All Room 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: 8724 Balbirnie Court

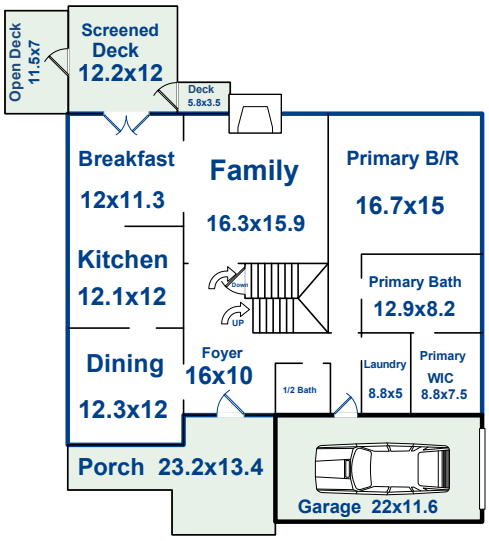
City: Wake Forest County: Wake State: NC ZipCode: 27587

Notes:

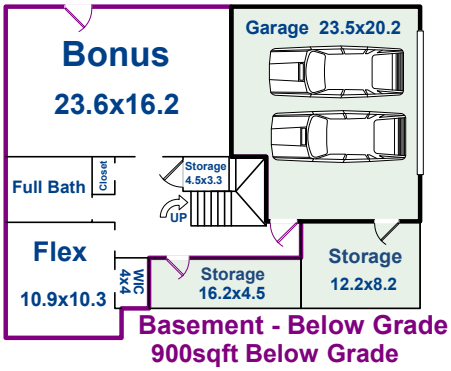
Client: Caren Fried Firm: Keller Williams Realty Raleigh - Welcome Home Realty

Measured By: Albert Palamenti Measured On: 10/27/2026

Drawn To Standards In The NCREC "Residential Square Footage Guidelines" Booklet v7/2026 & ANSI-Z765







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	1603.045	166.600	1603.045
GLA2	Second Floor	1.000	1318.293	187.000	
	Walls Below 5'	-1.000	-17.600	21.600	
	Low	-1.000	-6.800	10.800	1293.893
GLA3	Basement - Below Grade	1.000	899.860	140.000	899.860
GAR	Garage	1.000	274.890	70.000	
	Garage	1.000	478.125	90.200	753.015
OTH	Walk In Storage	1.000	411.540	120.300	
	Storage	1.000	129.010	46.000	
	Storage	1.000	96.050	45.300	636.600
P/P	Porch	1.000	208.735	73.100	
	Open Deck	1.000	81.075	37.100	
	Screened Deck	1.000	146.400	48.400	
	Deck	1.000	20.435	18.800	456.645
	Net LIVABLE	cnt	5	(rounded)	3,797

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