



House Measurements & Floor Plan

Property Address:
404 Timber Cut Ln, Apex, NC 27502

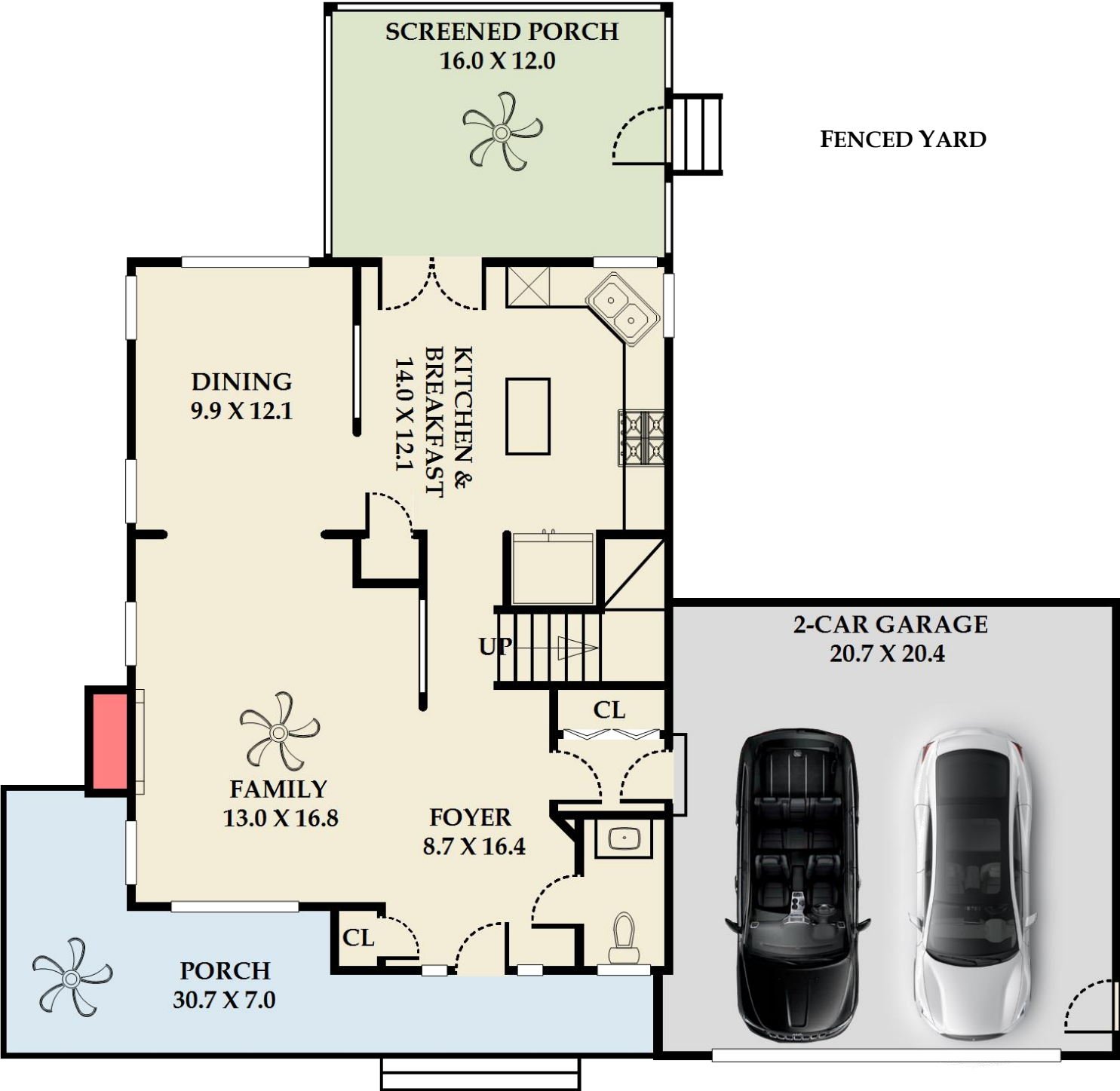
Prepared for:
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Coldwell Banker Advantage
May 7, 2026



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FLOOR PLAN & INTERIOR DIMENSIONS

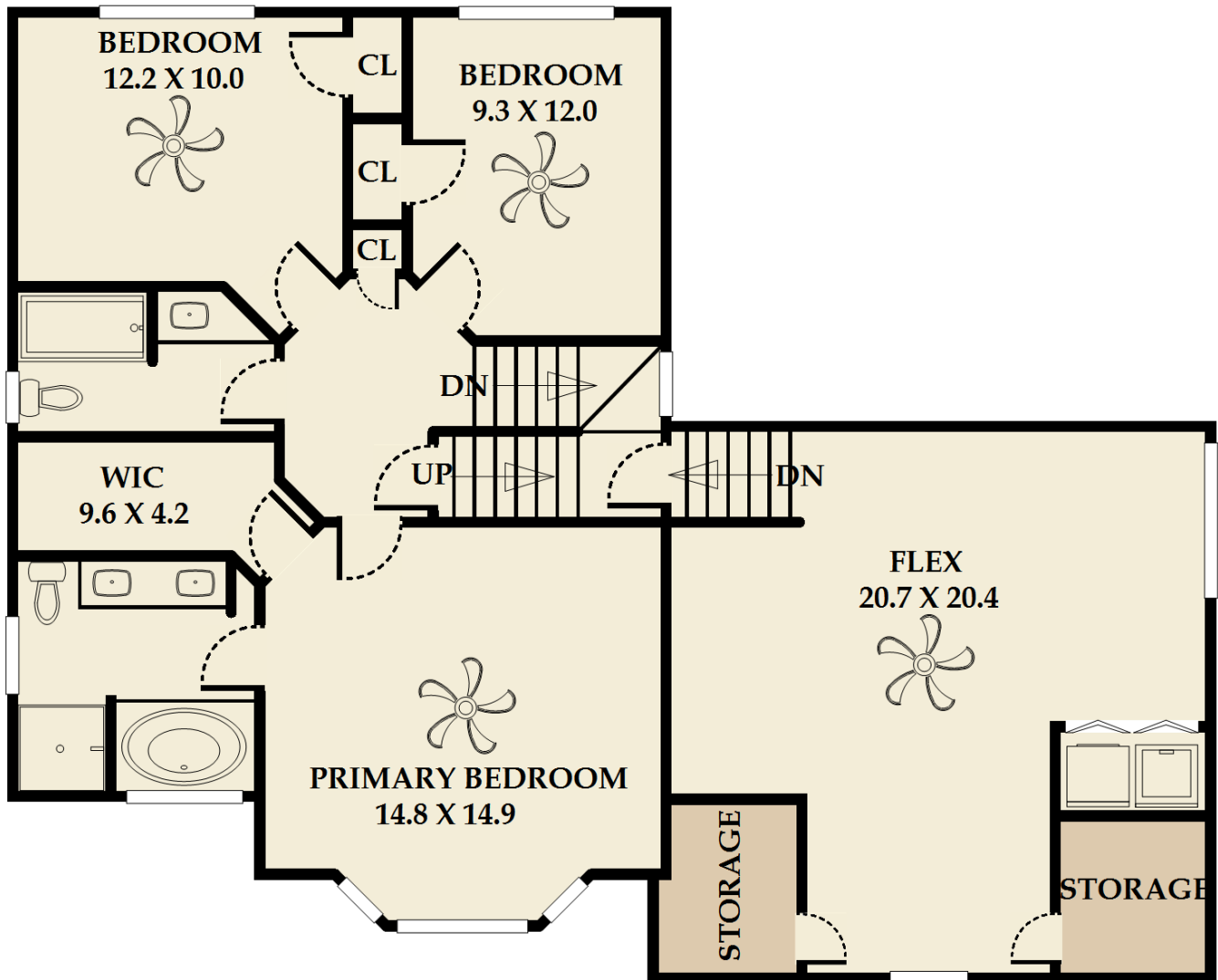
FIRST FLOOR



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.

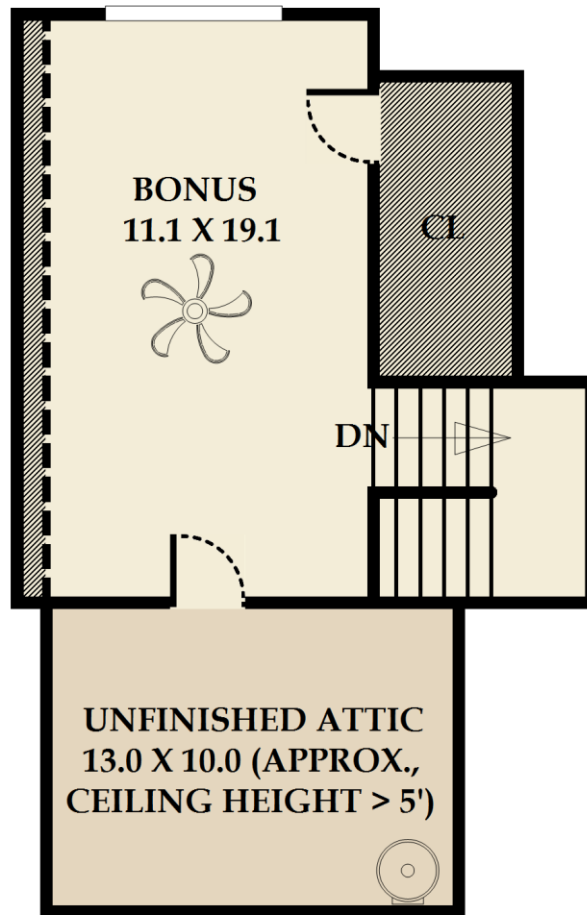
FLOOR PLAN & INTERIOR DIMENSIONS

SECOND FLOOR



FLOOR PLAN & INTERIOR DIMENSIONS

THIRD FLOOR



AREA CALCULATION DETAILS

Living Area		Calculation Details
First Floor	812.17 Sq ft	$25.25 \times 30.3 = 765.08$ $3 \times 15.7 = 47.1$
Second Floor	1202.61 Sq ft	$0.5 \times 2 \times 2 = 2$ $0.5 \times 2 \times 2 = 2$ $5.9 \times 2 = 11.8$ $30.3 \times 9.55 = 289.36$ $33.3 \times 15.7 = 522.81$ $14.4 \times 5.25 = 75.6$ $21.3 \times 9.8 = 208.74$ $15.05 \times 6 = 90.3$
Less than 5 ft Ceiling Height	-50.96 Sq ft	$4.9 \times 10.4 = 50.96$
Less than 5 ft Ceiling Height	-20 Sq ft	$1 \times 20 = 20$
Third Floor	348.46 Sq ft	$20 \times 12.1 = 242$ $7.4 \times 7.5 = 55.5$ $4.9 \times 10.4 = 50.96$
Total Living Area (Rounded):	2292 Sq ft	
Non-living Area		
Porch	202.75 Sq ft	$12.6 \times 4 = 50.4$ $2 \times 5.35 = 10.7$ $7 \times 11.55 = 80.85$ $15.2 \times 4 = 60.8$
2 Car Garage - Attached	450.36 Sq ft	$21.3 \times 21.05 = 448.36$ $0.5 \times 4 = 2$
Screened Porch	192 Sq ft	$16 \times 12 = 192$
Storage	38.22 Sq ft	$6.9 \times 5.25 = 36.22$ $0.5 \times 4 = 2$
Storage	37.5 Sq ft	$6.25 \times 6 = 37.5$
Unfinished Attic	147 Sq ft	$14 \times 10.5 = 147$

AREA SUMMARY

TOTAL LIVING AREA:	2,292 sq ft
First Floor Living Area:	812 sq ft
Second Floor Living Area:	1,203 sq ft
Third Floor Living Area:	277 sq ft
Screened Porch Area:	192 sq ft
Porch Area:	203 sq ft
Storage Area:	76 sq ft
Unfinished Attic Area: (Approx., Ceiling Height Partially > 5')	147 sq ft
2-Car Garage Area:	450 sq ft

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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.