

MEASUREMENT REPORT



LOCATED AT

1226 WOODLAND CHURCH RD
WAKE FOREST, NC 27587

FOR

GRAHAM BAKER
COLDWELL BANKER ADVANTAGE

AS OF

02/25/2025

BY

GLENN DAY
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MEASUREMENTS

FILE NUMBER: 25022401

PROPERTY ADDRESS: 1226 WOODLAND CHURCH RD

CITY: WAKE FOREST COUNTY: GRANVILLE STATE: NC ZIP: 27587

CLIENT: GRAHAM BAKER c/o COLDWELL BANKER ADVANTAGE

TOTAL ABOVE GRADE: 9 ROOMS / 4 BEDROOMS / 2 FULL BATHS / 1 HALF BATHS / 2069 HSF

FIRST FLOOR: 4 ROOMS / 0 BEDROOMS / 0 FULL BATHS / 1 HALF BATHS / 848 HSF

FOYER: 11.3' X 3.6'
FAMILY ROOM: 17.5' X 15.3' (HAS A GAS LOG FIREPLACE)
KITCHEN: 13.2' X 10.4'
DINING AREA: 10.3' X 10.0'
DINING ROOM: 11.9' X 10.9'
HALF BATH

SECOND FLOOR: 5 ROOMS / 4 BEDROOMS / 2 FULL BATHS / 0 HALF BATHS / 1221 HSF

MAIN BEDROOM: 14.4' X 12.9'
MAIN BATH (TUB, SHOWER, WIC)
BEDROOM #2: 17.0' X 16.3' (COULD ALSO BE A BONUS ROOM)
BEDROOM #3: 10.0' X 10.0'
BEDROOM #4: 10.9' X 10.0'
FULL BATH
LAUNDRY: 7.4' X 5.8'

FRONT PORCH: 14.8' X 6.0'
DECK: 12.0' X 10.8'
2 CAR GARAGE: 22.2' X 22.2'

FENCED REAR YARD

SKETCH/AREA TABLE ADDENDUM

File No 25022401

SUBJECT

Property Address 1226 WOODLAND CHURCH RD

City WAKE FOREST

County GRANVILLE

State NC

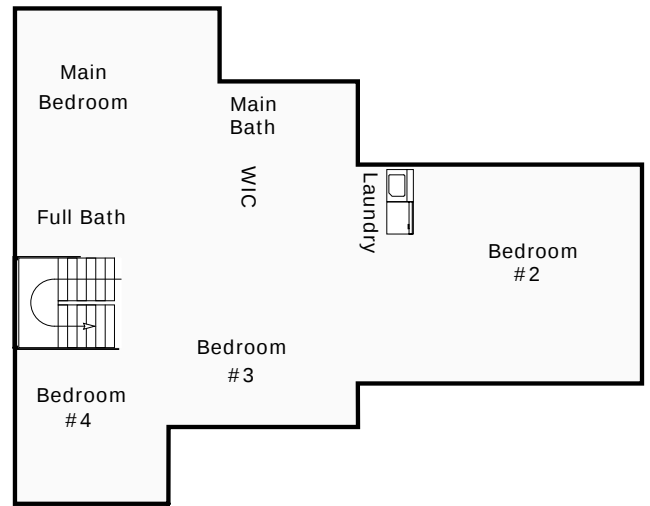
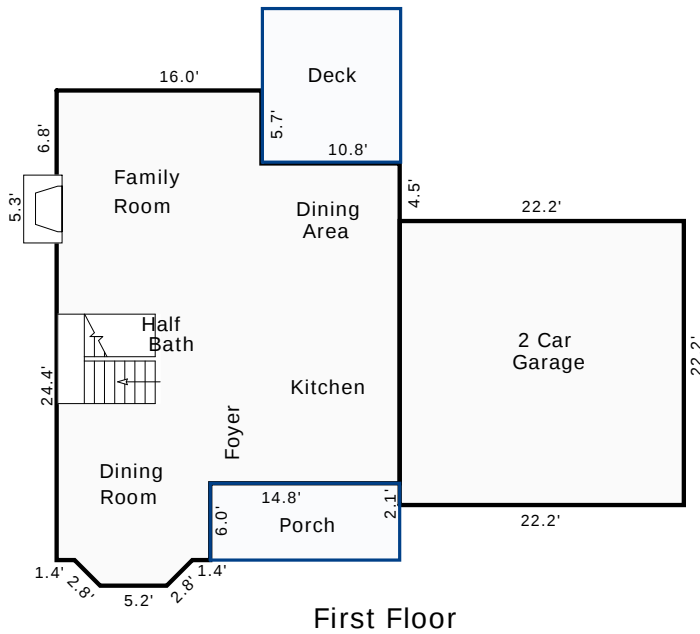
Zip 27587

Borrower

Lender/Client GRAHAM BAKER

Appraiser Name GLENN DAY

IMPROVEMENTS SKETCH



Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	847.60	847.60
GLA2	Second Floor	1266.53	
	Open Stairs	-45.50	1221.03
GAR	Garage	492.84	492.84
P/P	Porch	88.80	
	Deck	129.60	218.40
Net LIVABLE Area		(rounded)	2069

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
	5.7 x	16.0	91.20
0.5 x	2.0 x	2.0	2.00
	6.0 x	12.0	72.00
	25.0 x	26.8	670.00
	5.2 x	2.0	10.40
0.5 x	2.0 x	2.0	2.00
Second Floor			
0.5 x	0.0 x	6.0	0.03
	5.7 x	16.0	91.20
	6.5 x	26.8	174.20
	17.1 x	49.0	837.90
	3.4 x	26.8	91.24
	12.0 x	6.0	71.95
0.5 x	3.4 x	0.0	0.01
Open Stairs			
	8.0 x	3.5	-28.00
	3.5 x	5.0	-17.50
15 Items	(rounded)		2069