



Property Report

589 SEAVIEW RD

10/7/2024

PARCEL INFORMATION:

Jurisdiction: TOWN OF GIBSONS

Folio: 524.00847.001

PID: 026-549-581

Lot:

Block: 6

Plan: VAP4028

District Lot: 686

Approx. Size: 0.102 ha

Land Value: 955000

Improvement Value: 277000

2024 Assessed Value: 1232000



SERVICES:

Water Service Area: Gibsons Zone 1 - Gibsons Aquifer

Fire Protection Area: Gibsons/West Howe Sound

Curbside Collection Service Area: Town of Gibsons

Sanitary Sewer Service Area: Not in a SCR D service area

SCR D LAND USE INFORMATION:

OCP Area: Town of Gibsons OCP

<https://gibsons.ca>

OCP Landuse:

Not in a SCR D OCP Area

Development Permit Area(s):

No SCR D DPAs

Tree Cutting Permit Area(s):

Not in a SCR D Permit Area

Zoning Bylaw:

Not in a SCR D Zoning area

Landuse Zone:

No SCR D Zoning

Subdivision District:

No SCR D Zoning

For more information about planning applications, please visit: www.scrd.ca/planning-applications

This property is located within the territory of the S wx wú7mesh Úxwumixw (Squamish)

This information has been compiled by the Sunshine Coast Regional District (SCR D) using data derived from a number of sources with varying levels of accuracy. The SCR D disclaims all responsibility for the accuracy or completeness of this information.

589 Seaview Rd, Gibsons, 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.

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

SECOND FLOOR

- 4pc Bath: 6'4" x 6'7" | 38 sq ft
- Bedroom: 10'6" x 10'5" | 109 sq ft
- Dining: 11'8" x 8'4" | 95 sq ft
- Family: 10'7" x 10'10" | 114 sq ft
- Kitchen: 17'1" x 8'1" | 141 sq ft
- Living: 14'3" x 20'2" | 256 sq ft

UPPER FLOOR

- 3pc Bath: 6'10" x 6'4" | 44 sq ft
- Bedroom: 12'4" x 12' | 148 sq ft
- Living: 12'5" x 19'1" | 196 sq ft

LOWER FLOOR

- 3pc Bath: 6'10" x 5'8" | 32 sq ft
- Bedroom: 9'1" x 10'5" | 95 sq ft
- Kitchen: 11'2" x 11' | 101 sq ft
- Living: 13'1" x 12'4" | 146 sq ft
- Office: 13' x 7'5" | 93 sq ft
- Workshop: 15'4" x 22'7" | 229 sq ft

Main Building

SECOND FLOOR

- Interior Area: 964.59 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 1031.84 sq ft

UPPER FLOOR

- Interior Area: 518.84 sq ft
- Excluded Area: 6.30 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 579.62 sq ft

LOWER FLOOR

- Interior Area: 898.86 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 961.30 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 2382.30 sq ft
- Excluded Area: 6.30 sq ft
- Exterior Area: 2572.76 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.



589 Seaview Rd, Gibsons, 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

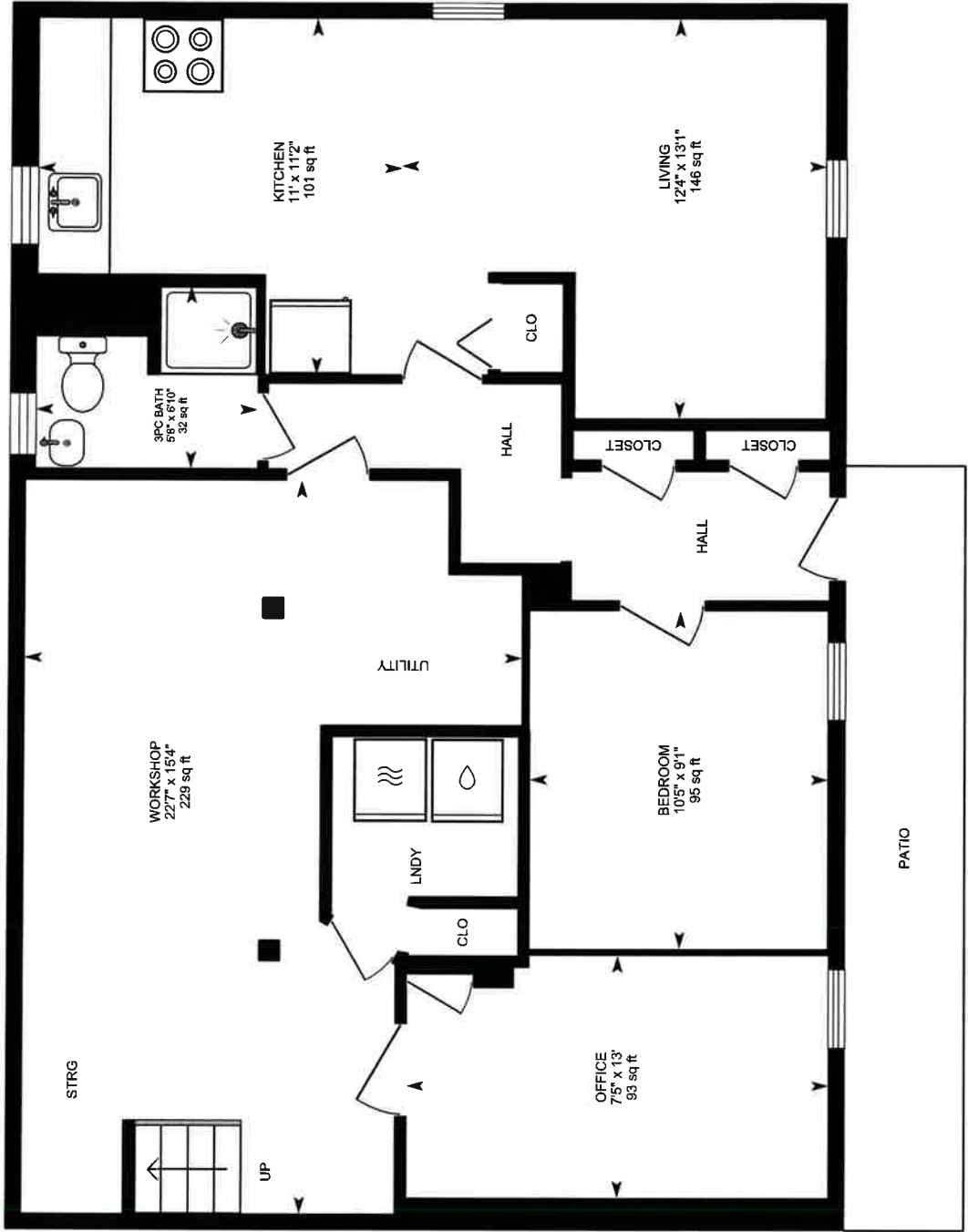
A. RECA RMS 2024: <https://www.reca.ca/licenses-learners/tools-resources/residential-measurement-standard>

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

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.

589 Seaview Rd, Gibsons, BC

Lower Floor Exterior Area 961.30 sq ft
Interior Area 898.86 sq ft



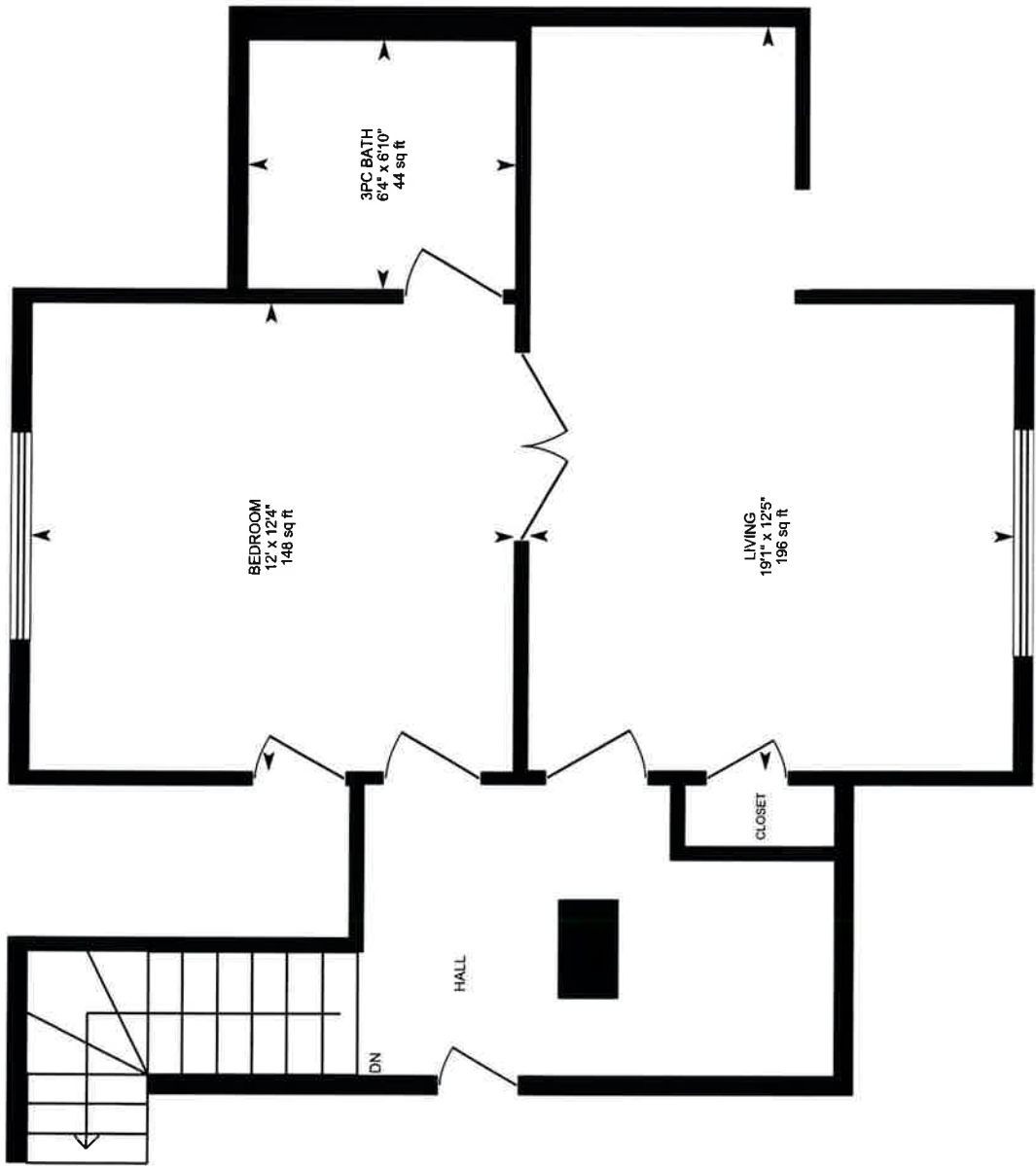
PREPARED: 2024/10/05



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.

589 Seaview Rd, Gibsons, BC

Upper Floor Exterior Area 579.62 sq ft
Interior Area 518.84 sq ft
Excluded Area 6.30 sq ft



PREPARED: 2024/10/05

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.

Second Floor Exterior Area 1031.84 sq ft
Interior Area 964.59 sq ft

