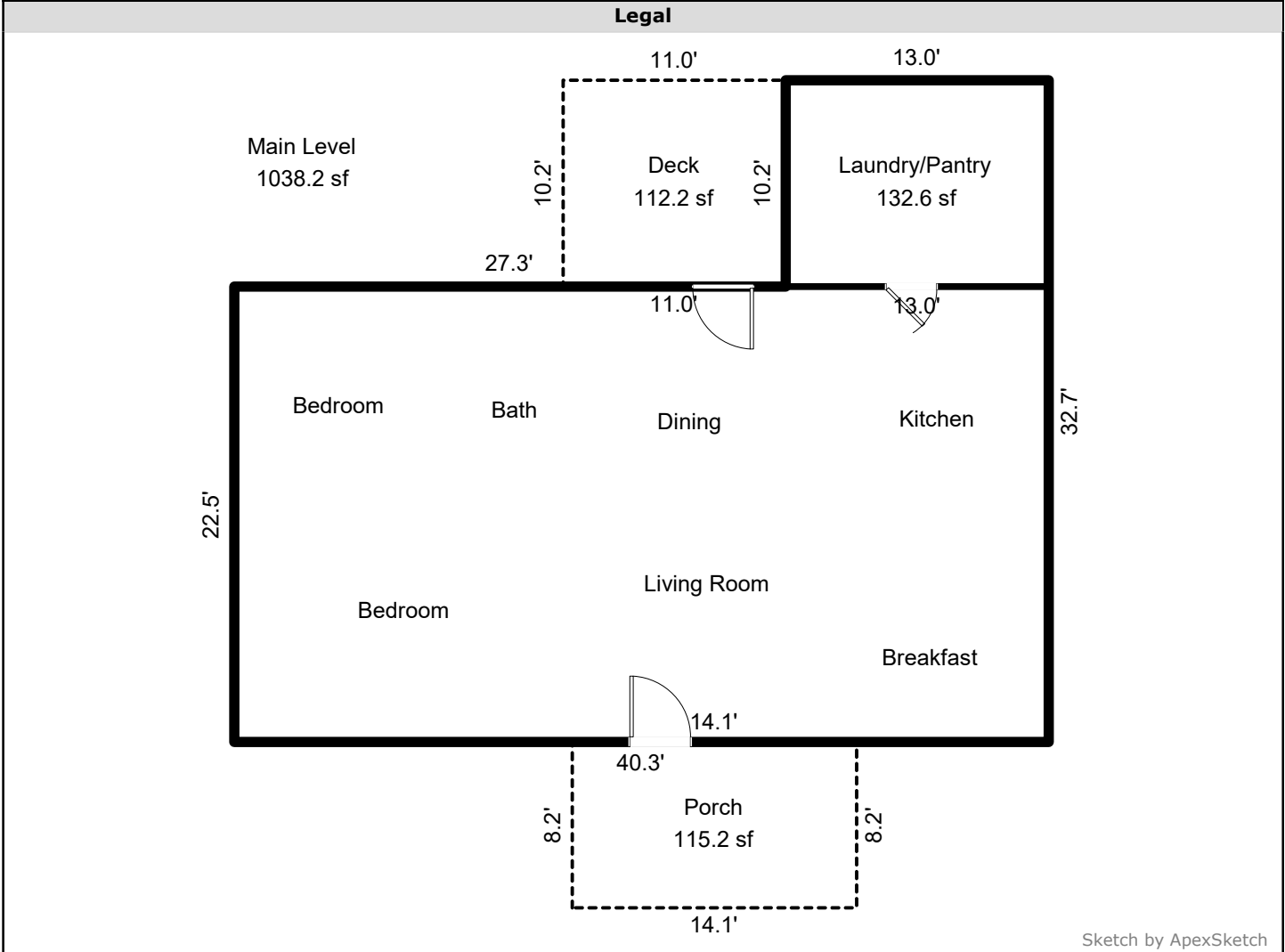


Property Measurements

Parcel				
Legal:	Parcel No.:			
Property Address: 10617 Waxhaw Highway				
City: Waxhaw	County: Union	State: NC	ZipCode: 28173	
Owner:				
:				
Measurer: Square Up Measuring		Inspection Date: 09/04/2024		



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals	<p>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.</p> <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. 			
GLA1	Main Level	1.0	1038.2	145.9	1038.2				
OTH	Laundry/Pantry	1.0	132.6	46.4	132.6				
P/P	Deck	1.0	112.2	42.4					
	Porch	1.0	115.2	44.5	227.4				
<p>Net LIVABLE cnt 1 (rounded) 1,038</p>						<p>COMMENT TABLE 2</p> <p>Laundry/Pantry: sloped ceiling height ranged from 6'7"-7'2". Ceiling height <7' over 50% of surface area (33% total > 7'). HLA excluding this area is 905sf.</p>		<p>COMMENT TABLE 3</p>	

Property Measurements

Parcel

Legal: Parcel No.:
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City: Waxhaw County: Union State: NC ZipCode: 28173
Owner:
:
Measurer: Square Up Measuring Inspection Date: 09/04/2024

Legal

Main Level (GLA1)
32.70 x 13.00 = 425.10
27.25 x 22.50 = 613.13
Total area: 1038.23

Deck (P/P)
11.00 x 10.20 = 112.20
Total area: 112.20

Porch (P/P)
14.05 x 8.20 = 115.21
Total area: 115.21

Laundry/Pantry (OTH)
13.00 x 10.20 = 132.60
Total area: 132.60