

SKETCH/AREA TABLE ADDENDUM

SUBJECT

Case No **HorowitzS**

File No **WF-GALLIVANT-WY-1028**

Property Address **1028 Gallivant Way**

City **Wake Forest**

County **Wake**

State **NC**

Zip **27587**

Borrower

Lender/Client **Stacey Horowitz**

Appraiser Name

IMPROVEMENTS SKETCH

First floor improvements sketch showing the layout of the main level. The layout includes a Dining area (11 x 10) and a large Family Room (19.7 x 19) at the rear. The Kitchen (15.3 x 11) is located to the left of the Family Room, featuring a refrigerator (Ref) and a range. A Pantry is situated between the Kitchen and the Foyer (9.6 x 7). The Foyer leads to a Porch (10.7 x 5.7) and a two-car Garage (20 x 20.1). A central Hallway provides access to a Bathroom and a Water Heater (WH). A large Patio (20 x 10) is located at the rear of the property. The overall dimensions of the main structure are 21' wide by 25.7' deep, with a side extension measuring 40.6'.

Second floor improvements sketch showing the layout of the upper level. The layout includes an Owner's Suite (16.4 x 15.4) with an adjacent Bath and a Walk-In Closet (W I C). A central Laundry room (8.5 x 5.5) provides access to a Bonus / Loft area (18 x 13.5) and two additional Bedrooms (13.2 x 11.8 and 13.2 x 12). Each Bedroom has its own Bath and W I C. A Linen closet (Lin) is also present. The overall dimensions of the main structure are 21' wide by 46.3' deep, with a side extension measuring 40.6'.

- Measured on 1/10/2024 -

- All measurements are approximate.

- Appliance Symbols on Sketch Indicate Location of Current Appliances or Apparent Connections for Appliances Only. Inclusion on Sketch Does Not Necessarily Indicate Appliances Are To Convey -
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Comments: **All Measurements are Approximate.**

AREA CALCULATIONS

Scale: **1 = 13**

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	983.06	983.06
GLA2	Second Floor	1406.72	1406.72
GAR	Garage	423.66	423.66
P/P	Porch	60.99	
	Patio	200.00	260.99
Net LIVABLE Area		(rounded)	2390

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
31.70	x	25.70	814.69
14.90	x	11.30	168.37
Second Floor			
40.60	x	31.70	1287.02
5.70	x	21.00	119.70
4 Items		(rounded)	2390

RICK BENNETT

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