

SKETCH ADDENDUM

Borrower or Owner

Property Address 174 PINE CONE DRIVE

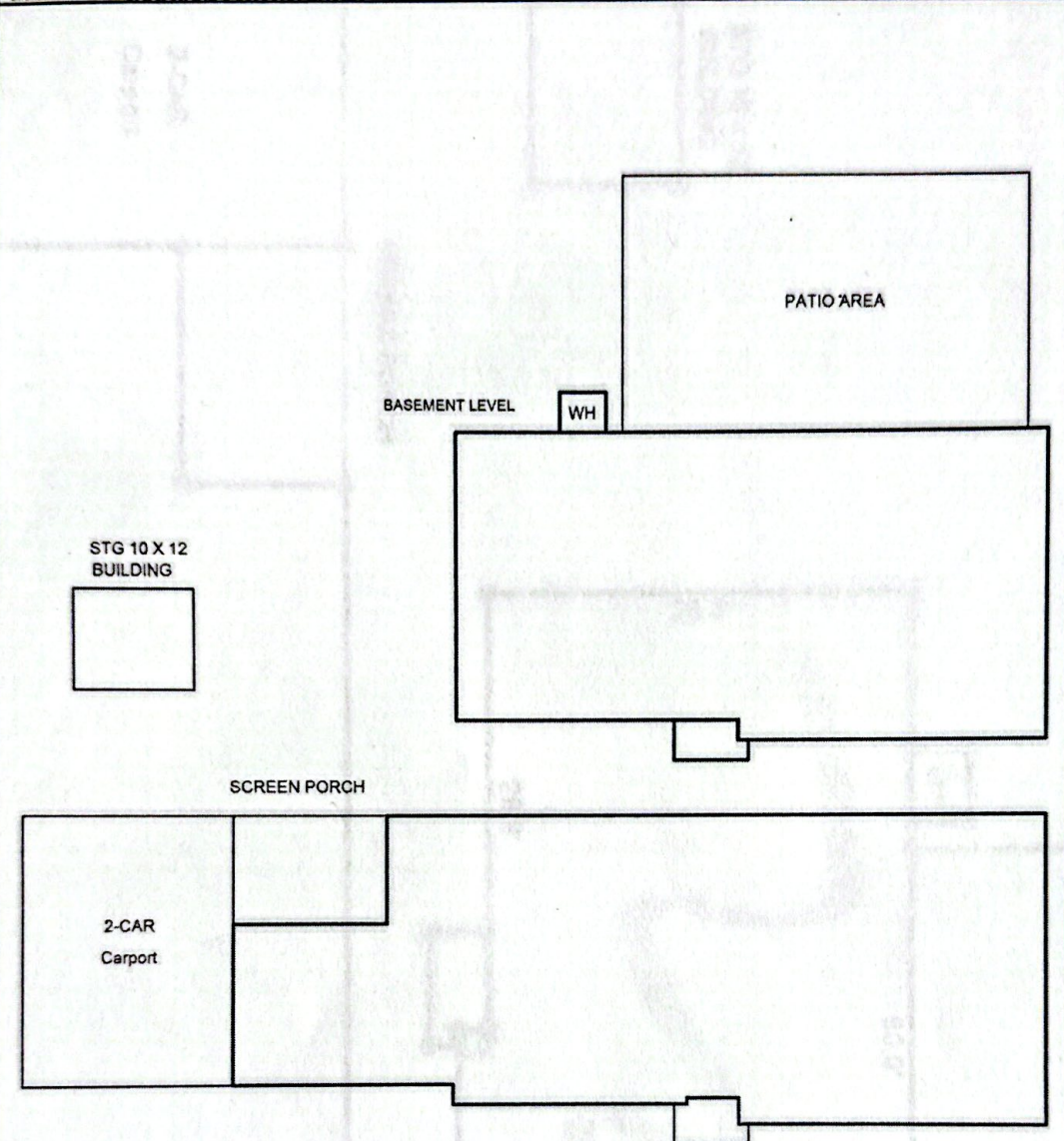
City OXFORD

County GRANVILLE

State NC

Zip Code 27565

Client SAFE HARBOUR PROPERTIES

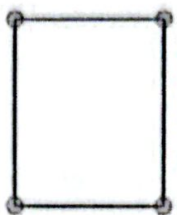


Sketch by ApexSketch

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width = Area
GLA1	First Floor	1.0	2225.9	228.0	3998.3	First Floor		60.3 x	28.2 = 1700.5
	FINISHED BASE	1.0	1772.4	181.0				23.9 x	0.6 = 14.3
	Unfinished BSMT	1.0	18.3	17.2				31.1 x	2.6 = 80.9
BSMT	Unfinished BSMT	1.0	28.4	23.2	46.7			22.3 x	16.0 = 356.8
								10.8 x	6.8 = 73.4
						FINISHED BASEM		31.2 x	30.5 = 951.6
								28.8 x	28.5 = 820.8
Net LIVABLE					3,998	7 total items	(rounded)		3,998

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STG 10 X 12
BUILDING



SCREEN PORCH

2-CAR
Carport

PATIO AREA

WH

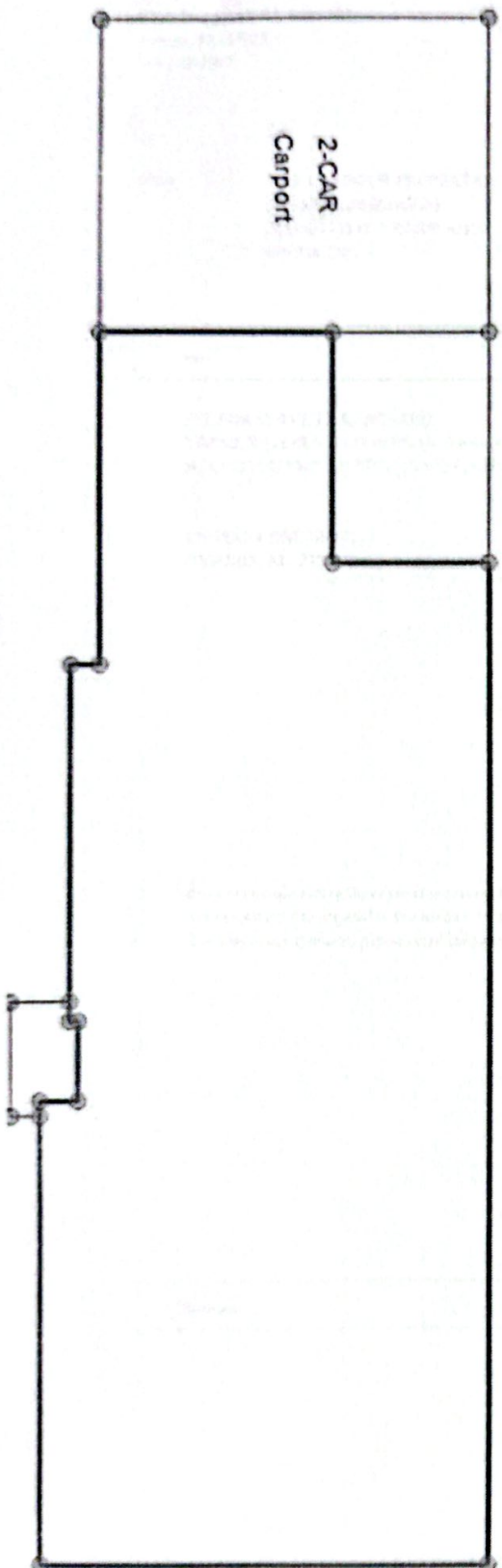
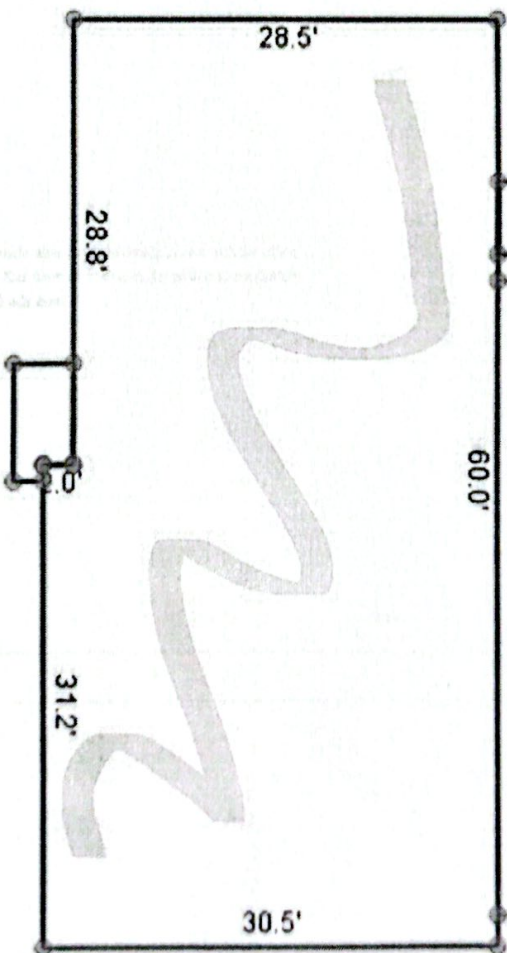
60.0'

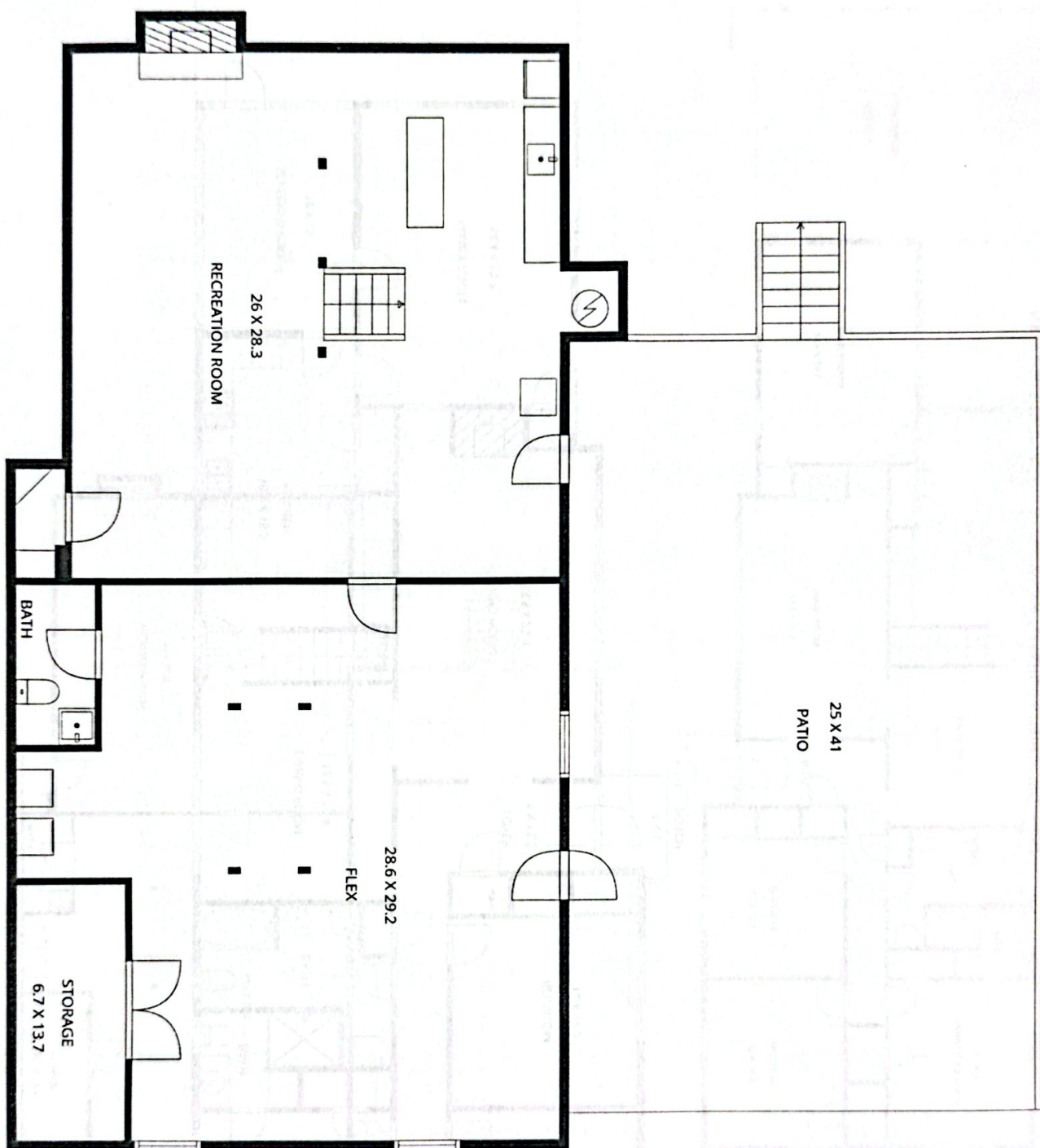
28.5'

28.8'

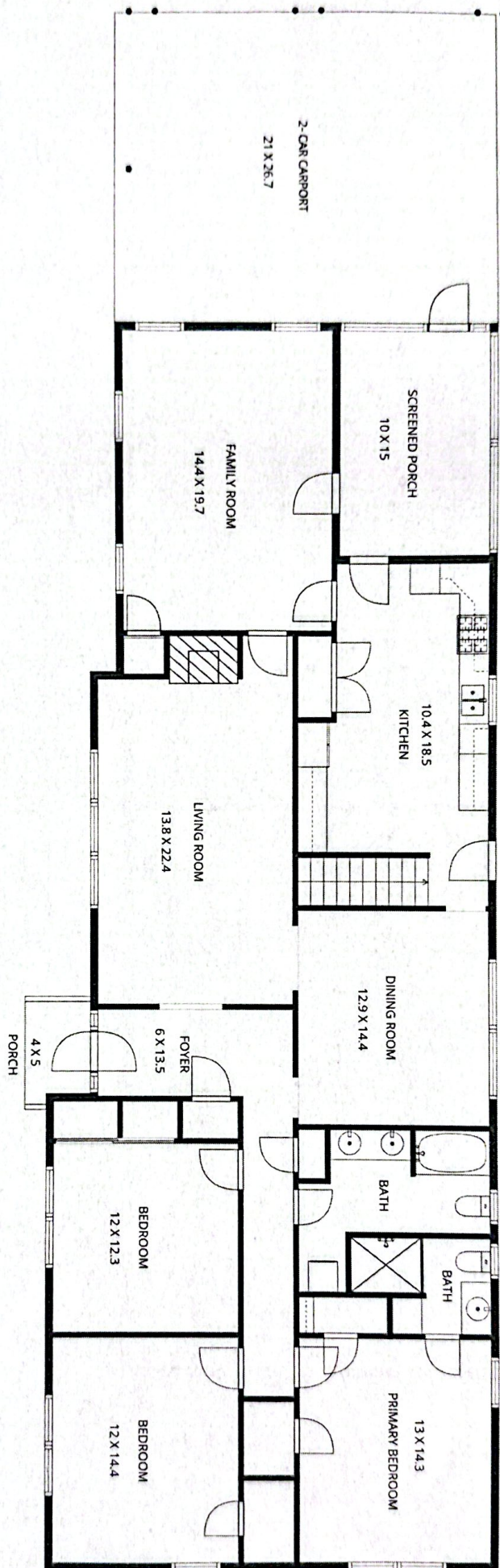
31.2'

30.5'

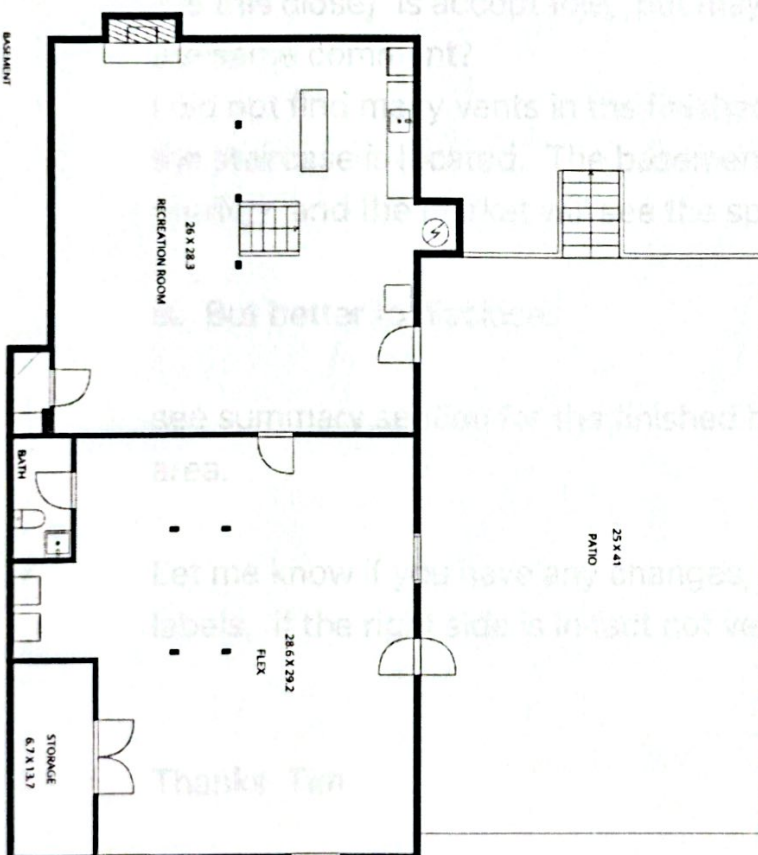
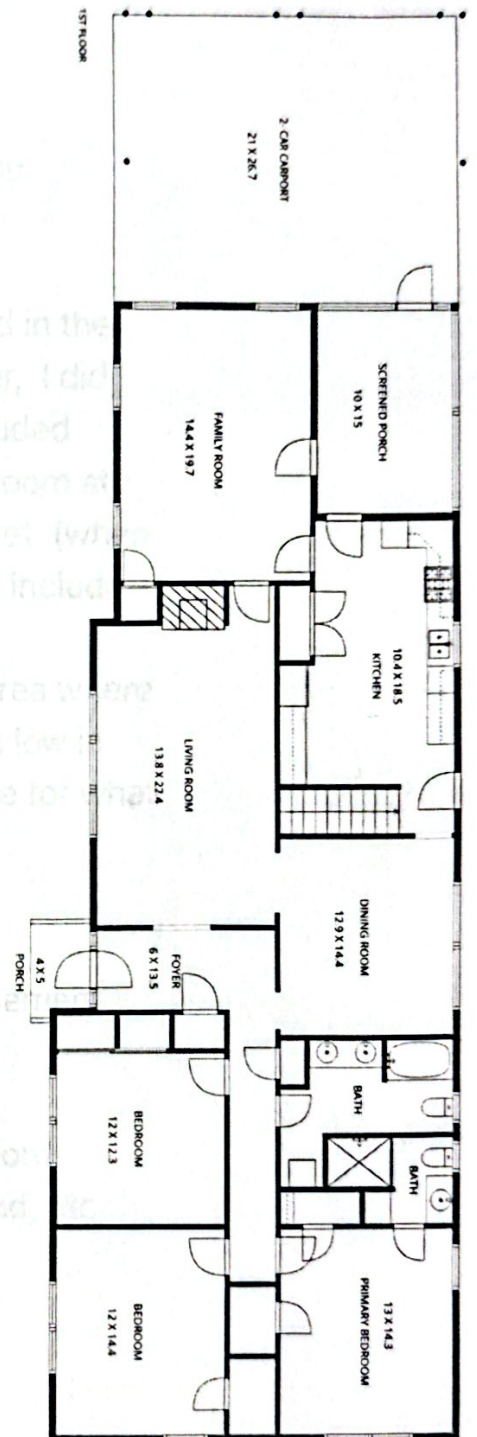




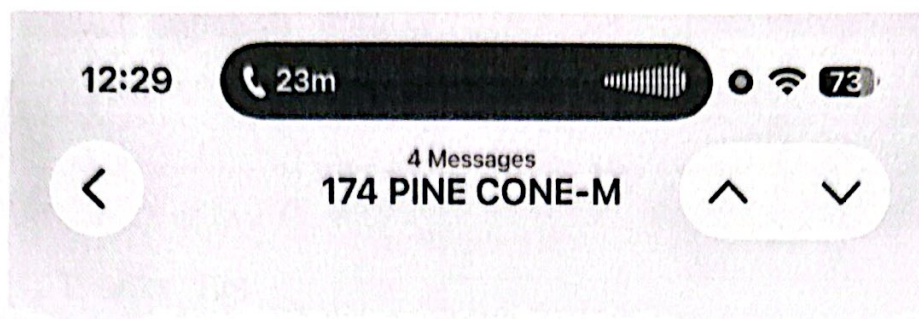
Not To Exact Scale. Dimensions Are Approximate. For Illustration Purposes Only.



Not To Exact Scale, Dimensions Are Approximate, For Illustration Purposes Only.



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Hi,

Thank you for the request. Attached is the measurement and floor plan.

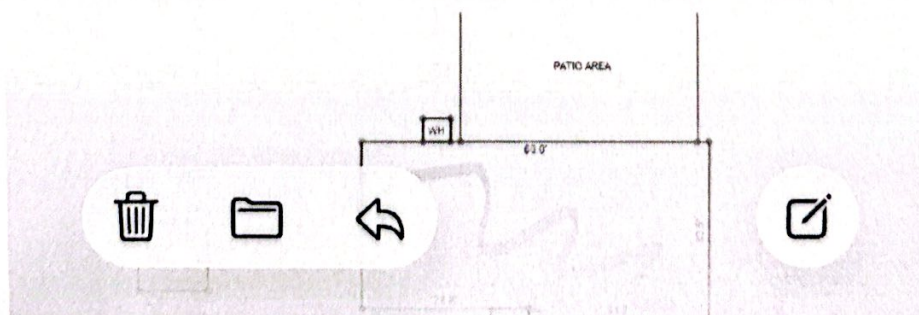
The right side of the basement is included in the finished living area below grade. However, I did not see any vents?? The prior listing included the basement and mentioned pool table room at 6.11 inch ceiling height. Rounding to 7 feet (when it is this close) is acceptable, but maybe include the same comment?

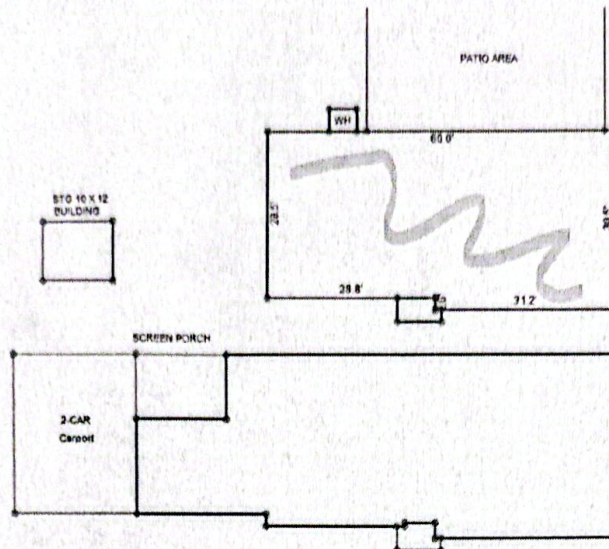
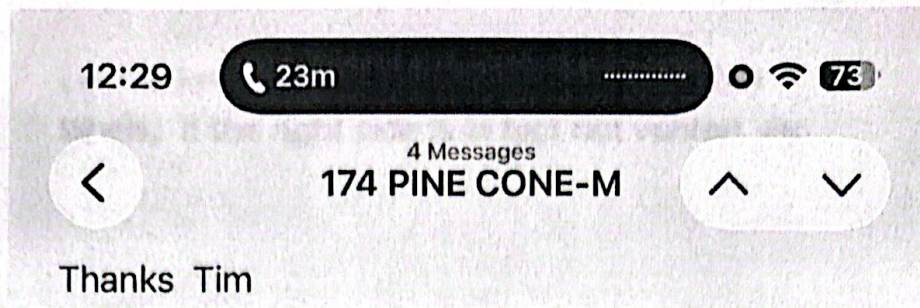
I did not find many vents in the finished area where the staircase is located. The basement is low in quality- and the market will see the space for what it is. But better to disclose.

see summary section for the finished basement area.

Let me know if you have any changes, room labels, if the right side is in fact not vented, etc.

Thanks Tim





Highlighted, including the storage area is included in the finished total sf.

