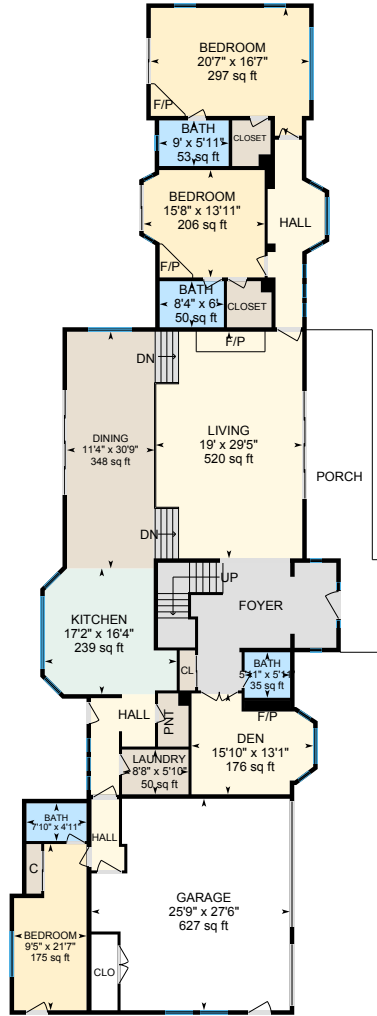
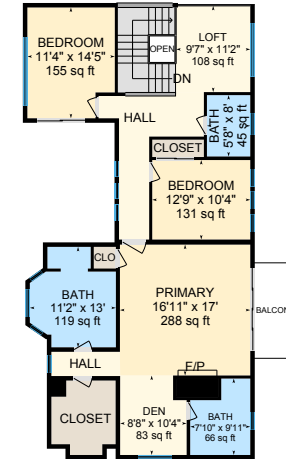


32310 Hummingbird Ct, Running Springs, CA

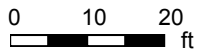
Main Building: Total Exterior Area Above Grade 4734.19 sq ft



Main Floor
Exterior Area 3213.17 sq ft



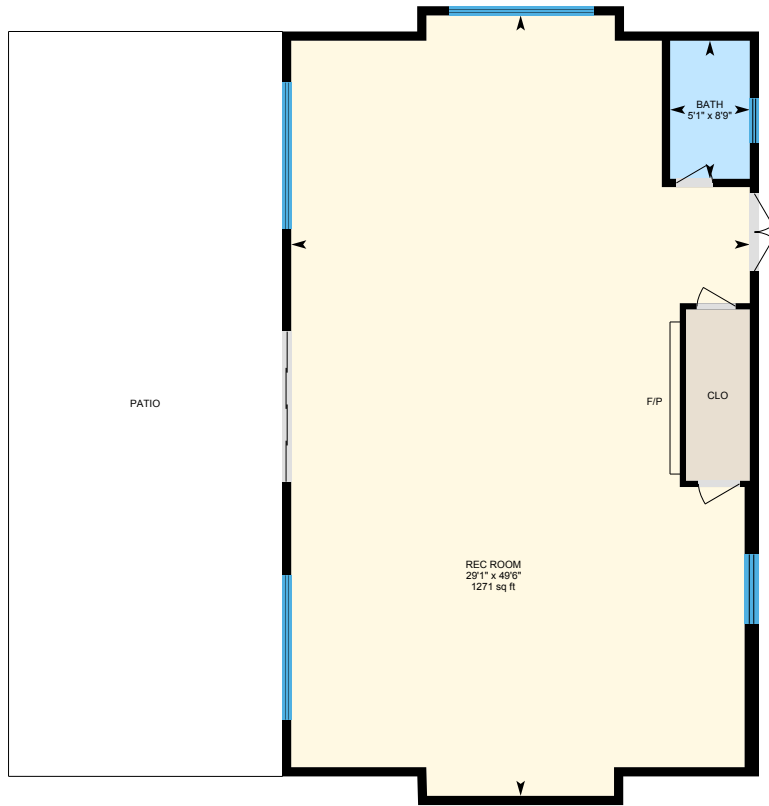
2nd Floor
Exterior Area 1521.02 sq ft



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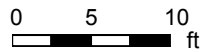
Guest House: Total Exterior Area Above Grade 2936.82 sq ft



Floor 1



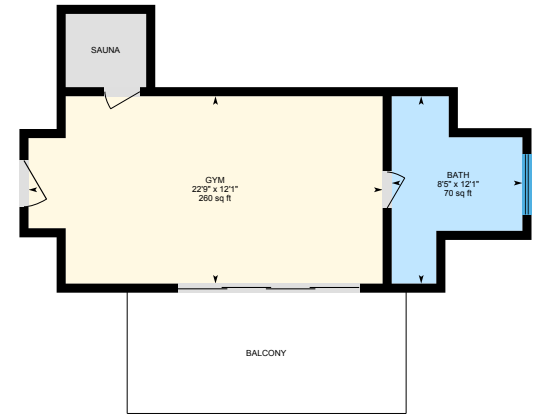
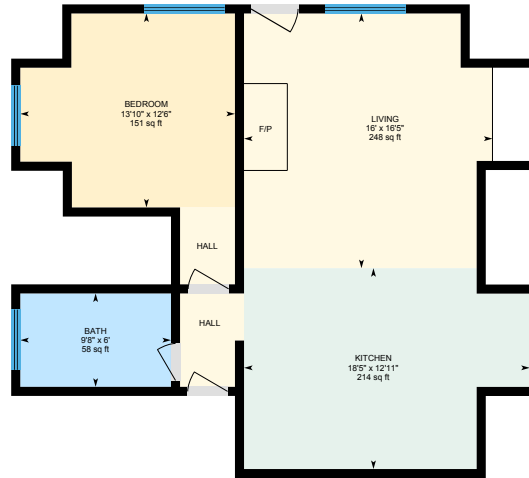
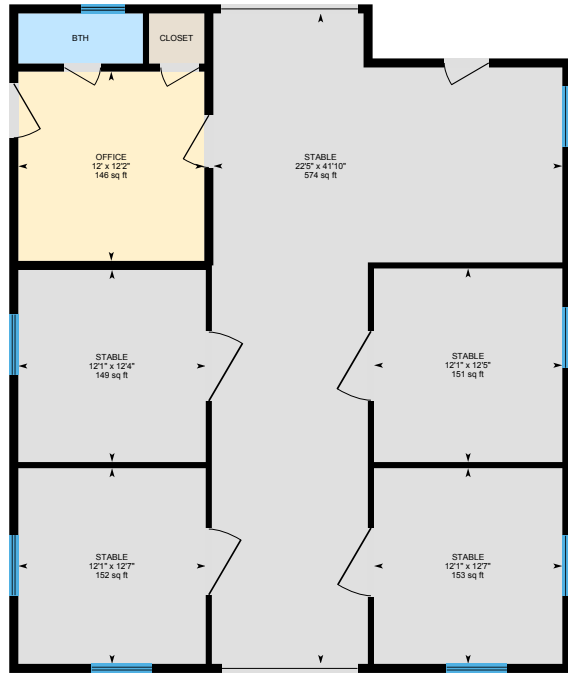
Floor 2



PREPARED: Mar 2021

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Stable House: Total Exterior Area Above Grade 2750.31 sq ft



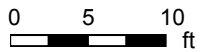
Floor 1



Floor 2A



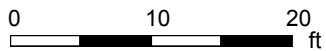
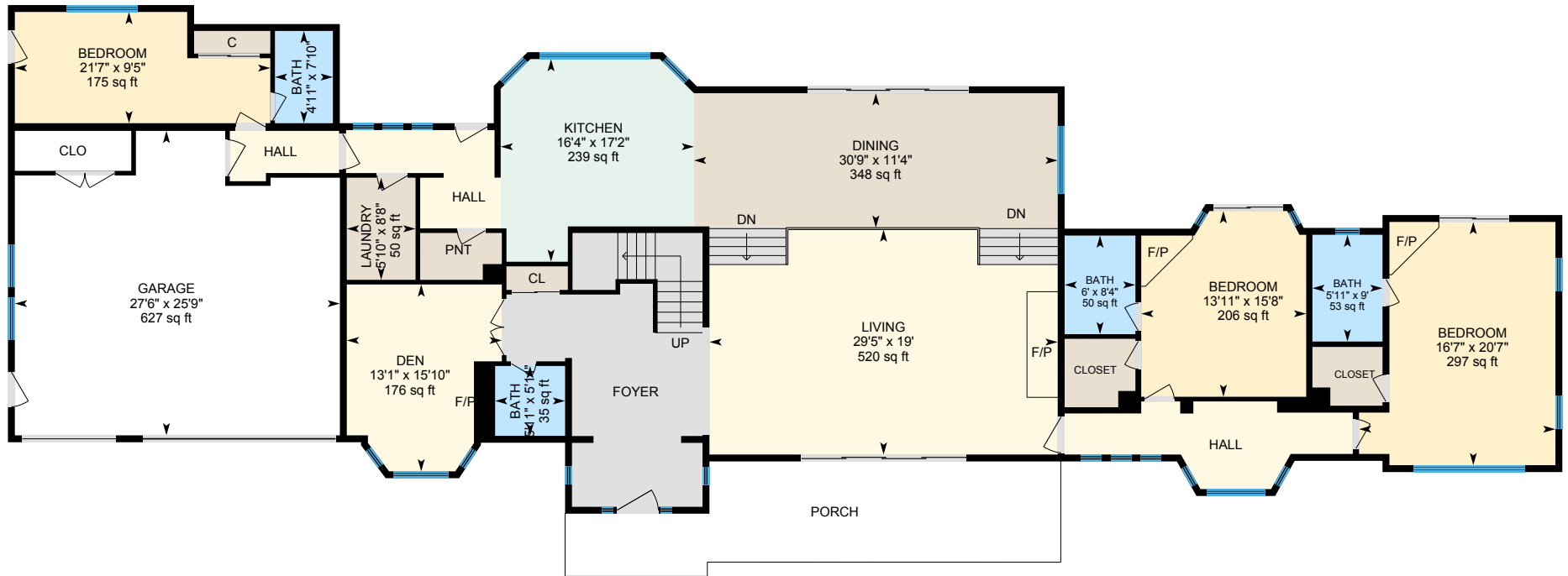
Floor 2B



PREPARED: Mar 2021

32310 Hummingbird Ct, Running Springs, CA

Main Floor Total Exterior Area 3213.17 sq ft
Total Interior Area 2997.07 sq ft

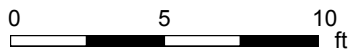


PREPARED: Mar 2021



32310 Hummingbird Ct, Running Springs, CA

2nd Floor Total Exterior Area 1521.02 sq ft
Total Interior Area 1404.15 sq ft

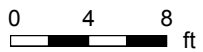
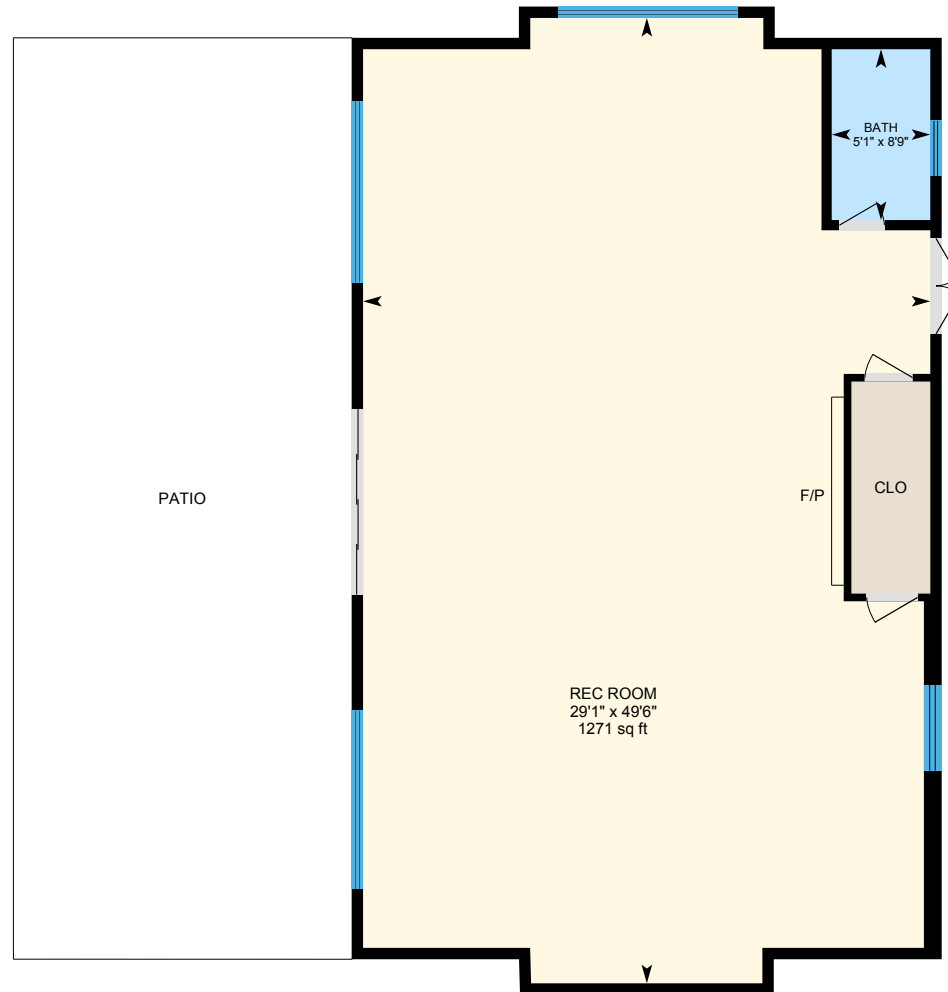


PREPARED: Mar 2021



32310 Hummingbird Ct, Running Springs, CA

Floor 1 Total Exterior Area 1467.00 sq ft
Total Interior Area 1373.92 sq ft

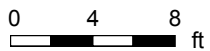
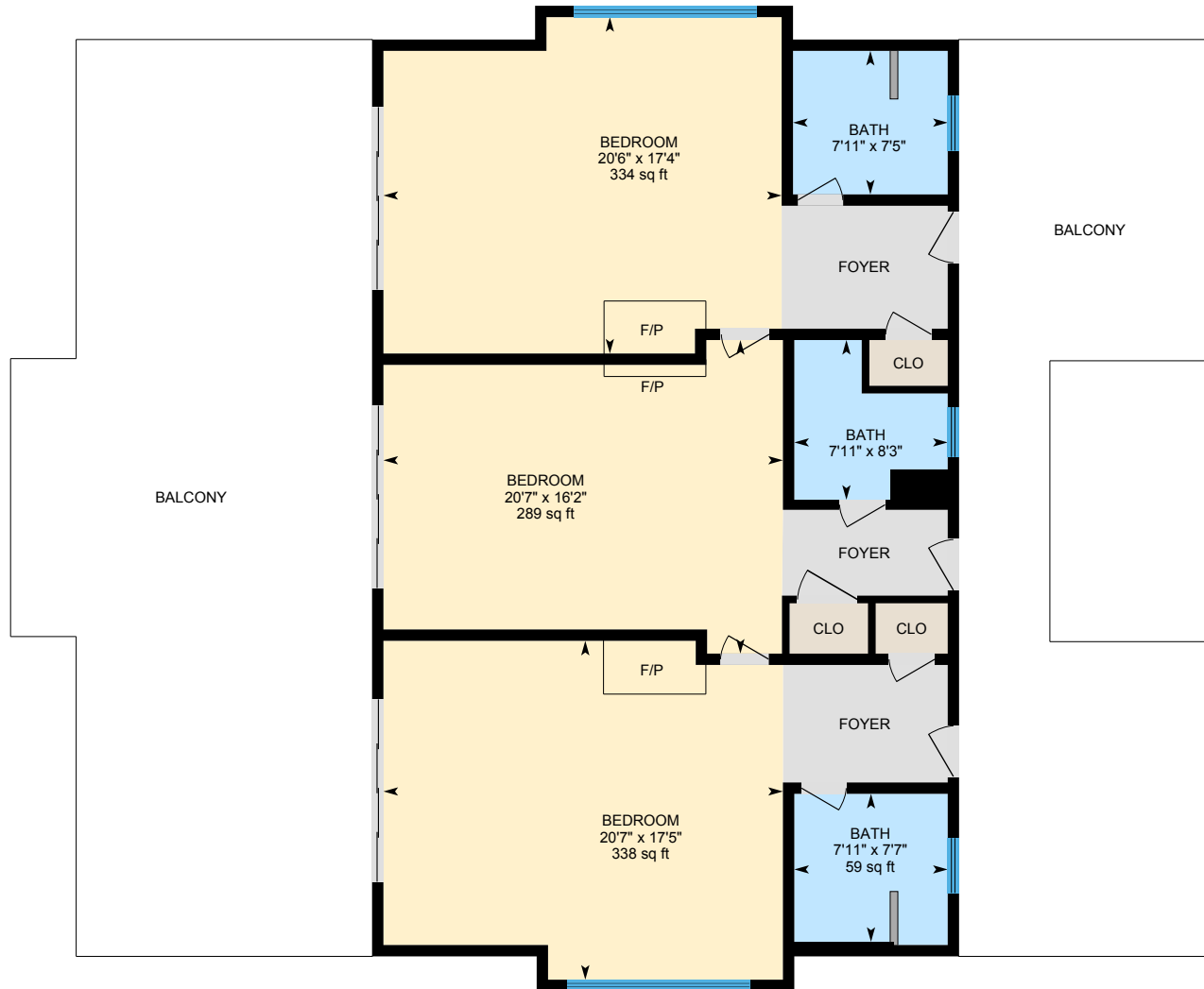


PREPARED: Mar 2021



32310 Hummingbird Ct, Running Springs, CA

Floor 2 Total Exterior Area 1469.83 sq ft
Total Interior Area 1376.78 sq ft

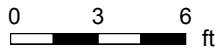


PREPARED: Mar 2021

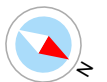


32310 Hummingbird Ct, Running Springs, CA

Floor 1 Total Exterior Area 1511.07 sq ft
Total Interior Area 1419.96 sq ft

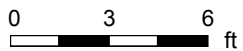
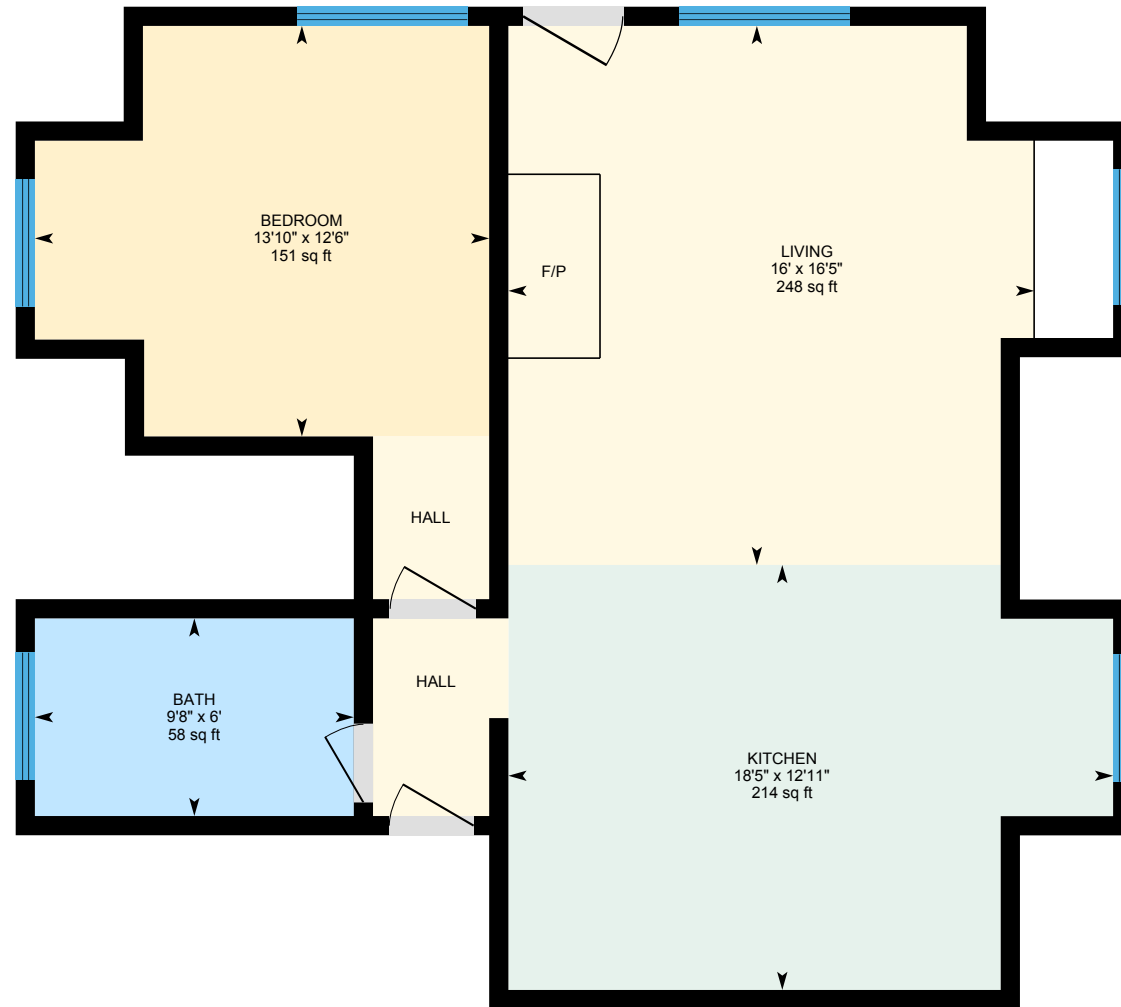


PREPARED: Mar 2021



32310 Hummingbird Ct, Running Springs, CA

Floor 2A Total Exterior Area 816.20 sq ft
Total Interior Area 729.46 sq ft

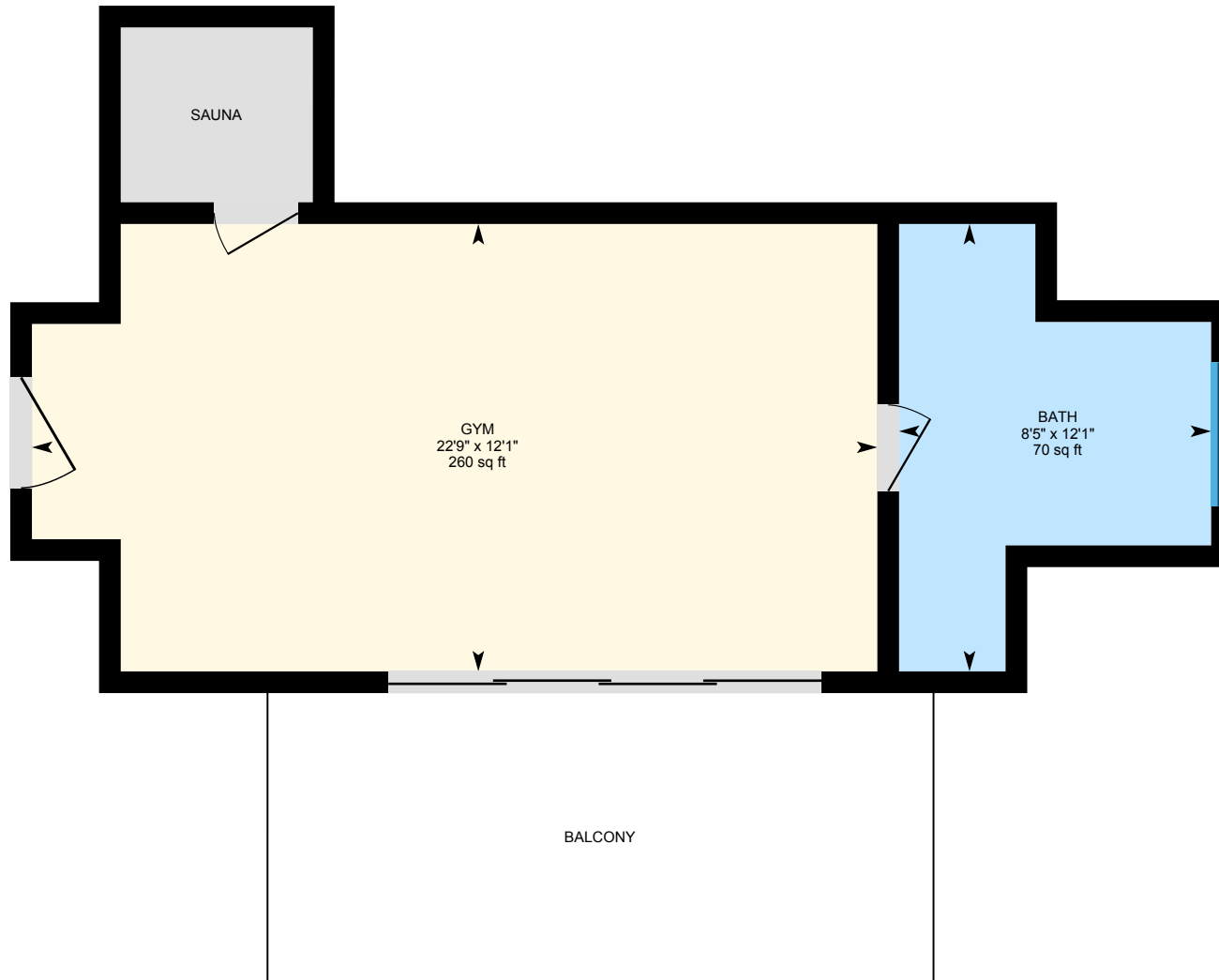


PREPARED: Mar 2021



32310 Hummingbird Ct, Running Springs, CA

Floor 2B Total Exterior Area 423.04 sq ft
Total Interior Area 364.29 sq ft



0 2 4 ft

PREPARED: Mar 2021



32310 Hummingbird Ct, Running Springs, CA

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

Bath: 7'10" x 4'11" | 38 sq ft
Bath: 9' x 5'11" | 53 sq ft
Bath: 8'4" x 6' | 50 sq ft
Bath: 5'11" x 5'11" | 35 sq ft
Bedroom: 15'8" x 13'11" | 206 sq ft
Bedroom: 9'5" x 21'7" | 175 sq ft
Bedroom: 20'7" x 16'7" | 297 sq ft
Den: 15'10" x 13'1" | 176 sq ft
Dining: 11'4" x 30'9" | 348 sq ft
Garage: 25'9" x 27'6" | 627 sq ft
Kitchen: 17'2" x 16'4" | 239 sq ft
Laundry: 8'8" x 5'10" | 50 sq ft
Living: 19' x 29'5" | 520 sq ft

2ND FLOOR

Bath: 7'10" x 9'11" | 66 sq ft
Bath: 11'2" x 13' | 119 sq ft
Bath: 5'8" x 8' | 45 sq ft
Bedroom: 12'9" x 10'4" | 131 sq ft
Bedroom: 11'4" x 14'5" | 155 sq ft
Den: 8'8" x 10'4" | 83 sq ft
Loft: 9'7" x 11'2" | 108 sq ft
Primary: 16'11" x 17' | 288 sq ft

Guest House

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: 2997.07 sq ft
Excluded Area: 660.44 sq ft
Perimeter Wall Length: 370 ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 3213.17 sq ft

2ND FLOOR

Interior Area: 1404.15 sq ft
Excluded Area: 11.41 sq ft
Perimeter Wall Length: 200 ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1521.02 sq ft

Guest House

FLOOR 1

Interior Area: 1373.92 sq ft
Perimeter Wall Length: 159 ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1467.00 sq ft

FLOOR 2

Interior Area: 1376.78 sq ft
Perimeter Wall Length: 159 ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1469.83 sq ft

32310 Hummingbird Ct, Running Springs, CA

Property Details

Room Measurements

FLOOR 1

Bath: 5'1" x 8'9" | 44 sq ft
Rec Room: 29'1" x 49'6" | 1271 sq ft

FLOOR 2

Bath: 7'11" x 7'7" | 59 sq ft
Bath: 7'11" x 7'5" | 58 sq ft
Bath: 7'11" x 8'3" | 48 sq ft
Bedroom: 20'7" x 16'2" | 289 sq ft
Bedroom: 20'7" x 17'5" | 338 sq ft
Bedroom: 20'6" x 17'4" | 334 sq ft

Stable House

FLOOR 1

Bth: 8' x 3'3" | 26 sq ft
Office: 12' x 12'2" | 146 sq ft
Stable: 12'1" x 12'4" | 149 sq ft
Stable: 12'1" x 12'5" | 151 sq ft
Stable: 12'1" x 12'7" | 153 sq ft
Stable: 12'1" x 12'7" | 152 sq ft
Stable: 22'5" x 41'10" | 574 sq ft

FLOOR 2A

Bath: 9'8" x 6' | 58 sq ft
Bedroom: 13'10" x 12'6" | 151 sq ft
Kitchen: 18'5" x 12'11" | 214 sq ft
Living: 16' x 16'5" | 248 sq ft

FLOOR 2B

Bath: 8'5" x 12'1" | 70 sq ft
Gym: 22'9" x 12'1" | 260 sq ft

Floor Area Information

Stable House

FLOOR 1

Interior Area: 1419.96 sq ft
Perimeter Wall Length: 156 ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1511.07 sq ft

FLOOR 2A

Interior Area: 729.46 sq ft
Perimeter Wall Length: 149 ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 816.20 sq ft

FLOOR 2B

Interior Area: 364.29 sq ft
Perimeter Wall Length: 101 ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 423.04 sq ft

Total Above Grade Floor Area

Main Building Interior: 4401.22 sq ft
Main Building Excluded: 671.85 sq ft
Main Building Exterior: 4734.19 sq ft

Guest House Interior: 2750.70 sq ft
Guest House Exterior: 2936.82 sq ft

Stable House Interior: 2513.71 sq ft
Stable House Exterior: 2750.31 sq ft

32310 Hummingbird Ct, Running Springs, CA

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.