

House Measurements & Floor Plan

Property Address:
5207 Dutchman Dr, Raleigh, NC 27606

Prepared for:
Deb Lepper
Long & Foster Real Estate
July 1, 2026

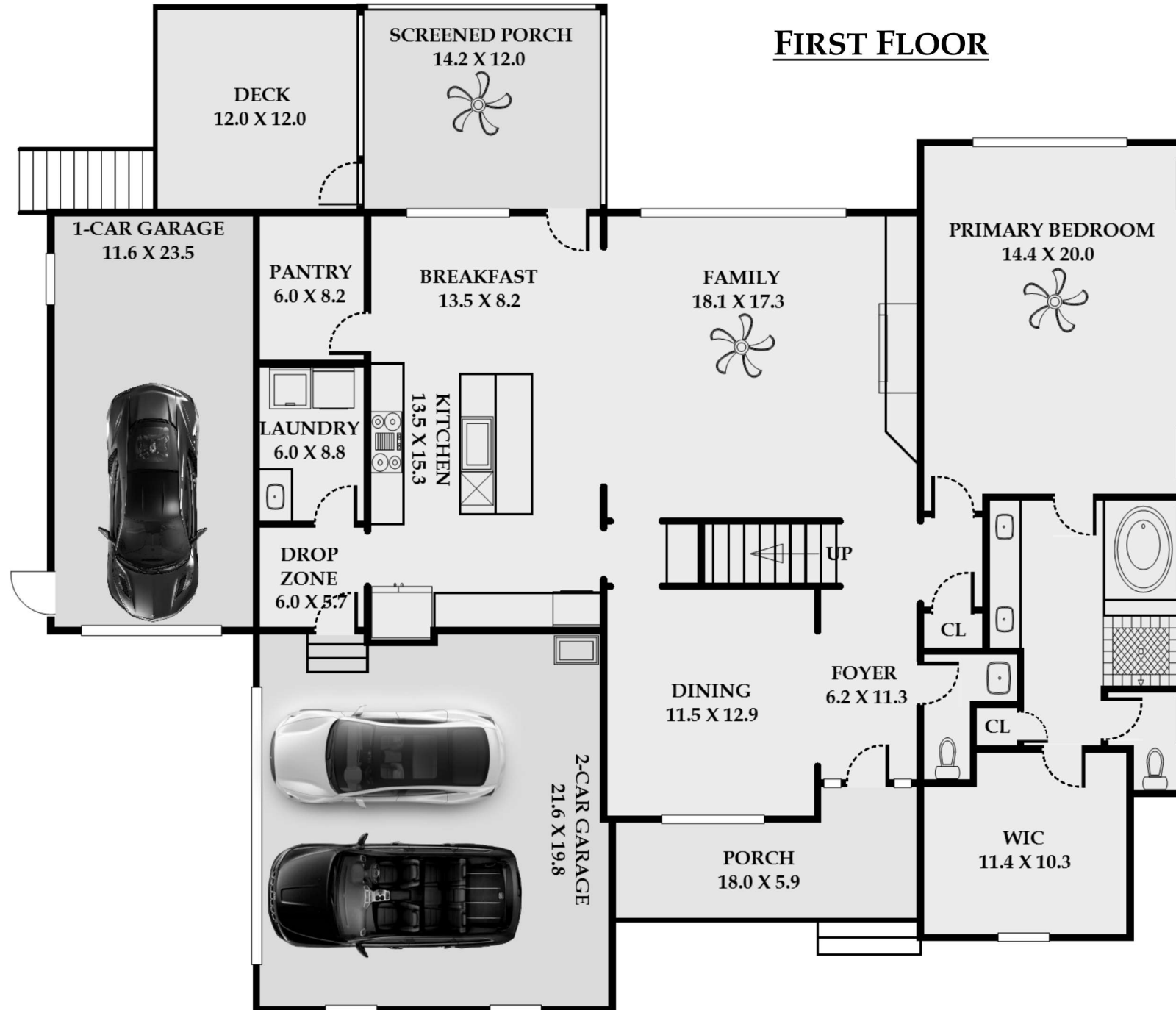


Farshid Bondar
(919) 917-5490
Triangle Appraising Services



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

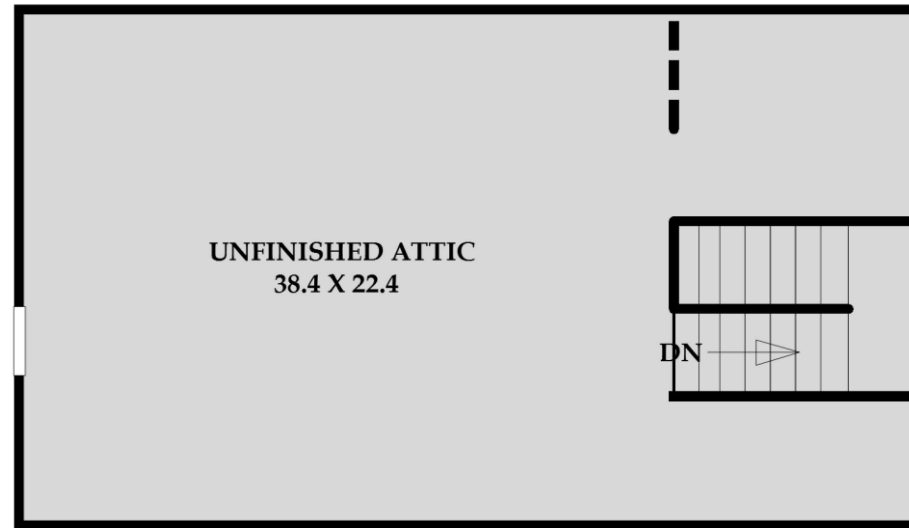
SECOND FLOOR



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

THIRD FLOOR



AREA CALCULATION DETAILS

Living Area		Calculation Details	
First Floor	1822.75 Sq ft	$3.9 \times 0.7 = 2.73$	
		$24.4 \times 20.3 = 495.32$	
		$12.25 \times 8.4 = 102.9$	
		$38 \times 15.25 = 579.5$	
		$18.5 \times 33.3 = 616.05$	
		$2.1 \times 12.5 = 26.25$	
Second Floor	1730.09 Sq ft	$6.4 \times 3.5 = 22.4$	
		$12.5 \times 2.1 = 26.25$	
		$15.5 \times 13.2 = 204.6$	
		$11.4 \times 14.75 = 168.15$	
		$33.3 \times 39.3 = 1308.69$	
Open	-19.76 Sq ft	$3.8 \times 5.2 = 19.76$	
Less than 5 ft Ceiling Height	-25.08 Sq ft	$1.9 \times 13.2 = 25.08$	
Less than 5 ft Ceiling Height	-25.08 Sq ft	$13.2 \times 1.9 = 25.08$	
Total Living Area (Rounded):		3483 Sq ft	
Non-living Area			
1 Car Garage - Attached	292.8 Sq ft	$24.4 \times 12 = 292.8$	
2 Car Garage - Attached	451.45 Sq ft	$20.8 \times 11.1 = 230.88$	
		$11 \times 9.9 = 108.9$	
		$10.4 \times 10.3 = 107.12$	
		$6.5 \times 0.7 = 4.55$	
Screened Porch	170.4 Sq ft	$14.2 \times 12 = 170.4$	
Porch	118.8 Sq ft	$8 \times 6 = 48$	
		$5.9 \times 12 = 70.8$	
Deck	144 Sq ft	$12 \times 12 = 144$	
Unfinished Attic	880.32 Sq ft	$22.4 \times 39.3 = 880.32$	

AREA SUMMARY

TOTAL LIVING AREA:	3,483 sq ft
First Floor Living Area:	1,823 sq ft
Second Floor Living Area:	1,660 sq ft
Screened Porch Area:	170 sq ft
Porch Area:	119 sq ft
Deck Area:	144 sq ft
Unfinished Attic Area:	880 sq ft
1-Car Garage Area:	239 sq ft
2-Car Garage Area:	451 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 were applied for the calculations unless otherwise specified.