



## House Measurements & Floor Plan

Property Address:  
**103 Grattan Ct., Morrisville, NC 27560**

Prepared for:  
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**Fonville Morisey - Preston**  
**June 5, 2017**

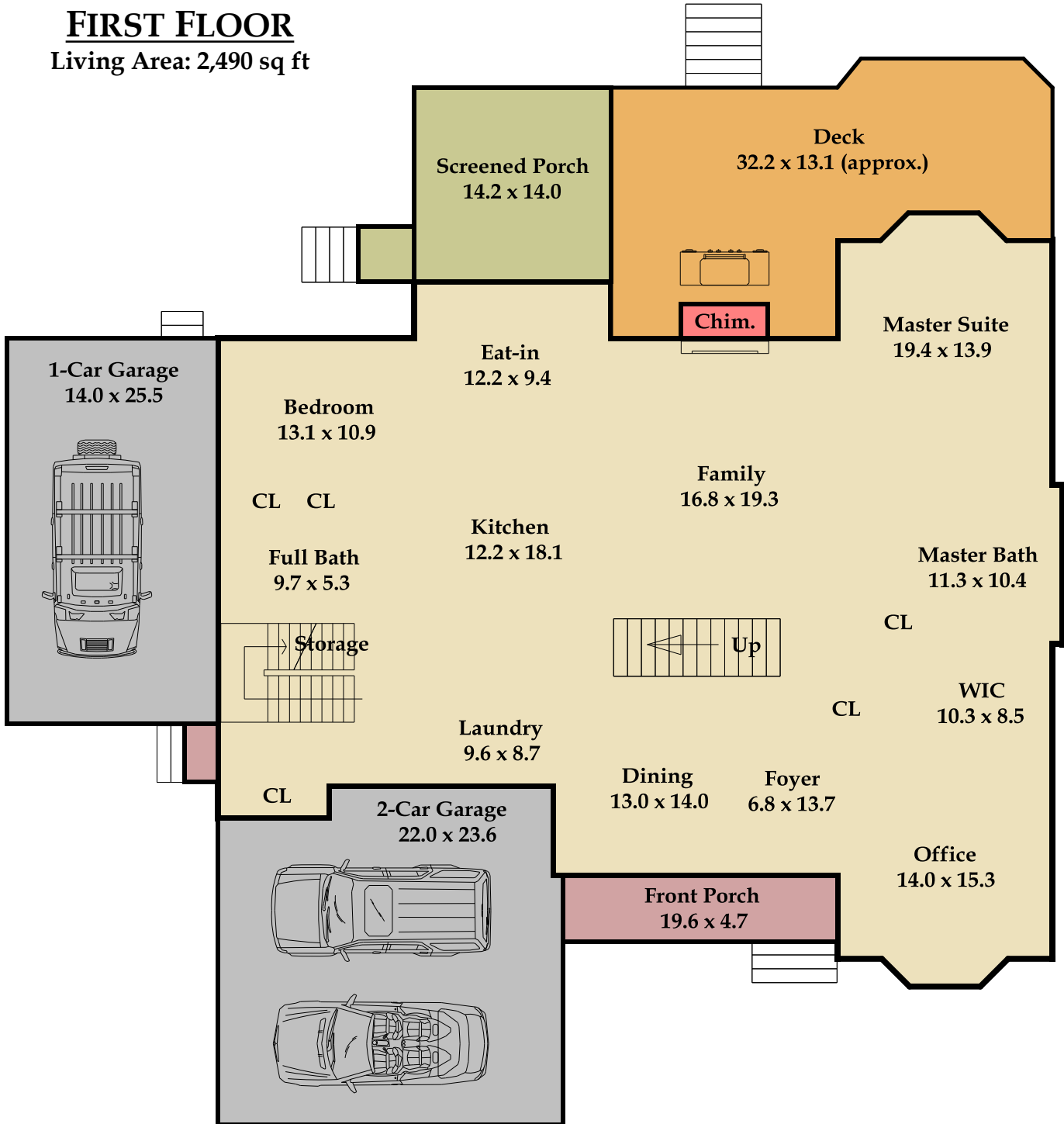


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**TRIANGLE APPRAISAL SERVICES**

# FLOOR PLAN & INTERIOR DIMENSIONS

## FIRST FLOOR

Living Area: 2,490 sq ft

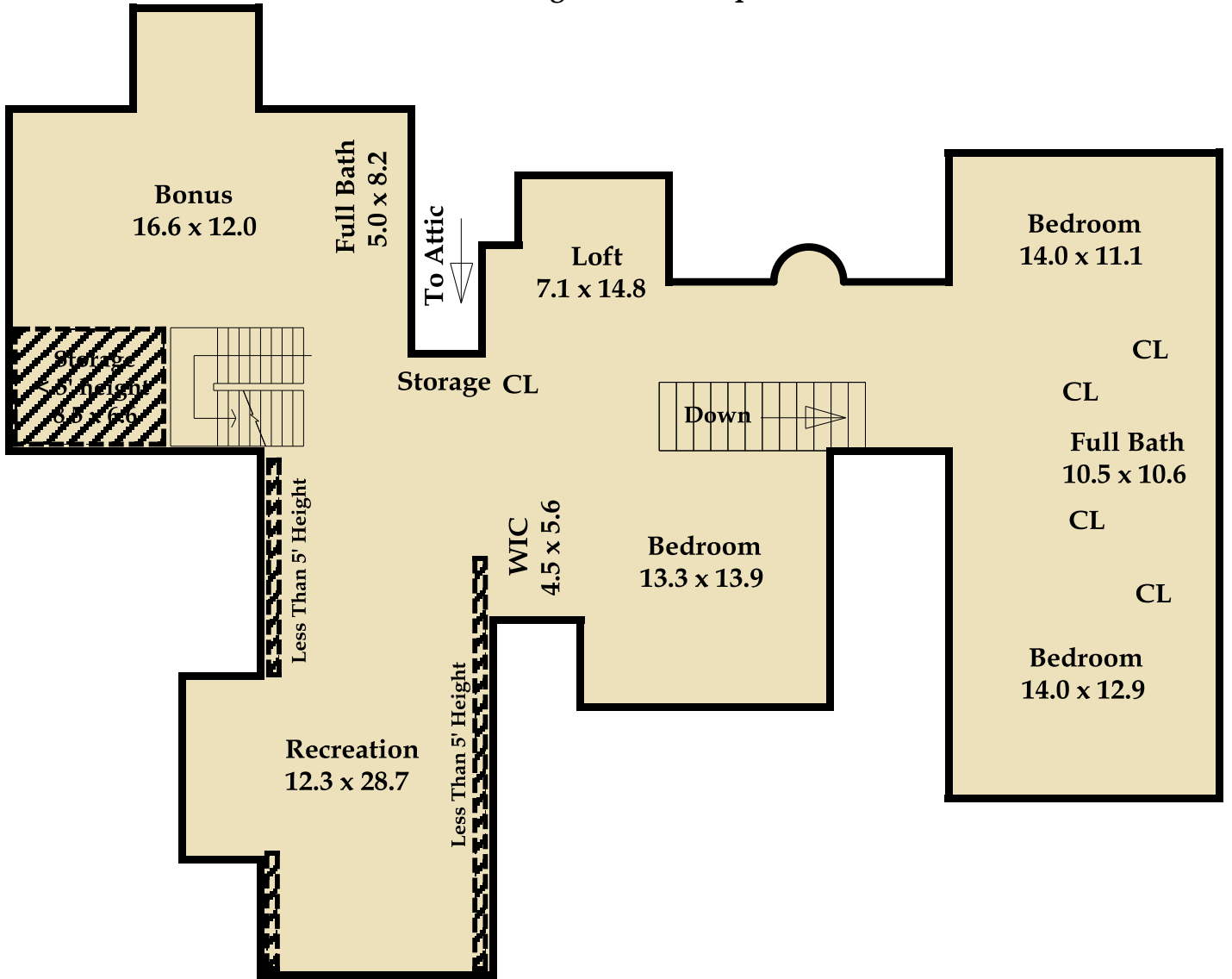


This floor plan is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own sources. It is assumed that all workmanship in the existing property has been done according to local industry standards and permits duly obtained.

# FLOOR PLAN & INTERIOR DIMENSIONS

## SECOND FLOOR

Living Area: 2,033 sq ft



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# LIVING AREA CALCULATION DETAILS

<b>TOTAL LIVING AREA:</b>	<b>4,523 sq ft</b>
<b>First Floor Living Area:</b>	<b>2,490 sq ft</b>
<b>Second Floor Living Area:</b>	<b>2,033 sq ft</b>
<b>Storage/Unfin. Attic Area:</b>	<b>627 sq ft (approx.)</b>

Living Area		Calculation Details
First Floor	2490.35 Sq ft	$14.2 \times 4.1 = 58.22$ $0.5 \times 2 \times 2 = 2$ $0.5 \times 2 \times 2 = 2$ $5.1 \times 2 = 10.2$ $11.5 \times 0.7 = 8.05$ $0.5 \times 2 \times 2 = 2$ $0.5 \times 2 \times 2 = 2$ $5.1 \times 2 = 10.2$ $51.85 \times 15.5 = 803.68$ $44.6 \times 32.35 = 1442.81$ $2.25 \times 8 = 18$ $6.4 \times 20.5 = 131.2$
Less than 5 ft height	-3.96 Sq ft	$6.6 \times 0.6 = 3.96$
Less than 5 ft height	-56.1 Sq ft	$6.6 \times 8.5 = 56.1$
Less than 5 ft height	-14.1 Sq ft	$23.5 \times 0.6 = 14.1$
Second Floor	2114.15 Sq ft	$10.5 \times 4.5 = 47.25$ $37 \times 15.5 = 573.5$ $7.2 \times 5.8 = 41.76$ $23 \times 14 = 322$ $8.6 \times 4 = 34.4$ $10.7 \times 2.1 = 22.47$ $26.7 \times 4.1 = 109.47$ $53.75 \times 5.6 = 301$ $32.55 \times 9.65 = 314.11$ $14.25 \times 5 = 71.25$ $13.3 \times 20.35 = 270.65$ Arc = 6.28
Less than 5 ft height	-7.38 Sq ft	$12.3 \times 0.6 = 7.38$
<b>Total Living Area (Rounded):</b>	<b>4523 Sq ft</b>	

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