

All Dimensions Shown In This Floor Plan Are Approximate

Homes are "hand measured" & accurate to 1% - No camera images or videos are used to calculate Sq. Footage.

File # if Applicable:

Parcel # if Applicable:

Property Address: 2804 Austin Falls Station

City: Apex

County: Wake

State: NC

ZipCode: 27502

Notes:

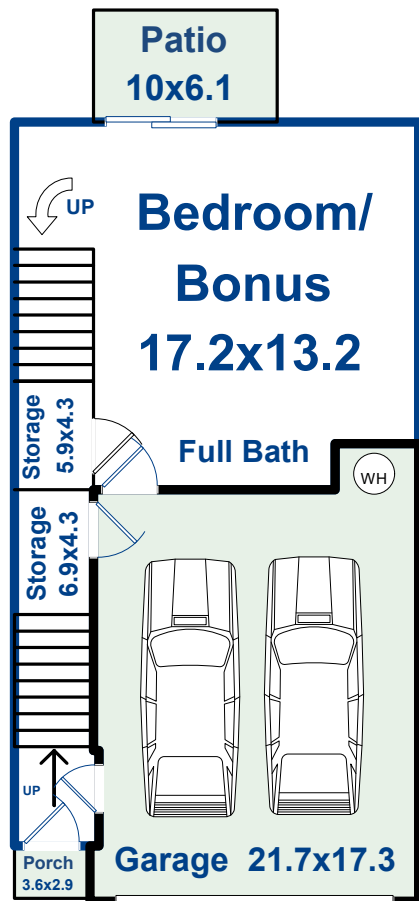
Client: Ben Parker

Firm: Keller Williams Legacy

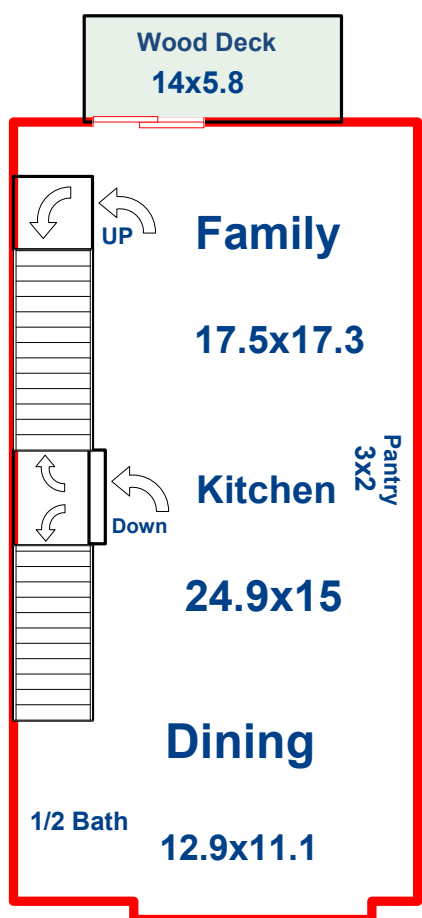
Measured By: Albert Palamenti

Measured On: 09/10/2026

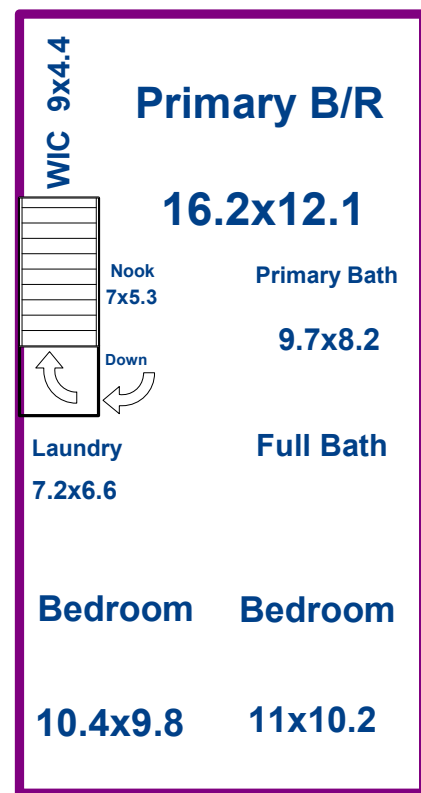
Drawn To Standards In The NCREC "Residential Square Footage Guidelines" Booklet v11/2013 & ANSI-Z765



First Floor



Second Floor



Third Floor

Sketch by ApexSketch

Calculations - All Heated Living Area Assumed To Be Constructed With Proper Permits - Please Consult With Seller.

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.000	513.605	123.400	513.605
GLA2	Second Floor	1.000	945.750	130.800	945.750
GLA3	Third Floor	1.000	932.800	128.800	932.800
GAR	Garage	1.000	406.895	86.200	406.895
P/P	Wood Deck	1.000	81.200	39.600	
	Porch	1.000	11.685	13.900	
	Patio	1.000	61.000	32.200	153.885

Net LIVABLE

cnt

3

(rounded)

2,392