



Townhouse Measurements & Floor Plan

Property Address:
5316 Crescentview Pkwy, Raleigh, NC 27606

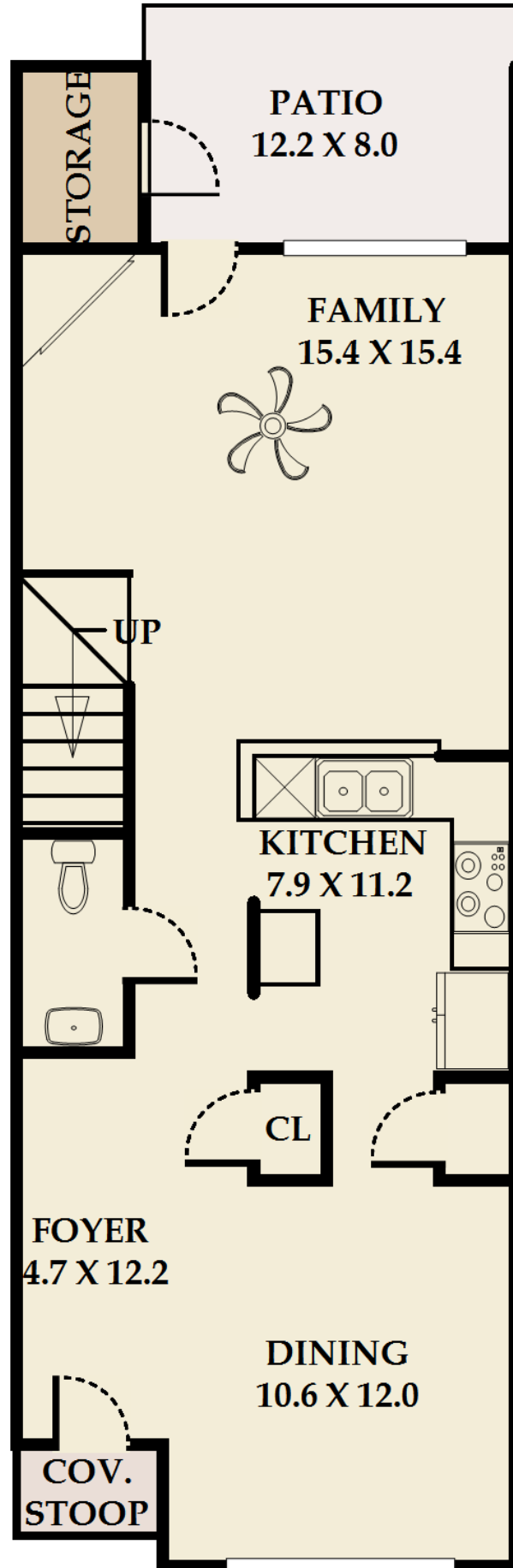
Prepared for:
Kathy Salz
Coldwell Banker Advantage
July 23, 2026



Farshid Bondar
(919) 917-5490
Triangle Appraising Services

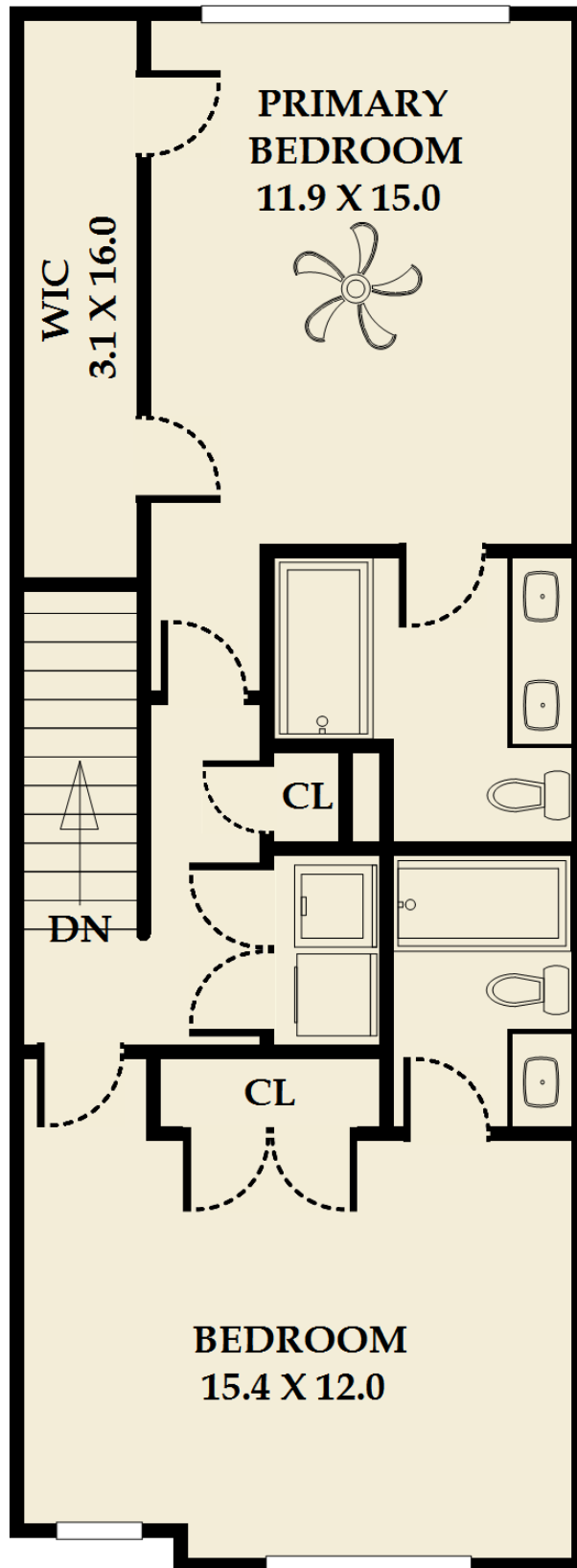
FLOOR PLAN & INTERIOR DIMENSIONS

FIRST FLOOR



FLOOR PLAN & INTERIOR DIMENSIONS

SECOND FLOOR



AREA SUMMARY

TOTAL LIVING AREA:	1,431 sq ft
First Floor Living Area:	692 sq ft
Second Floor Living Area:	739 sq ft
Patio Area:	98 sq ft
Covered Stoop Area:	14 sq ft
Storage Area:	25 sq ft
Designated Parking Spots:	2 front

Living Area		Calculation Details	
First Floor	691.74 Sq ft	$16.4 \times 39.35 = 645.34$	
		$4 \times 11.6 = 46.4$	
Second Floor	738.94 Sq ft	$16.4 \times 44.35 = 727.34$	
		$1 \times 11.6 = 11.6$	
Total Living Area (Rounded):	1431 Sq ft		
Non-living Area			
Covered Stoop	14.4 Sq ft	$3 \times 4.8 = 14.4$	
Patio	97.6 Sq ft	$12.2 \times 8 = 97.6$	
Storage	25.2 Sq ft	$4.2 \times 6 = 25.2$	

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 were applied for the calculations unless otherwise specified.