

28 Granuaile Rd, Southborough, MA

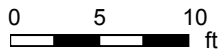
Main Building: Total Exterior Area Above Grade 3316 sq ft



1st Floor
Exterior Area 1425 sq ft



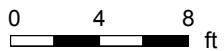
2nd Floor
Exterior Area 1891 sq ft



PREPARED: Oct 2020

28 Granuaile Rd, Southborough, MA

1st Floor Total Exterior Area 1425 sq ft
Total Interior Area 1353 sq ft

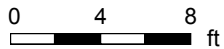


PREPARED: Oct 2020



28 Granuaile Rd, Southborough, MA

2nd Floor Total Exterior Area 1891 sq ft
Total Interior Area 1799 sq ft



PREPARED: Oct 2020



28 Granuaile Rd, Southborough, MA

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

1ST FLOOR

Bath: 5'7" x 6'1" | 34 sq ft
Breakfast: 14'3" x 8'9" | 125 sq ft
Dining: 14'3" x 11'11" | 170 sq ft
Garage: 26'11" x 22'11" | 518 sq ft
Kitchen: 14'3" x 12'7" | 180 sq ft
Living: 14'3" x 11'11" | 169 sq ft
Living: 19'5" x 17'3" | 334 sq ft

2ND FLOOR

Bath: 10'4" x 8'6" | 72 sq ft
Bath: 10'3" x 5'7" | 55 sq ft
Bath: 17'2" x 10'3" | 168 sq ft
Bedroom: 14'4" x 18'7" | 204 sq ft
Bedroom: 11'8" x 12'11" | 144 sq ft
Bedroom: 14'3" x 11'11" | 170 sq ft
Laundry: 10'4" x 6'7" | 68 sq ft
Primary: 15'7" x 23' | 346 sq ft

Floor Area Information

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

Main Building

1ST FLOOR

Interior Area: 1353 sq ft
Excluded Area: 518 sq ft
Perimeter Wall Length: 165 ft
Perimeter Wall Thickness: 5.2 in
Exterior Area: 1425 sq ft

2ND FLOOR

Interior Area: 1799 sq ft
Excluded Area: 24 sq ft
Perimeter Wall Length: 211 ft
Perimeter Wall Thickness: 5.2 in
Exterior Area: 1891 sq ft

DECK

All space is excluded

Total Above Grade Floor Area

Main Building Interior: 3152 sq ft
Main Building Excluded: 542 sq ft
Main Building Exterior: 3316 sq ft

28 Granuaile Rd, Southborough, MA

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. 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, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

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.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

Disclaimer

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