



House Measurements & Floor Plan

Property Address:
212 Meares Bluff Ln, Holly Springs, NC 27540

Prepared for:
Amanda Davis
Fonville Morisey - Lochmere
February 22, 2018



Farshid Bondar
(919) 917-5490
TRIANGLE APPRAISAL SERVICES

FLOOR PLAN & INTERIOR DIMENSIONS

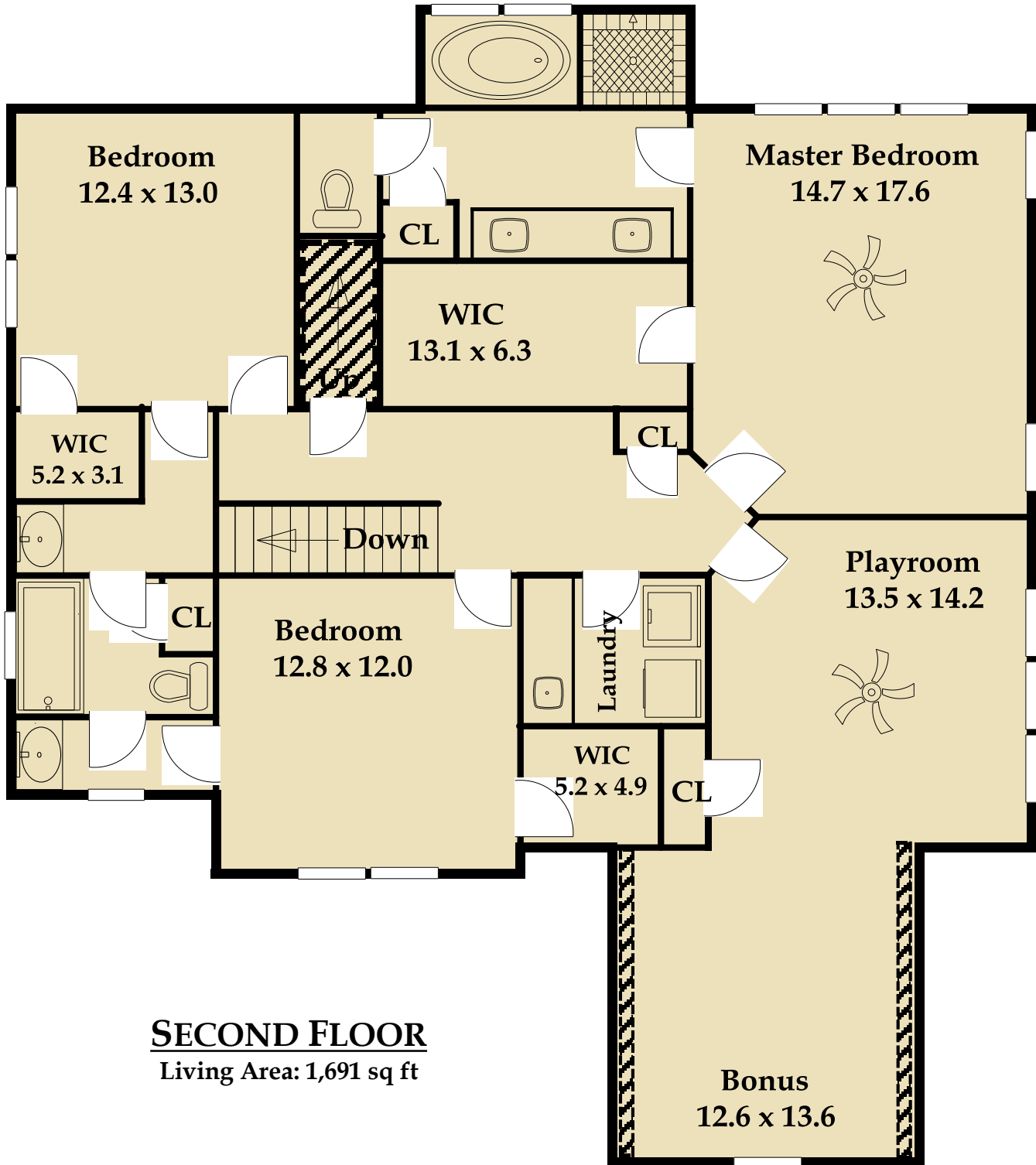
FIRST FLOOR

Living Area: 1,381 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



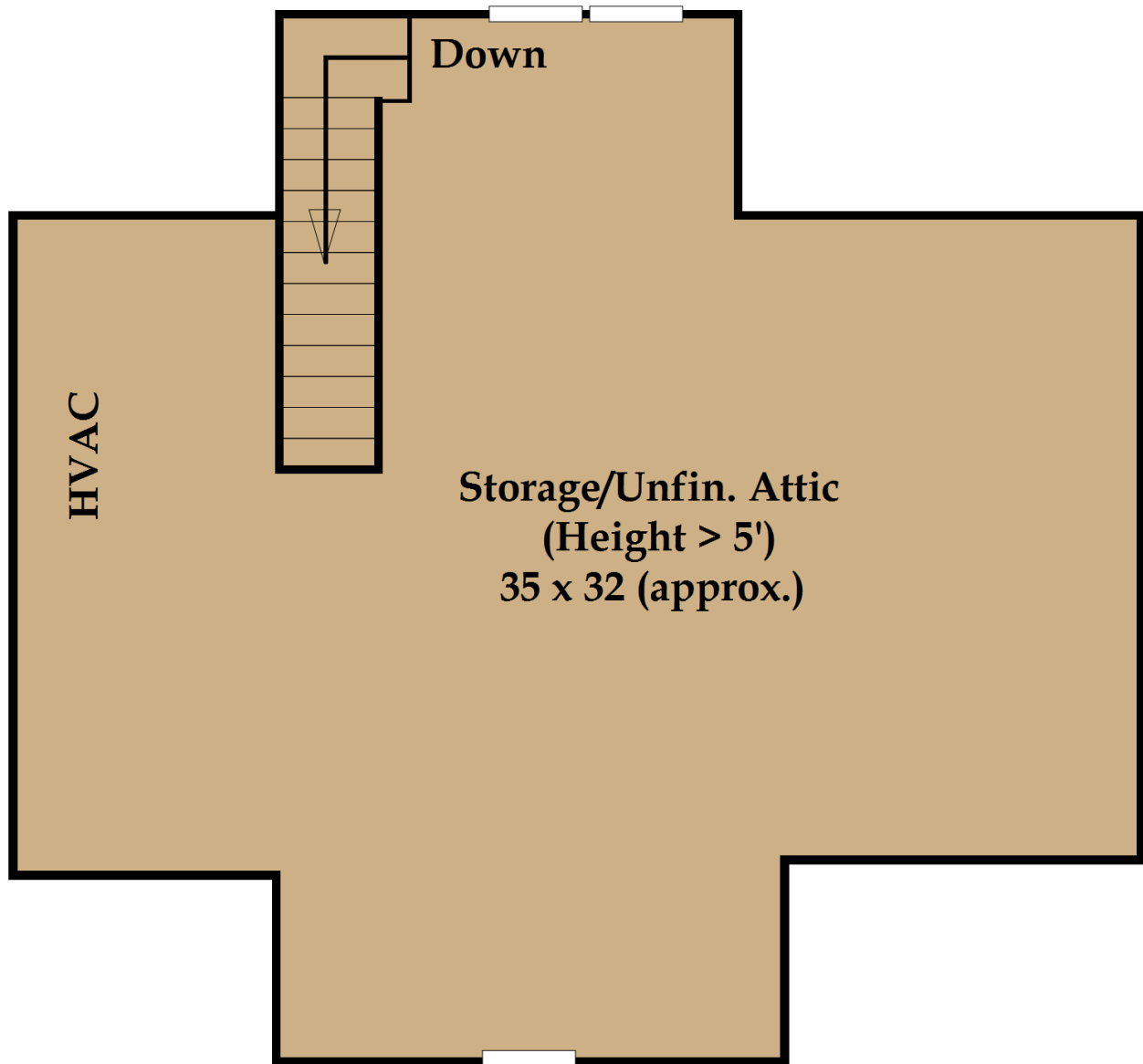
SECOND FLOOR

Living Area: 1,691 sq ft

FLOOR PLAN & INTERIOR DIMENSIONS

THIRD FLOOR

Storage Area: 964 sq ft



LIVING AREA CALCULATION DETAILS

TOTAL LIVING AREA:	3,072 sq ft
First Floor Living Area:	1,381 sq ft
Second Floor Living Area:	1,691 sq ft
Screened Porch Area:	218 sq ft
Storage/Unfin. Attic Area:	964 sq ft

Living Area		Calculation Details
First Floor	1380.83 Sq ft	$26 \times 12.75 = 331.5$ $29.15 \times 10 = 291.5$ $4.45 \times 4.4 = 19.58$ $22.65 \times 30.5 = 690.82$ $3.5 \times 13.55 = 47.42$
Unfinished	-23.4 Sq ft	$3.25 \times 7.2 = 23.4$
Second Floor	1729.49 Sq ft	$13.65 \times 14 = 191.1$ $12 \times 4.4 = 52.8$ $32.85 \times 22.75 = 747.34$ $22.65 \times 30.5 = 690.82$ $3.5 \times 13.55 = 47.42$
Less than 5 ft Height	-7.7 Sq ft	$14 \times 0.55 = 7.7$
Less than 5 ft Height	-7.48 Sq ft	$13.6 \times 0.55 = 7.48$
Total Living Area (Rounded):	3072 Sq ft	

Usage License

Use of images and documents will be granted to the real estate agent client and their brokerage for the sole purpose of marketing the specific property, including distribution to the Triangle MLS, feeds, and syndication. This usage is limited to the duration of the listing as long as the real estate agent client is representing the sale of the property.

The real estate agent client may also use the documents listed above for an unlimited time period beyond the listing time frame in their local area for their self-promotion.

TRIANGLE APPRAISAL SERVICES retains copyright of all images and documents.

Any usage of the images and documents by a third party, including but not limited to, a new listing agent, architects, builders, stagers, designers, sellers or buyers for commercial use is strictly prohibited unless approved in writing by TRIANGLE APPRAISAL SERVICES. However, images and documents may be given to the seller of the property for non-commercial, personal use. This license is not transferable. If further usage is desired for additional time frames and/or uses by the client and/or another person or entity, TRIANGLE APPRAISAL SERVICES encourages contact for an estimate of the fee(s) which may be incurred and to obtain written permission to do so.