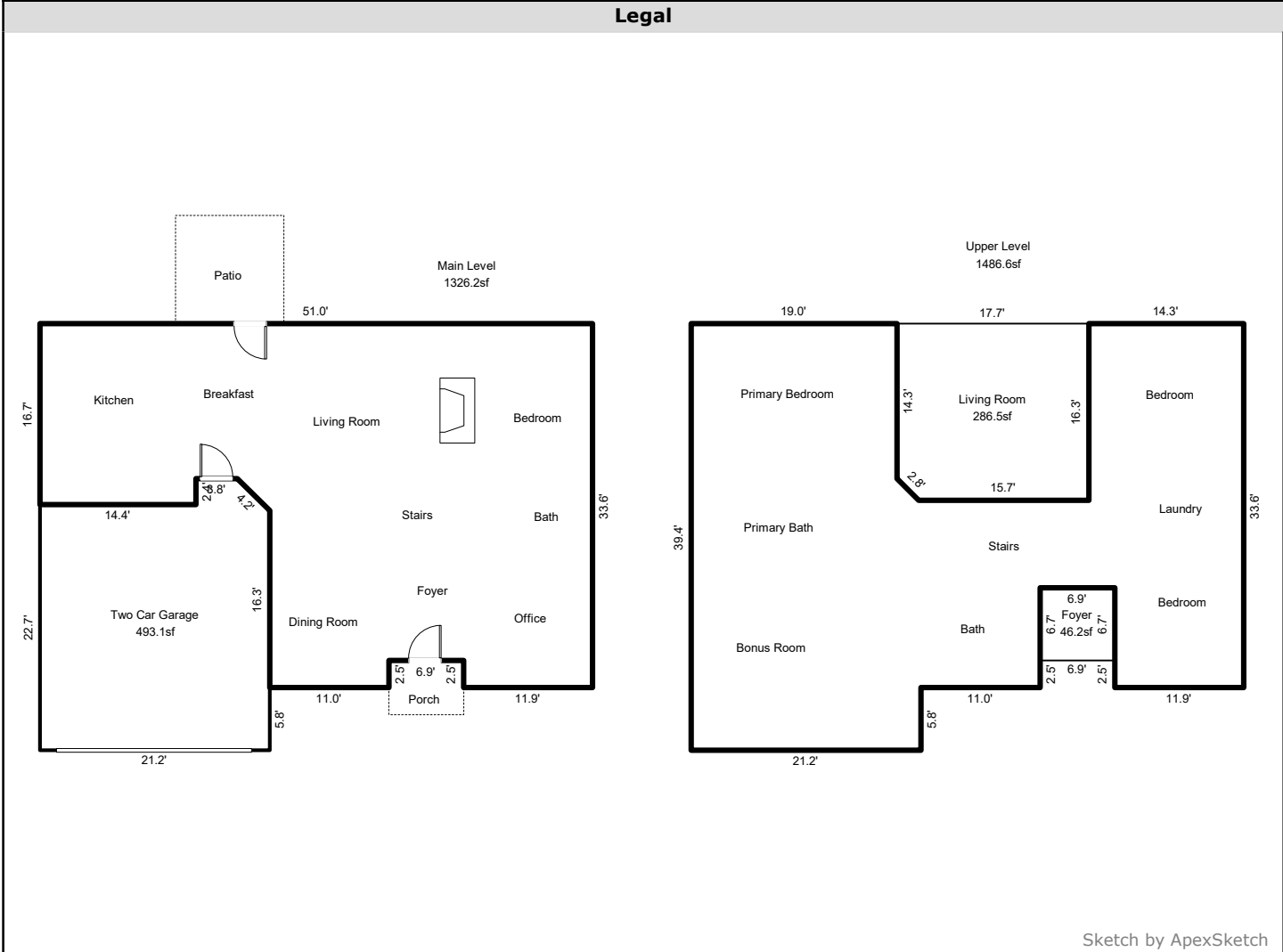


Property Measurements

Parcel					
Legal:	Parcel No.:				
Property Address: 3720 Watts Bluff Dr					
City: Charlotte	County: Mecklenburg	State: NC	ZipCode: 28213		
Owner:					
:					
Measurer: Square Up Measuring			Inspection Date: 07/17/2024		



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals	For a more accurate measurement, measurements are based on the Official ANSI Z765-2021 Handbook and the current North Carolina Residential Square Footage Guideline approved by the American National Standards Institute (ANSI) and recognized by the North Carolina Real Estate Commission for single-family dwellings, townhouses and condos for both North and South Carolina. Measurements for marketing and informational purposes.			
GLA1	Main Level	1.0	1326.2	177.3	1326.2			<ul style="list-style-type: none"> Doors, stairs and fireplace locations are approximate. Room locations are approximate. All measurements are rounded to the nearest tenth of an inch. <div style="text-align: right; font-size: small;"> </div>	
GLA2	Upper Level	1.0	1486.6	230.6	1486.6				
GAR	Two Car Garage	1.0	493.1	90.9	493.1				
UND	Living Room	1.0	286.5	66.8					
	Foyer	1.0	46.2	27.2	332.7				
Net LIVABLE cnt 2 (rounded) 2,813						COMMENT TABLE 2	COMMENT TABLE 3		

Property Measurements

Parcel

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Owner:
:
Measurer: Square Up Measuring Inspection Date: 07/17/2024

Legal

Main Level (GLA1)

	32.80	x	14.30	=	469.04
0.5	x	4.22	x	2.11	= 4.45
	19.30	x	11.00	=	212.30
	18.80	x	16.80	=	315.84
	18.20	x	14.30	=	260.26
	11.90	x	2.50	=	29.75
	14.40	x	2.40	=	34.56
	Total area:				1326.20

Upper Level (GLA2)

	23.10	x	21.00	=	485.10
0.5	x	2.83	x	1.41	= 2.00
	19.00	x	16.30	=	309.70
	14.80	x	11.20	=	165.76
	18.80	x	8.10	=	152.28
	11.20	x	2.50	=	28.00
	11.90	x	6.70	=	79.73
	5.80	x	0.20	=	1.16
	11.90	x	2.50	=	29.75
	16.30	x	14.30	=	233.09
	Total area:				1486.57

Living Room (UND)

0.5	x	2.83	x	1.41	= 2.00
	15.70	x	2.00	=	31.40
	17.70	x	14.30	=	253.11
	Total area:				286.51

Foyer (UND)

	6.90	x	6.70	=	46.23
	Total area:				46.23

Two Car Garage (GAR)

0.5	x	4.22	x	2.11	= 4.45
	3.80	x	2.96	=	11.26
	16.34	x	6.80	=	111.08
	16.90	x	14.40	=	243.36
	21.20	x	5.80	=	122.96
	Total area:				493.11