 2513.44 sq ft

##### 2ND FLOOR

Interior Area: 912.35 sq ft  
Excluded Area: 33.38 sq ft  
Perimeter Wall Thickness: 22.0 in  
Exterior Area: 1155.25 sq ft

#### New Building

##### COACH HOUSE MAIN FLOOR

Interior Area: 839.17 sq ft  
Excluded Area: 927.23 sq ft

##### COACH HOUSE 2ND FLOOR

Interior Area: 784.44 sq ft  
Excluded Area: 137.74 sq ft

# 464 Piper St, North Dumfries, ON

## Property Details

### Room Measurements

Garage: 24'11" x 37'2" | 874 sq ft

Kitchen: 12'5" x 19'1" | 238 sq ft

Living: 25' x 18'3" | 402 sq ft

Utility: 10'10" x 3'2"

### COACH HOUSE 2ND FLOOR

2pc En: 5'7" x 2' | 11 sq ft

Bedroom: 17' x 13'2" | 187 sq ft

Bedroom: 10'7" x 13' | 137 sq ft

Family: 20'8" x 23'8" | 353 sq ft

### New Building 1

SHOP

Commercial: 22'10" x 33' | 641 sq ft

Storage: 9'1" x 11' | 100 sq ft

### Floor Area Information

#### New Building 1

SHOP

Interior Area: 755.14 sq ft

Perimeter Wall Thickness: 7.5 in

Exterior Area: 826.39 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 3015.24 sq ft

Excluded Area: 33.38 sq ft

Exterior Area: 3668.69 sq ft

#### Total Above Grade Floor Area, New Building

Interior Area: 1623.61 sq ft

Excluded Area: 1064.97 sq ft

#### Total Above Grade Floor Area, New Building 1

Interior Area: 755.14 sq ft

Exterior Area: 826.39 sq ft

# 464 Piper St, North Dumfries, 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>