



House Measurements & Floor Plan

Property Address:
1017 Wedgeland Dr, Raleigh, NC 27615

Prepared for:
Bern Bullard
COMPASS Realty
May 7, 2026



Farshid Bondar
(919) 917-5490
Triangle Appraising Services

FLOOR PLAN & INTERIOR DIMENSIONS

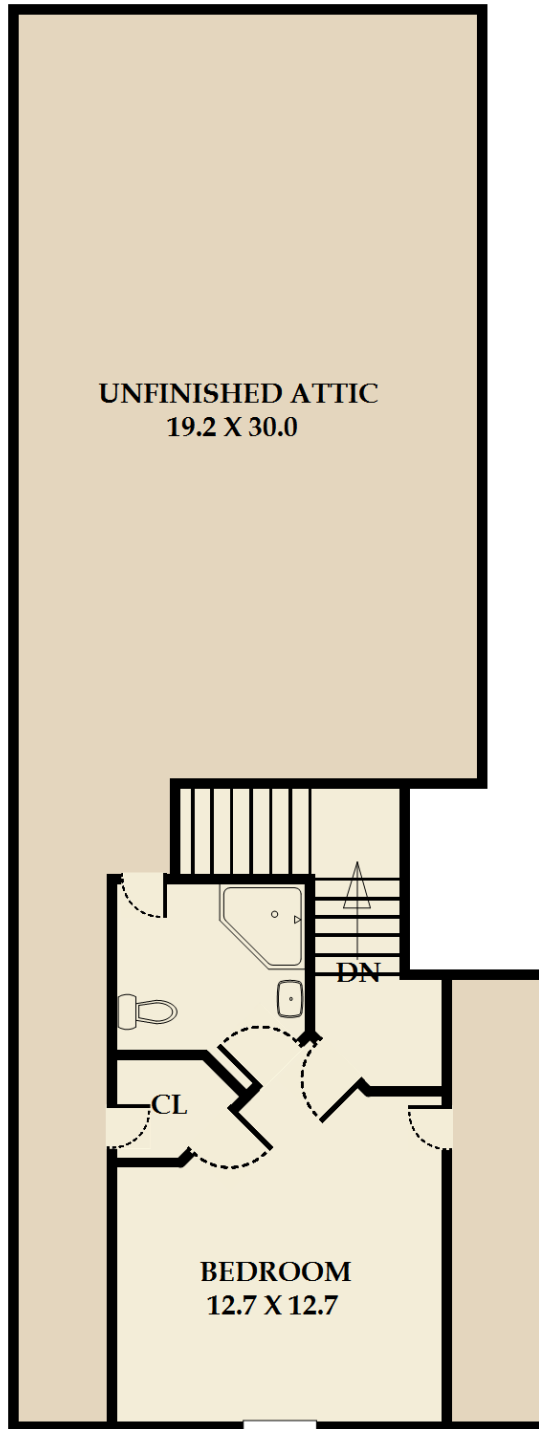


FIRST FLOOR

This floor plan is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own sources. It is assumed that all workmanship in the existing property has been done according to local industry standards and permits duly obtained.

FLOOR PLAN & INTERIOR DIMENSIONS

SECOND FLOOR



AREA CALCULATION DETAILS

Living Area		Calculation Details
First Floor	1705.68 Sq ft	$30 \times 10.7 = 321$ $31.9 \times 11.15 = 355.68$ $36.2 \times 11.5 = 416.3$ $37.2 \times 12.3 = 457.56$ $0.45 \times 1.4 = 0.63$ $5.6 \times 27.15 = 152.04$ $0.5 \times 2 \times 2 = 2$ $0.1 \times 4.65 = 0.46$
Second Floor	336.91 Sq ft	$13.7 \times 18.5 = 253.45$ $7.8 \times 9.4 = 73.32$ $3.9 \times 2.6 = 10.14$
Total Living Area (Rounded):		2043 Sq ft
Non-living Area		
2 Car Garage - Attached	527.48 Sq ft	$21.85 \times 22.1 = 482.88$ $11.15 \times 4 = 44.6$
Patio	130 Sq ft	$9 \times 10 = 90$ $10 \times 4 = 40$
Covered Stoop	26.41 Sq ft	$5.15 \times 0.55 = 2.83$ $4.65 \times 3.5 = 16.27$ $2 \times 2.65 = 5.3$ $0.5 \times 2 \times 2 = 2$
Screened Porch	455.73 Sq ft	$10.7 \times 5.9 = 63.13$ $14.1 \times 27.45 = 387.04$ $10.1 \times 0.55 = 5.56$
Unfinished Attic	74.92 Sq ft	$18.5 \times 4.05 = 74.92$
Unfinished Attic	725.29 Sq ft	$19.2 \times 31.7 = 608.64$ $3.9 \times 2.6 = 10.14$ $4.05 \times 26.3 = 106.52$

AREA SUMMARY

TOTAL LIVING AREA:	2,043 sq ft
First Floor Living Area:	1,706 sq ft
Second Floor Living Area:	337 sq ft
Screened Porch Area:	456 sq ft
Patio Area:	130 sq ft
Covered Stoop Area:	26 sq ft
Unfinished Attic Area: (Approx., Ceiling Height Partially < 5')	800 sq ft
2-Car Garage Area:	527 sq ft

Usage License

Use of images and documents will be granted to the real estate agent client and their brokerage for the sole purpose of marketing the specific property, including distribution to the Triangle MLS, feeds, and syndication, after the full payment of the invoice. This usage is limited to the duration of the listing as long as the real estate agent client is representing the sale of the property.

The real estate agent client may also use the documents listed above for an unlimited time period beyond the listing time frame in their local area for their self-promotion.

TRIANGLE APPRAISING SERVICES retains copyright of all images and documents.

Any usage of the images and documents by a third party, including but not limited to, a new listing agent, architects, builders, stagers, designers, sellers or buyers for commercial use is strictly prohibited unless approved in writing by TRIANGLE APPRAISING SERVICES.

However, images and documents may be given to the seller of the property for non-commercial, personal use. This license is not transferable. If further usage is desired for additional time frames and/or uses by the client and/or another person or entity, TRIANGLE APPRAISING SERVICES encourages contact for an estimate of the fee(s) which may be incurred and to obtain written permission to do so.

Total living area calculated based on onsite measurements. Residential Square Footage Guidelines and Square Footage – Method For Calculating: ANSI Z765-2021 were applied for the calculations unless otherwise specified.