



House Measurements & Floor Plan

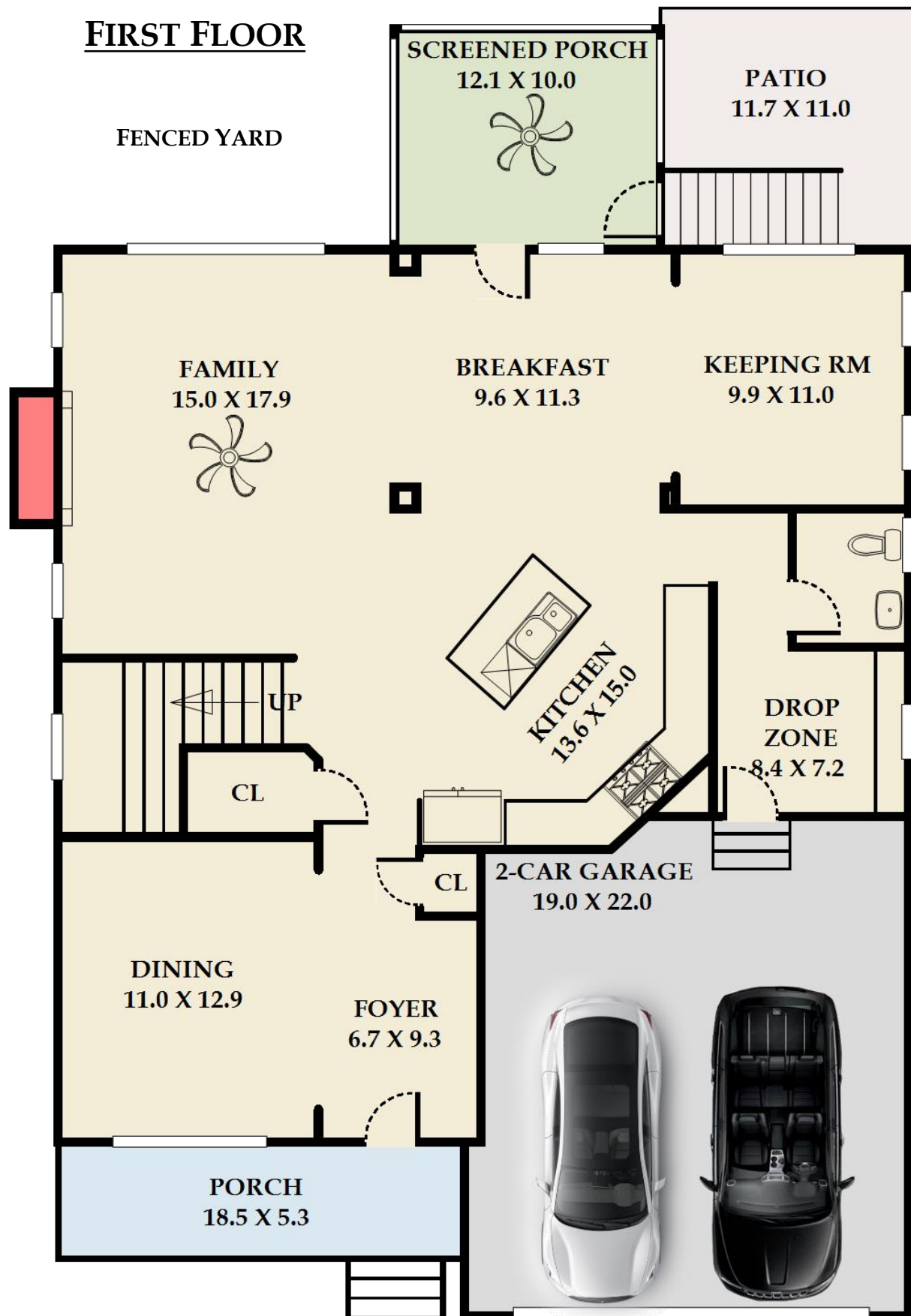
Property Address:
1104 Broadcreek Dr, Fuquay-Varina, NC 27526

Prepared for:
Niraj Thacker
Esteem Properties, Inc.
July 31, 2026



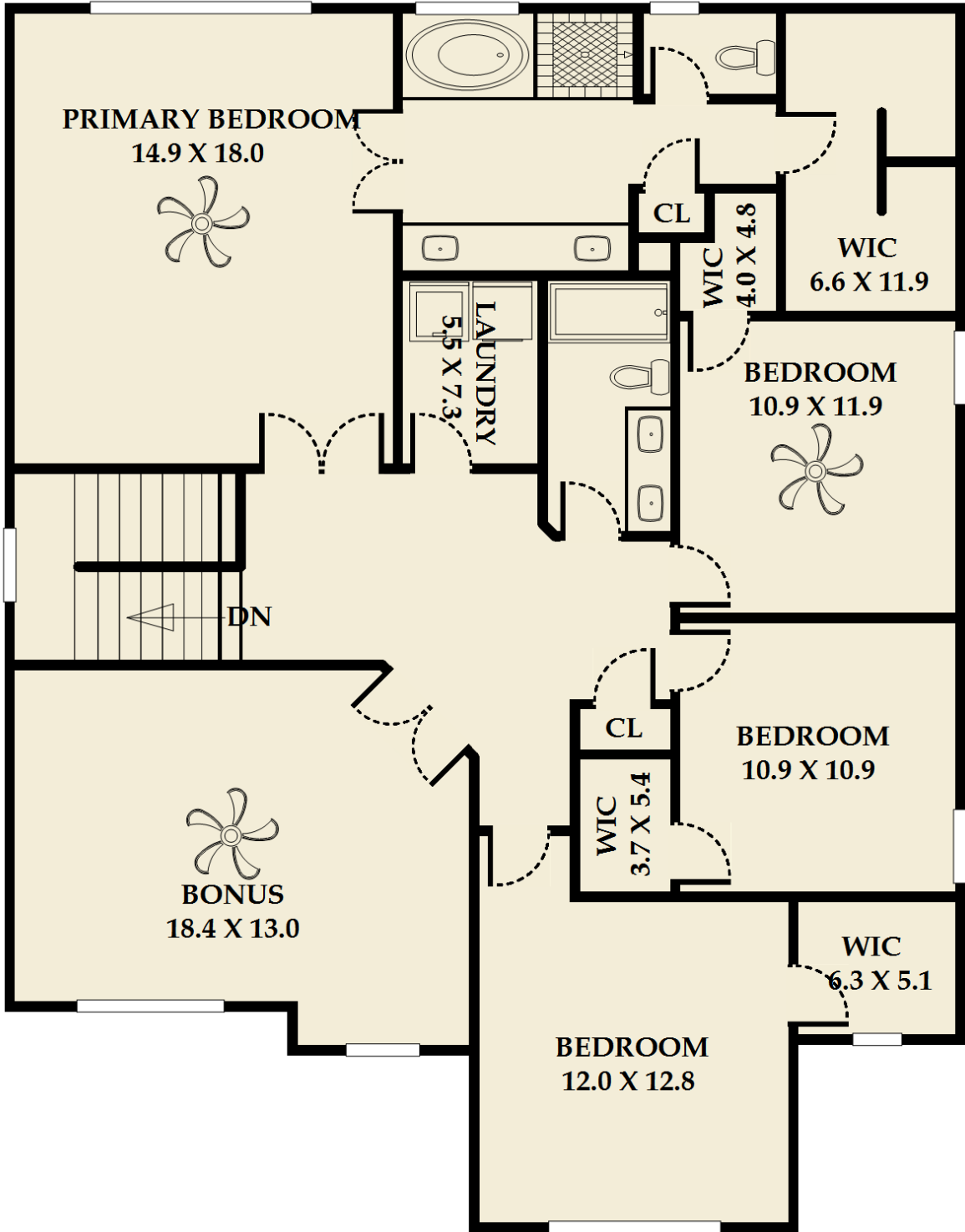
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FLOOR PLAN & INTERIOR DIMENSIONS



FLOOR PLAN & INTERIOR DIMENSIONS

SECOND FLOOR



AREA CALCULATION DETAILS

Living Area		Calculation Details	
First Floor	1294.41 Sq ft	19.25×13.35	= 256.99
		27.3×25.15	= 686.6
		13.55×25.8	= 349.59
		$0.5 \times 1.65 \times 1.5$	= 1.24
Second Floor	1712.66 Sq ft	38.7×40.65	= 1573.16
		13×7.2	= 93.6
		1.35×6.8	= 9.18
		1.8×20.4	= 36.72
Total Living Area (Rounded):		3007 Sq ft	
Non-living Area			
Screened Porch	121.6 Sq ft	10.05×12.1	= 121.6
Porch	98.05 Sq ft	18.5×5.3	= 98.05
2 Car Garage - Attached	438.33 Sq ft	22.75×11.9	= 270.73
		8.3×7.9	= 65.57
		7.55×13.35	= 100.79
		$0.5 \times 1.65 \times 1.5$	= 1.24
Patio	128.7 Sq ft	11×11.7	= 128.7

AREA SUMMARY

TOTAL LIVING AREA:	3,007 sq ft
First Floor Living Area:	1,294 sq ft
Second Floor Living Area:	1,713 sq ft
Screened Porch Area:	122 sq ft
Porch Area:	98 sq ft
Patio Area:	129 sq ft
2-Car Garage Area:	438 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 were applied for the calculations unless otherwise specified.