



Townhouse Measurements & Floor Plan

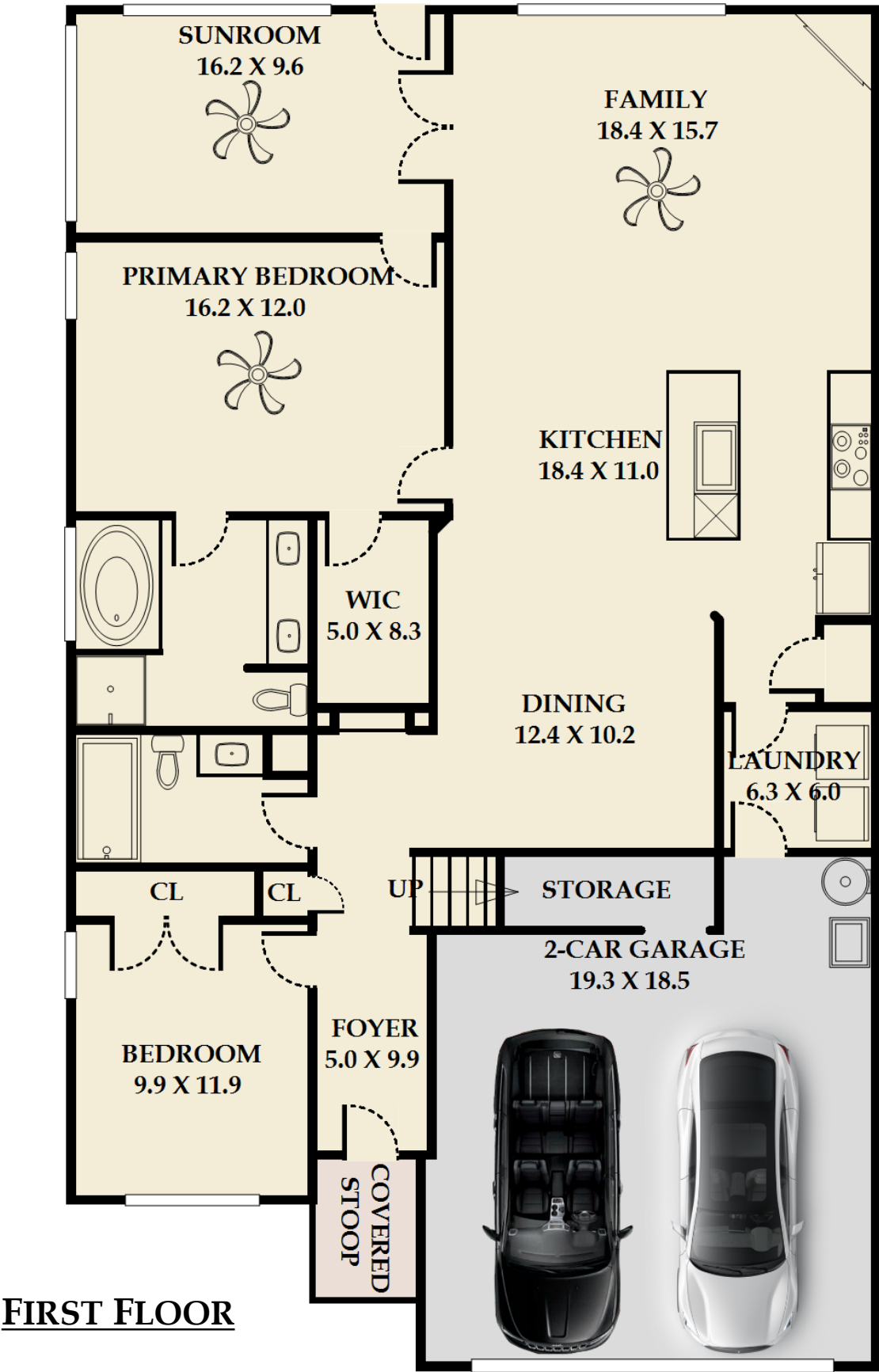
Property Address:
603 Beech Hanger Dr, Morrisville, NC 27560

Prepared for:
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Esteem Properties Inc.
May 19, 2026



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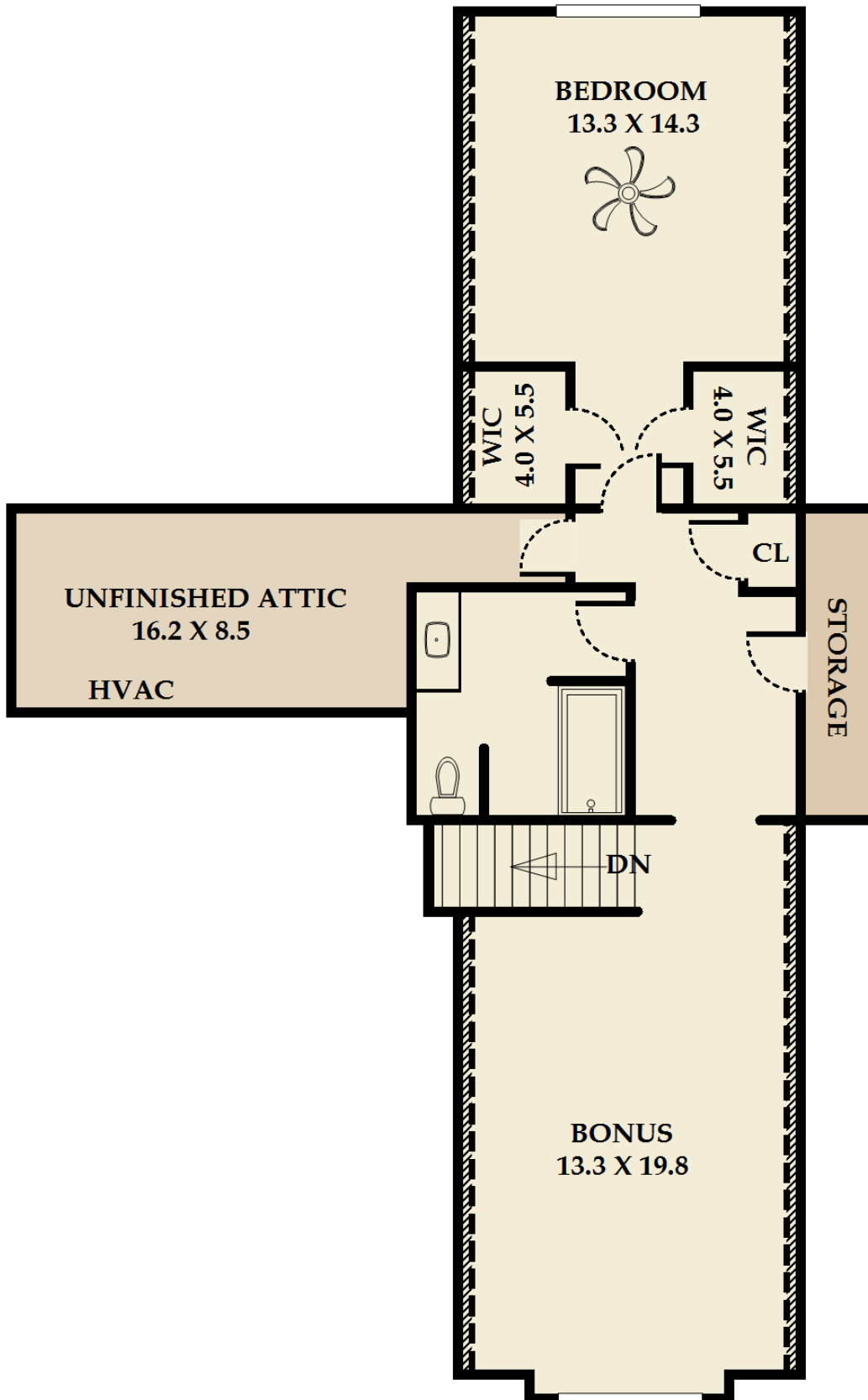
FLOOR PLAN & INTERIOR DIMENSIONS



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	1608.31 Sq ft	$36 \times 37.7 = 1357.2$ $3.5 \times 3.05 = 10.68$ $16.15 \times 13.55 = 218.83$ $2 \times 10.8 = 21.6$	
Second Floor	828.02 Sq ft	$8.3 \times 1 = 8.3$ $56.8 \times 9.6 = 545.28$ $4.7 \times 20.7 = 97.29$ $6.6 \times 9.7 = 64.02$ $5.9 \times 3.8 = 22.42$ $4.7 \times 19.3 = 90.71$	
Less than 5 ft Ceiling Height	-12.42 Sq ft	$0.6 \times 20.7 = 12.42$	
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Less than 5 ft Ceiling Height	-13.86 Sq ft	$0.6 \times 23.1 = 13.86$	
Less than 5 ft Ceiling Height	-11.58 Sq ft	$19.3 \times 0.6 = 11.58$	
Total Living Area (Rounded):		2386 Sq ft	
Non-living Area			
2 Car Garage - Attached	450.6 Sq ft	$23 \times 16.8 = 386.4$ $3.55 \times 9.45 = 33.55$ $3.05 \times 10.05 = 30.65$	
Covered Stoop	31.52 Sq ft	$6.5 \times 4.85 = 31.52$	
Storage	39 Sq ft	$13 \times 3 = 39$	
Unfinished Attic	163.73 Sq ft	$8.5 \times 16.7 = 141.95$ $3.3 \times 6.6 = 21.78$	

AREA SUMMARY

TOTAL LIVING AREA:	2,386 sq ft
First Floor Living Area:	1,608 sq ft
Second Floor Living Area:	778 sq ft
Covered Stoop Area:	32 sq ft
Storage Area:	39 sq ft
Unfinished Attic Area: (Approx., Ceiling Height Partially < 5')	164 sq ft
2-Car Garage Area:	451 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.