

MEASUREMENT REPORT



LOCATED AT

2760 98 NC HWY
LOUISBURG, NC 27549

FOR

GRAHAM BAKER
COLDWELL BANKER ADVANTAGE

AS OF

12/18/2024

BY

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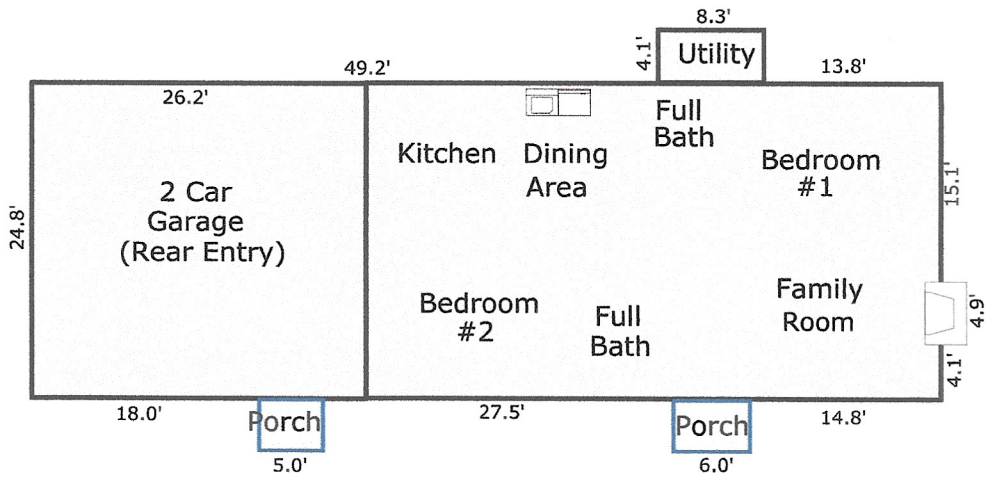
SKETCH/AREA TABLE ADDENDUM

File No 24121801

SUBJECT

Property Address	2760 98 NC HWY		
City	LOUISBURG	State	NC
		Zip	27549
Borrower			
Lender/Client	GRAHAM BAKER	L/C Address	COLDWELL BANKER ADVANTAGE
Appraiser Name			

IMPROVEMENTS SKETCH



Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1118.48	
	Ext Stor/Utility	34.03	1152.51
GAR	Garage	649.76	649.76
P/P	Main Porch	24.00	
	Garage Porch	20.00	44.00
Net LIVABLE Area		(rounded)	1153

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
45.1 x	24.8	1118.48
Ext Stor/Utility		
4.1 x	8.3	34.03
2 Items	(rounded)	1153

MEASUREMENTS

FILE NUMBER: 24121801

PROPERTY ADDRESS: 2760 98 NC HWY

CITY: LOUISBURG COUNTY: FRANKLIN STATE: NC ZIP: 27549

CLIENT: GRAHAM BAKER c/o COLDWELL BANKER ADVANTAGE

TOTAL ABOVE GRADE: 5 ROOMS / 3 BEDROOM / 2 FULL BATHS / 0 HALF BATHS / 1118 HSF

FIRST FLOOR: 5 ROOMS / 3 BEDROOM / 2 FULL BATHS / 0 HALF BATHS / 1118 HSF

LIVING ROOM: 18.5' X 11.3' (HAS A BRICK FIREPLACE)

KITCHEN: 11.4' X 11.1'

DINING AREA: 8.3' X 7.8' (WASHER & DRYER LOCATED IN THIS AREA)

FULL BATH

BEDROOM #1: 13.1' X 11.4'

FULL BATH

BEDROOM #2: 14.9' X 11.3'

FRONT PORCH: 6.0' X 4.0'

GARAGE PORCH: 5.0' X 4.0'

2 CAR ATTACHED GARAGE: 26.2' X 24.8'

2 CAR/RV SHELTER: 35.0' X 24.2'

GAZEBO: 19.4' X 12.0'