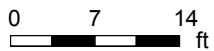
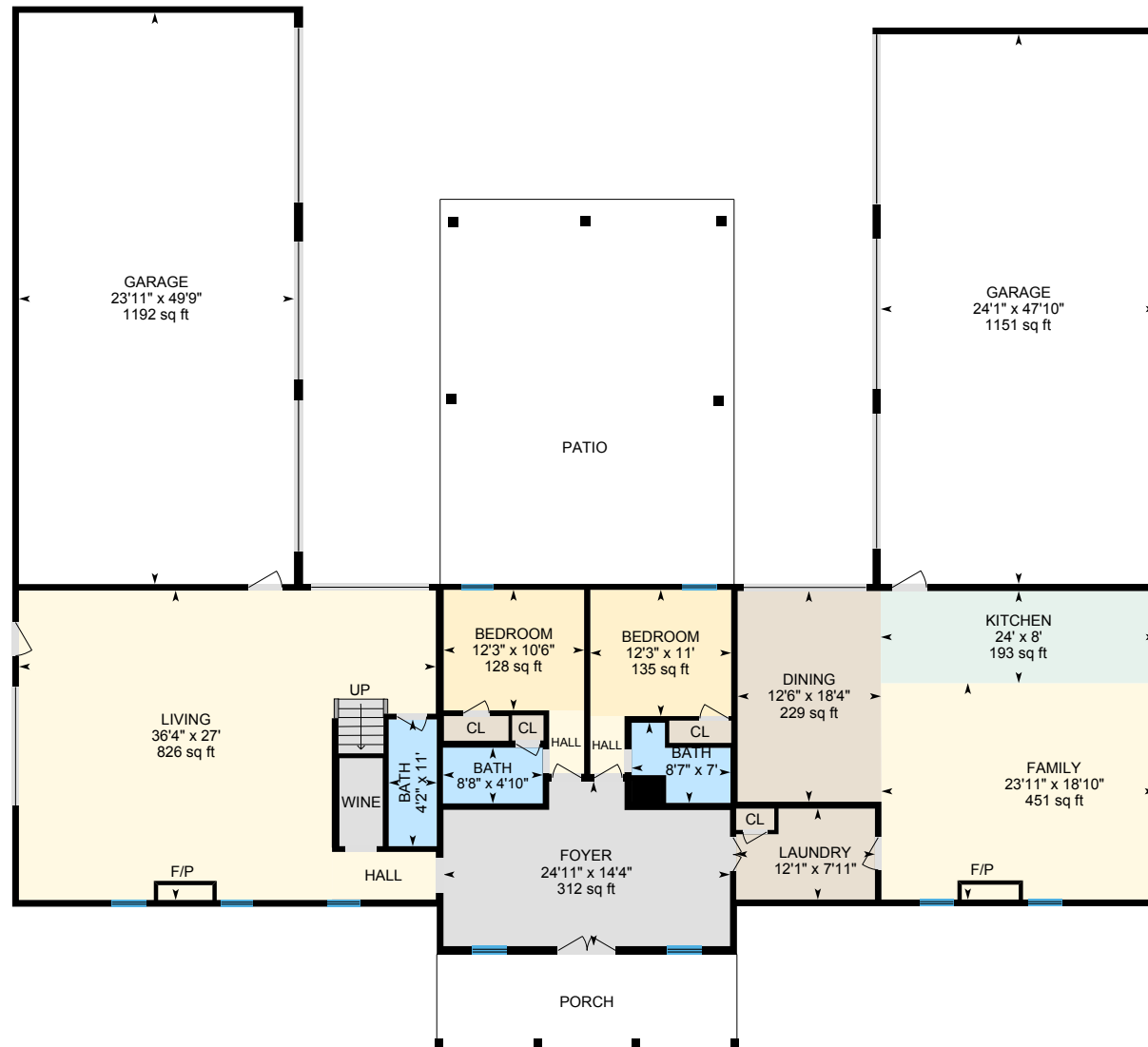


Main Floor Finished Area 2939.87 sq ft

Unfinished Area 2507.43 sq ft



PREPARED: 2025/05/28



3105 Coy Hill Rd, Olivehill, TN

2nd Floor Finished Area 1216.52 sq ft



0 4 8 ft

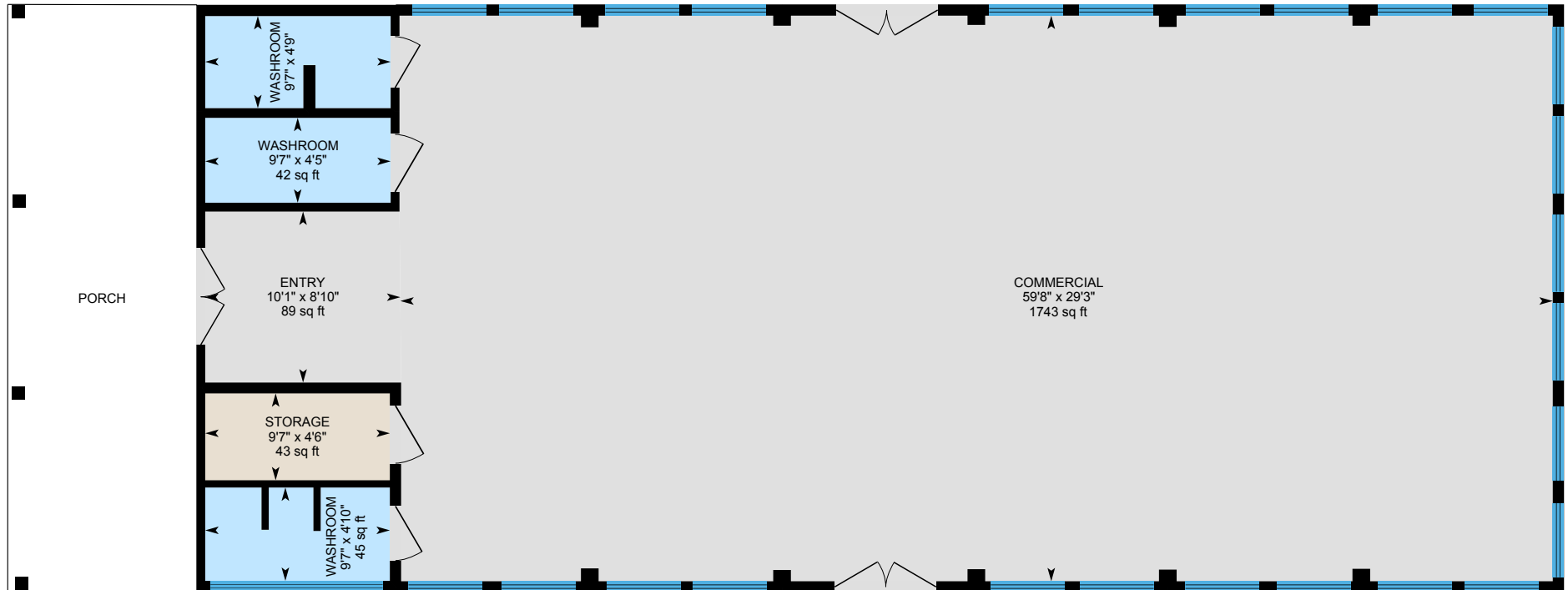
PREPARED: 2025/05/28



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.

3105 Coy Hill Rd, Olivehill, TN

Venue Finished Area 2177.28 sq ft



0 6 12 ft

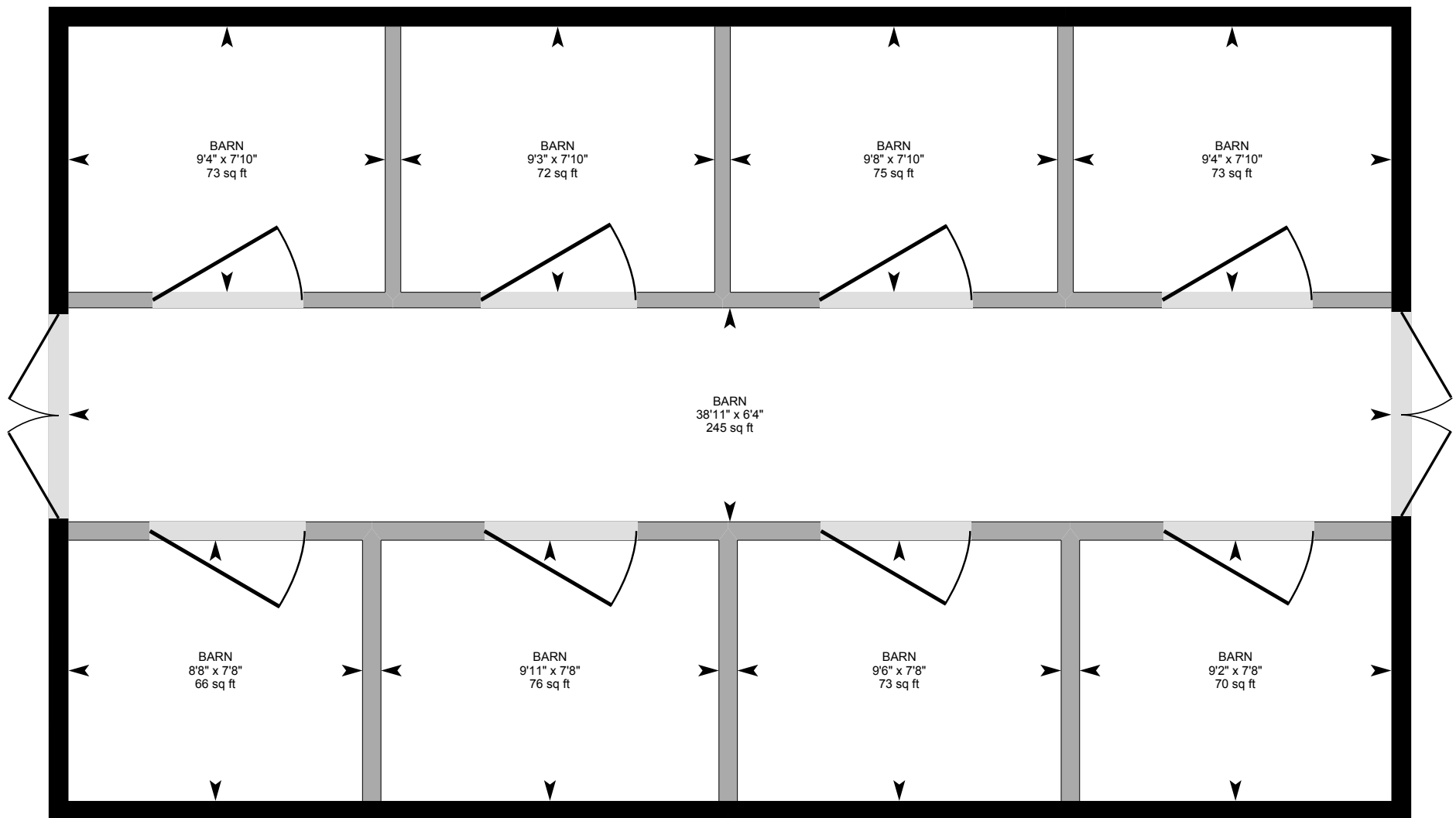
PREPARED: 2025/05/28



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.

3105 Coy Hill Rd, Olivehill, TN

Kennel Unfinished Area 969.39 sq ft



0 3 6 ft

PREPARED: 2025/05/28



3105 Coy Hill Rd, Olivehill, TN

Bunk House 2nd Floor Finished Area 1092.42 sq ft



0 3 6 ft

PREPARED: 2025/05/28



3105 Coy Hill Rd, Olivehill, TN

Bunk House Finished Area 2356.80 sq ft

Unfinished Area 3981.14 sq ft



0 9 18 ft

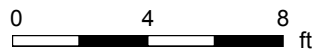
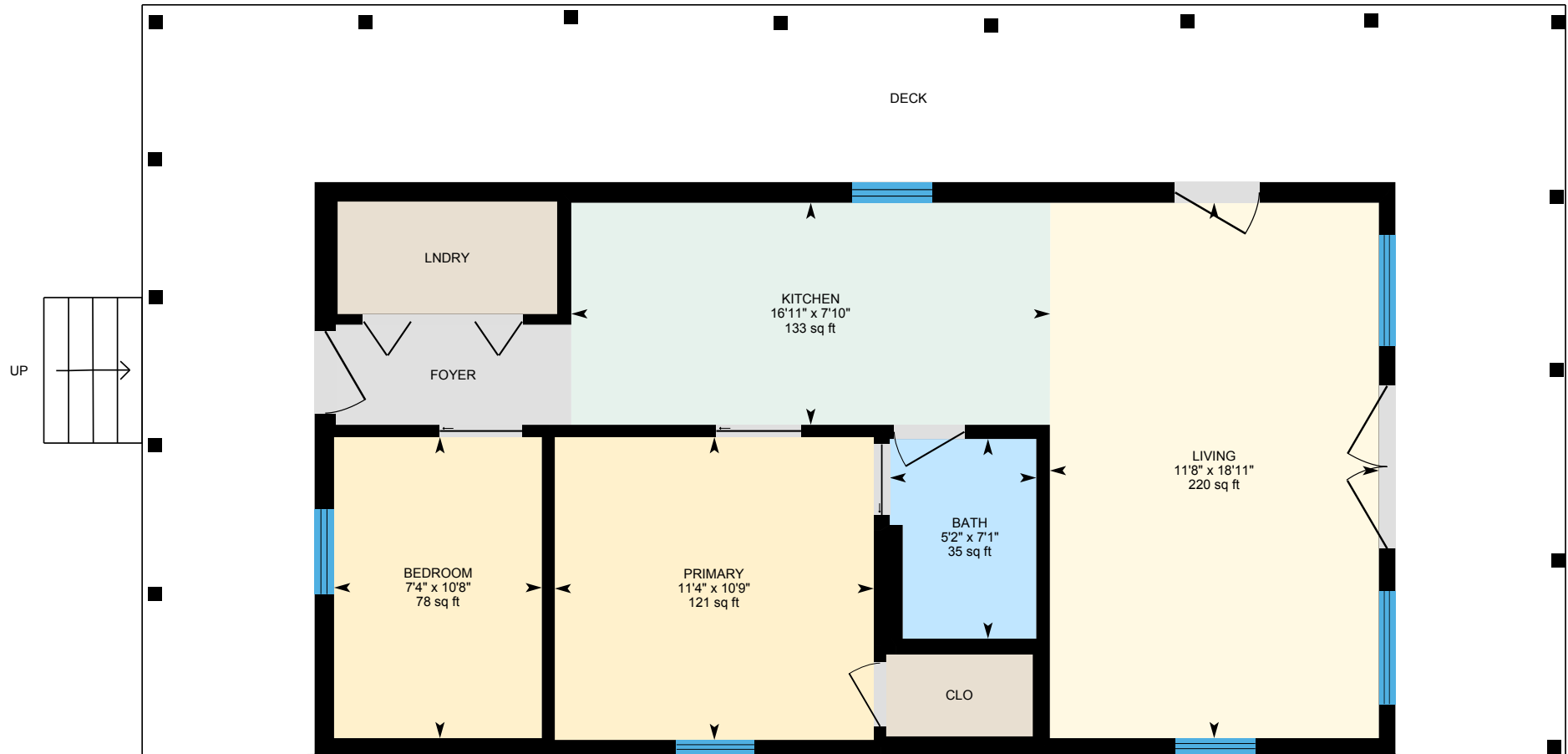
PREPARED: 2025/05/28



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.

3105 Coy Hill Rd, Olivehill, TN

Cabin Finished Area 776.47 sq ft



PREPARED: 2025/05/28



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.

3105 Coy Hill Rd, Olivehill, TN

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

CABIN

Bath: 7'1" x 5'2" | 35 sq ft
Bedroom: 10'8" x 7'4" | 78 sq ft
Kitchen: 7'10" x 16'11" | 133 sq ft
Living: 18'11" x 11'8" | 220 sq ft
Primary: 10'9" x 11'4" | 121 sq ft

MAIN FLOOR

Bath: 7' x 8'7" | 40 sq ft
Bath: 11' x 4'2" | 46 sq ft
Bath: 4'10" x 8'8" | 42 sq ft
Bedroom: 11' x 12'3" | 135 sq ft
Bedroom: 10'6" x 12'3" | 128 sq ft
Dining: 18'4" x 12'6" | 229 sq ft
Family: 18'10" x 23'11" | 451 sq ft
Foyer: 14'4" x 24'11" | 312 sq ft
Garage: 47'10" x 24'1" | 1151 sq ft
Garage: 49'9" x 23'11" | 1192 sq ft
Kitchen: 8' x 24' | 193 sq ft
Laundry: 7'11" x 12'1"
Living: 27' x 36'4" | 826 sq ft

2ND FLOOR

Bath: 15'1" x 11'10" | 102 sq ft
Bath: 11'6" x 3'1" | 36 sq ft
Bedroom: 9'10" x 12'10" | 127 sq ft
Bedroom: 13'1" x 22'10" | 228 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

CABIN

Finished Area: 776.47 sq ft
Unfinished Area: N/A

MAIN FLOOR

Finished Area: 2939.87 sq ft
Unfinished Area: 2507.43 sq ft

2ND FLOOR

Finished Area: 1216.52 sq ft
Unfinished Area: N/A

VENUE

Finished Area: 2177.28 sq ft
Unfinished Area: N/A

New Building

KENNEL

Finished Area: N/A
Unfinished Area: 969.39 sq ft

3105 Coy Hill Rd, Olivehill, TN

Property Details

Room Measurements

Living: 20'8" x 12'10" | 265 sq ft
Primary: 15'4" x 11'11" | 182 sq ft

VENUE

Commercial: 29'3" x 59'8" | 1743 sq ft
Entry: 8'10" x 10'1" | 89 sq ft
Storage: 4'6" x 9'7" | 43 sq ft
Washroom: 4'10" x 9'7" | 45 sq ft
Washroom: 4'5" x 9'7" | 42 sq ft
Washroom: 4'9" x 9'7" | 44 sq ft

New Building

KENNEL

Barn: 7'8" x 9'2" | 70 sq ft
Barn: 7'8" x 9'6" | 73 sq ft
Barn: 7'8" x 9'11" | 76 sq ft
Barn: 7'8" x 8'8" | 66 sq ft
Barn: 7'10" x 9'4" | 73 sq ft
Barn: 7'10" x 9'4" | 73 sq ft
Barn: 7'10" x 9'8" | 75 sq ft
Barn: 6'4" x 38'11" | 245 sq ft
Barn: 7'10" x 9'3" | 72 sq ft

New Building 1

BUNK HOUSE 2ND FLOOR

Bath: 6'9" x 18'8" | 125 sq ft
Bedroom: 22'2" x 18'10" | 418 sq ft
Meeting Room: 30'10" x 8'4" | 257 sq ft
Storage: 3'8" x 17'10" | 66 sq ft

Floor Area Information

New Building 1

BUNK HOUSE 2ND FLOOR

Finished Area: 1092.42 sq ft
Unfinished Area: N/A

BUNK HOUSE

Finished Area: 2356.80 sq ft
Unfinished Area: 3981.14 sq ft

ANSI Z765-2021, Main Building

Above Grade Finished Area: 7110.14 sq ft
Above Grade Unfinished Area: 2507.43 sq ft
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

ANSI Z765-2021, New Building

Above Grade Finished Area: N/A
Above Grade Unfinished Area: 969.39 sq ft
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

ANSI Z765-2021, New Building 1

Above Grade Finished Area: 3449.22 sq ft
Above Grade Unfinished Area: 3981.14 sq ft
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

3105 Coy Hill Rd, Olivehill, TN

Property Details

Room Measurements

Floor Area Information

BUNK HOUSE

Bath: 4'11" x 7'11" | 39 sq ft

Bath: 8'5" x 4'11" | 42 sq ft

Bath: 8'7" x 4'10" | 42 sq ft

Bath: 4'11" x 7'9" | 38 sq ft

Bedroom: 17'7" x 11'4" | 164 sq ft

Bedroom: 17'7" x 10'11" | 158 sq ft

Bedroom: 17'6" x 10'10" | 157 sq ft

Bedroom: 10'8" x 11'10" | 126 sq ft

Foyer: 8'7" x 5'7"

Garage: 39'10" x 98'4" | 3513 sq ft

Kitchen: 11'4" x 8'5" | 96 sq ft

Laundry: 5'8" x 5'10" | 33 sq ft

Living: 9'10" x 17'1" | 167 sq ft

Living: 17'8" x 12'11" | 228 sq ft

Primary: 12'4" x 10'10" | 134 sq ft

Storage: 8'2" x 13'8" | 110 sq ft

Storage: 12'1" x 7'5" | 77 sq ft

Storage: 11'9" x 19'11" | 234 sq ft

Storage: 30'10" x 8'9" | 269 sq ft

3105 Coy Hill Rd, Olivehill, TN

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>