

MEASUREMENT REPORT



LOCATED AT

49 S Cobble Creek Dr
Henderson, NC 27537

FOR

Anita Spangler
Coldwell Banker Advantage
Wake Forest, NC 27587

AS OF

05/31/2022

BY

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ROOM DIMENSIONS

File No. 22053101

Borrower				
Property Address	49 S Cobble Creek Dr			
City	Henderson	County	VANCE	State NC Zip Code 27537
Lender/Client	Anita Spangler			

TOTAL: 7 Rooms / 3 Bedrooms / 2 Full Baths / 0 Half Bath / 1331 HSF.

First Floor: 5 Rooms / 1 Bedrooms / 1 Full Baths / 0 Half Baths / 855 HSF

Dining Room: 13.6' X 10.2'
Kitchen: 11.3' x 10.2'
Family Room: 15.9' X 12.6'
Master Bedroom: 12.6' X 11.9'
Master Bath
Laundry/Mud Rm: 6.6' X 6.1'

Porch: 13.2' X 4.0'
Side Porch: 5.0' X 4.0'
Attached Ext Storage: 8.2' X 6.1'

Detached Ext Storage Building: 10.0' (W) X 11.0' (D)

Bedroom #2: 15.6' X 12.5'
Full Bath
Bedroom #3: 12.5' X 11.3'
Office: 12.4' X 10.4'

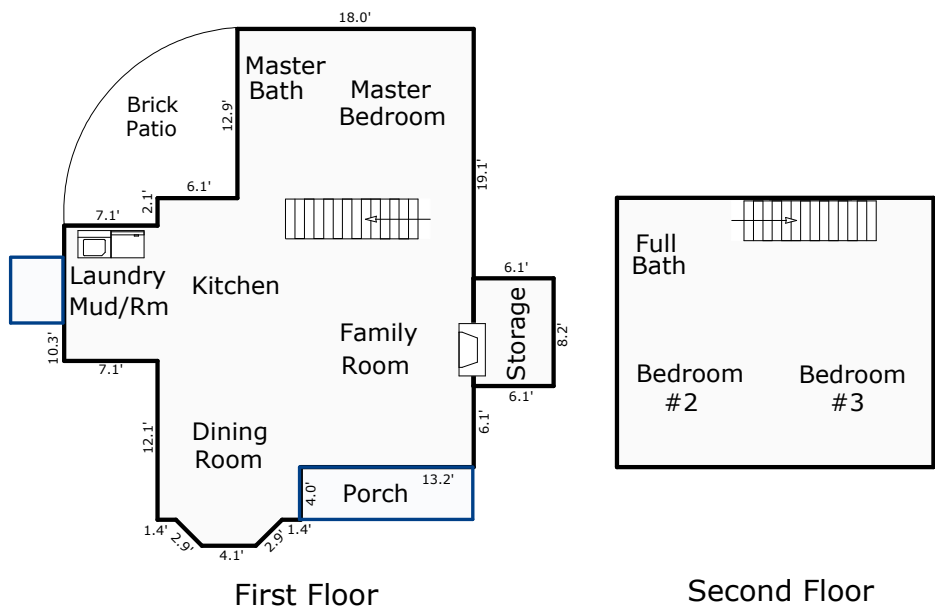
Porch: 26.9' X 5.0'
Screen Porch: 20.7' X 7.8'
Patio: 32.0' X 19.6'

Second Floor: 2 Rooms / 2 Bedrooms / 1 Full Baths / 0 Half Bath / 476 HSF

Bedroom #2: 12.9' X 12.5'
Bedroom #3: 12.5' X 9.9'
Full Bath

Building Sketch

Borrower							
Property Address	49 S Cobble Creek Dr						
City	Henderson	County	VANCE	State	NC	Zip Code	27537
Lender/Client	Anita Spangler						



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	855.18	855.18
GLA2	Second Floor	494.05	
	Open Stairway	-18.00	476.05
GBA1	Ext Storage	50.02	50.02
P/P	Porch	52.80	72.80
	Side Porch	20.00	
Net LIVABLE Area		(rounded)	1331
Net BUILDING Area		(rounded)	50

LIVING/BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	31.2	x 10.3	321.36
	8.1	x 24.1	195.21
	12.9	x 18.0	232.20
	2.1	x 24.1	50.61
0.5 x	2.0	x 2.0	2.00
	4.0	x 10.9	43.60
	4.1	x 2.0	8.20
0.5 x	2.0	x 2.0	2.00
Second Floor			
	24.1	x 20.5	494.05
Open Stairway	3.0	x 6.0	-18.00
Ext Storage	6.1	x 8.2	50.02
11 Items	(rounded)		1381