

Property Address:

1440 Montonia St, Wake Forest, NC 27587

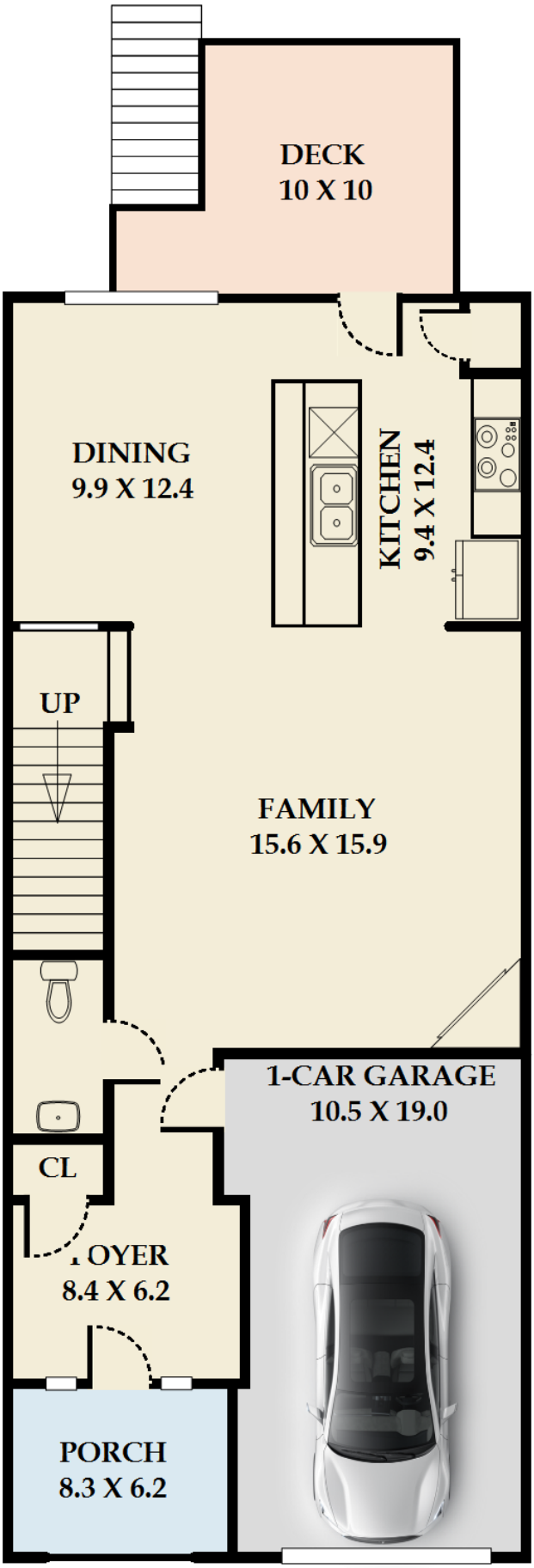
Prepared for:

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October 6, 2026

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FLOOR PLAN & INTERIOR DIMENSIONS

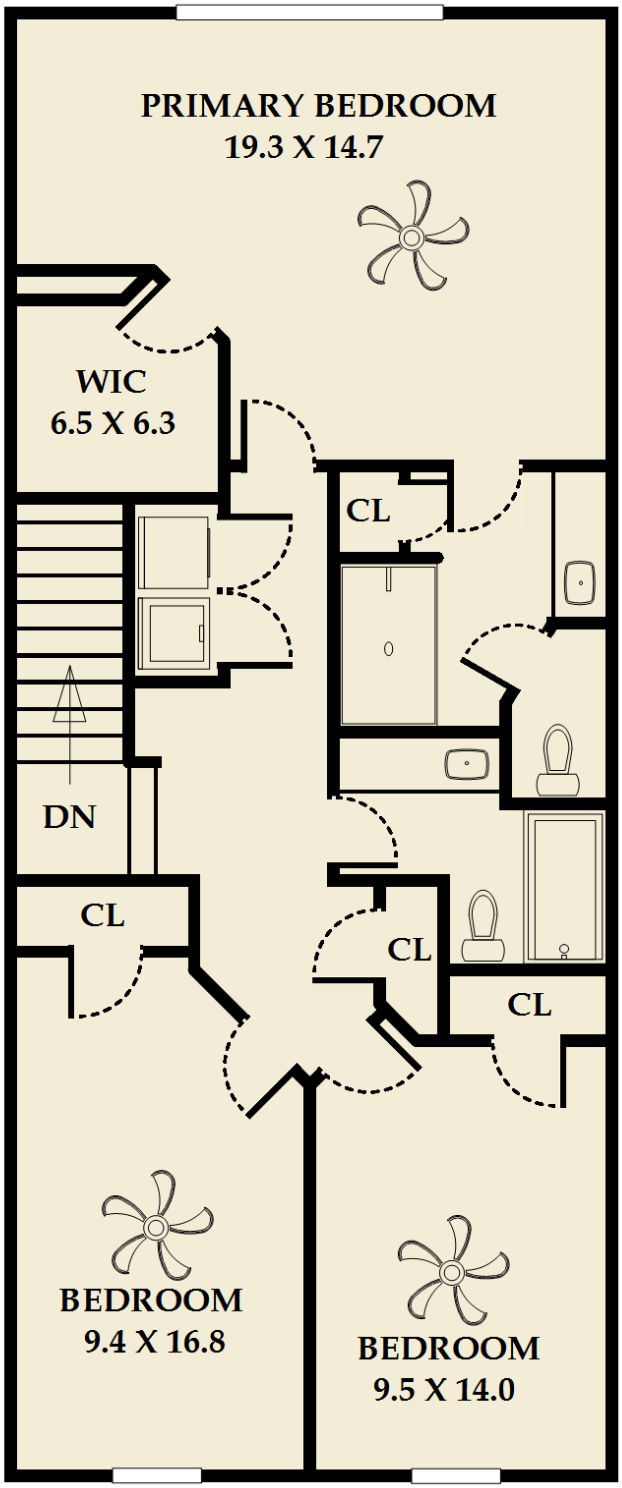
FIRST FLOOR



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



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AREA CALCULATION DETAILS

Living Area		Calculation Details		
First Floor	716.59 Sq ft	9.3 × 7.2	=	66.96
		8.25 × 5.75	=	47.44
		20.3 × 29.65	=	601.9
		0.5 × 12.05 × 0.05	=	0.3
Second Floor	1002.82 Sq ft	49.4 × 20.3	=	1002.82
Total Living Area (Rounded):	**1719 Sq ft**			
Non-living Area				
1 Car Garage - Attached	226.69 Sq ft	11.5 × 6.8	=	78.2
		12.95 × 11	=	142.45
		1.05 × 5.75	=	6.04
Deck	112.25 Sq ft	10 × 10	=	100
		3.5 × 3.5	=	12.25
Porch	59.84 Sq ft	8.8 × 6.8	=	59.84

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AREA SUMMARY

TOTAL LIVING AREA:	1,719 sq ft
First Floor Living Area:	716 sq ft
Second Floor Living Area:	1003 sq ft
Porch Area:	60 sq ft
Deck Area:	112 sq ft
1-Car Garage Area:	227 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.