

House Measurements & Floor Plan

Property Address:

10002 Ligon Mill Rd, Wake Forest, NC 27587

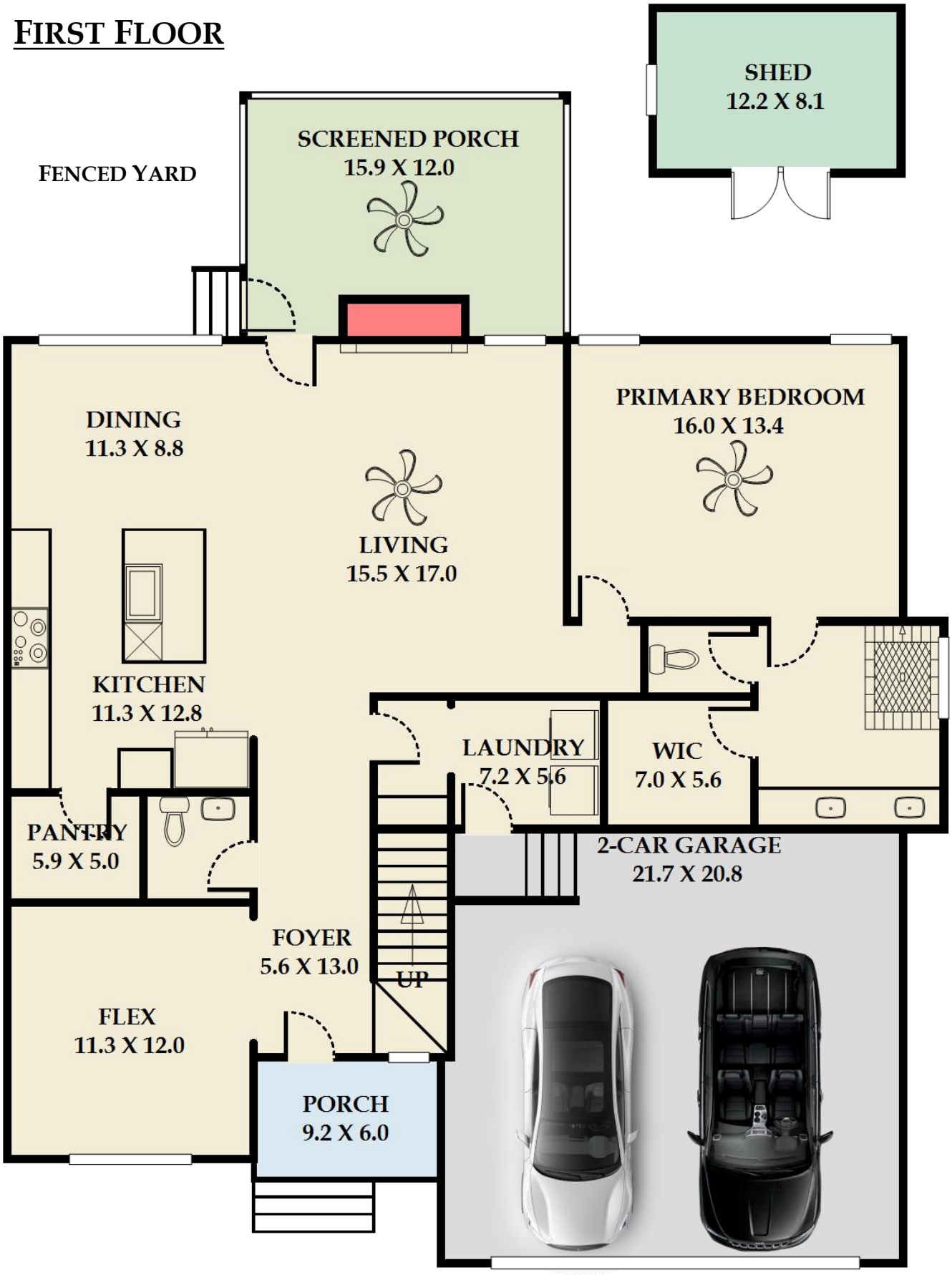
Prepared for:

Kelly Pearson
Costello Real Estate
November 9, 2026

Farshid Bondar
(919) 917-5490
Triangle Appraising Services

FLOOR PLAN & INTERIOR DIMENSIONS

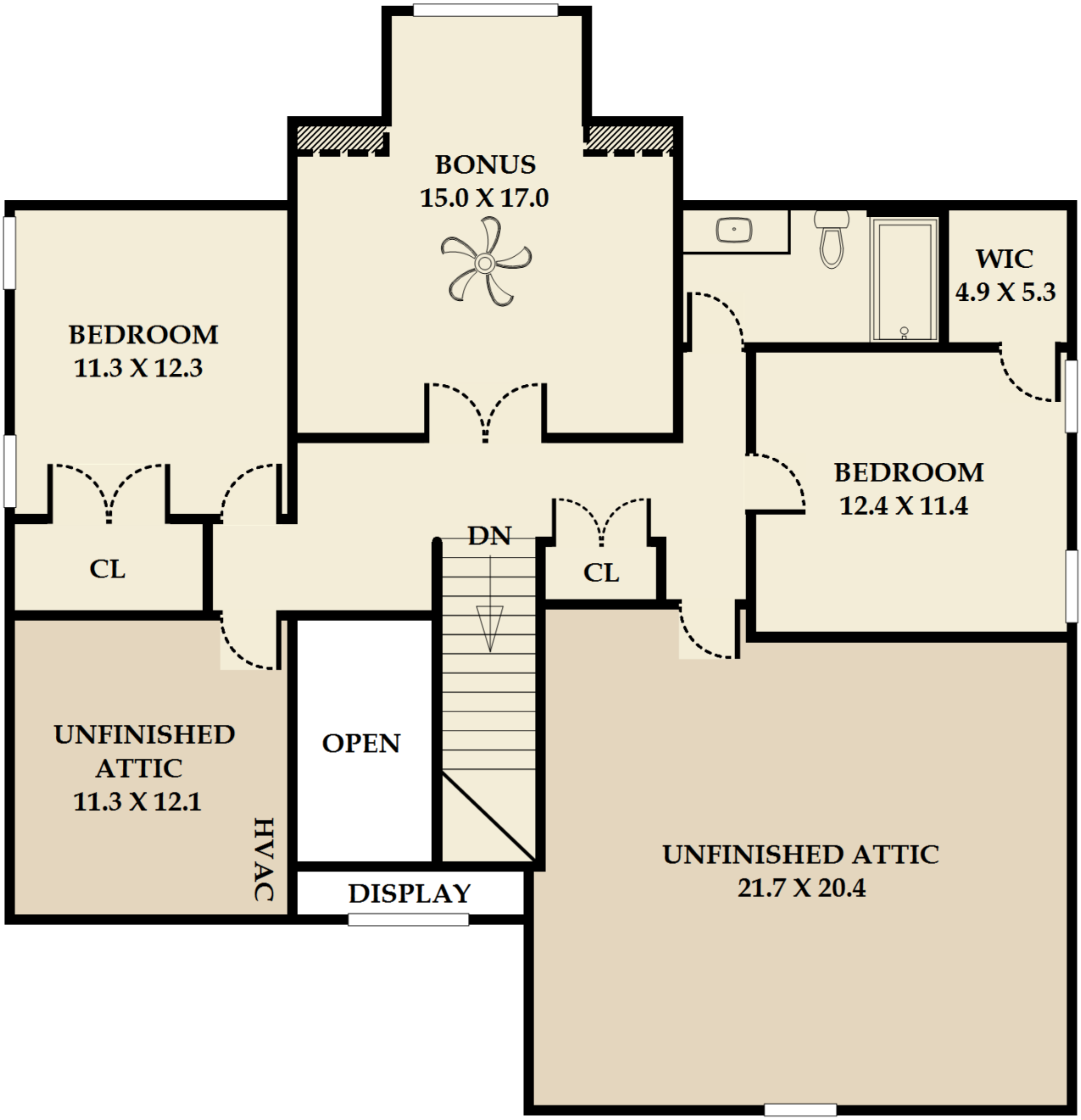
FIRST FLOOR



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.

AREA CALCULATION DETAILS

Living Area		Calculation Details
First Floor	1381.06 Sq ft	12.1 × 5 = 60.5
		35.2 × 21.8 = 767.36
		24 × 22.2 = 532.8
		10.2 × 2 = 20.4
Second Floor	894.16 Sq ft	8.3 × 4.6 = 38.18
		16 × 3.45 = 55.2
		17 × 17.7 = 300.9
		17.9 × 13.3 = 238.07
		13 × 16.55 = 215.15
		4.3 × 10.85 = 46.66
Less than 5 ft Ceiling Height	-4.94 Sq ft	3.8 × 1.3 = 4.94
Less than 5 ft Ceiling Height	-5.07 Sq ft	1.3 × 3.9 = 5.07
Total Living Area (Rounded):	**2265 Sq ft**	
Non-living Area		
Porch	55.2 Sq ft	9.2 × 6 = 55.2
Screened Porch	190.8 Sq ft	15.9 × 12 = 190.8
Shed	98.82 Sq ft	8.1 × 12.2 = 98.82
2 Car Garage - Attached	477.91 Sq ft	21.3 × 22.2 = 472.86
		0.5 × 10.1 = 5.05
Unfinished Attic	147.42 Sq ft	11.7 × 12.6 = 147.42
Unfinished Attic	447.99 Sq ft	19.6 × 13.3 = 260.68
		9.2 × 10.1 = 92.92
		8.7 × 10.85 = 94.4

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.

AREA SUMMARY

TOTAL LIVING AREA:	2,265 sq ft
First Floor Living Area:	1,381 sq ft
Second Floor Living Area:	884 sq ft
Screened Porch Area:	191 sq ft
Porch Area:	55 sq ft
Shed Area:	99 sq ft
Unfinished Attic Area: (Approx., Ceiling Height Partially < 5′)	595 sq ft
2-Car Garage Area:	478 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.