

All 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: 1916 Oxford Road

City: Henderson

County: Vance

State: NC

ZipCode: 27536

Notes:

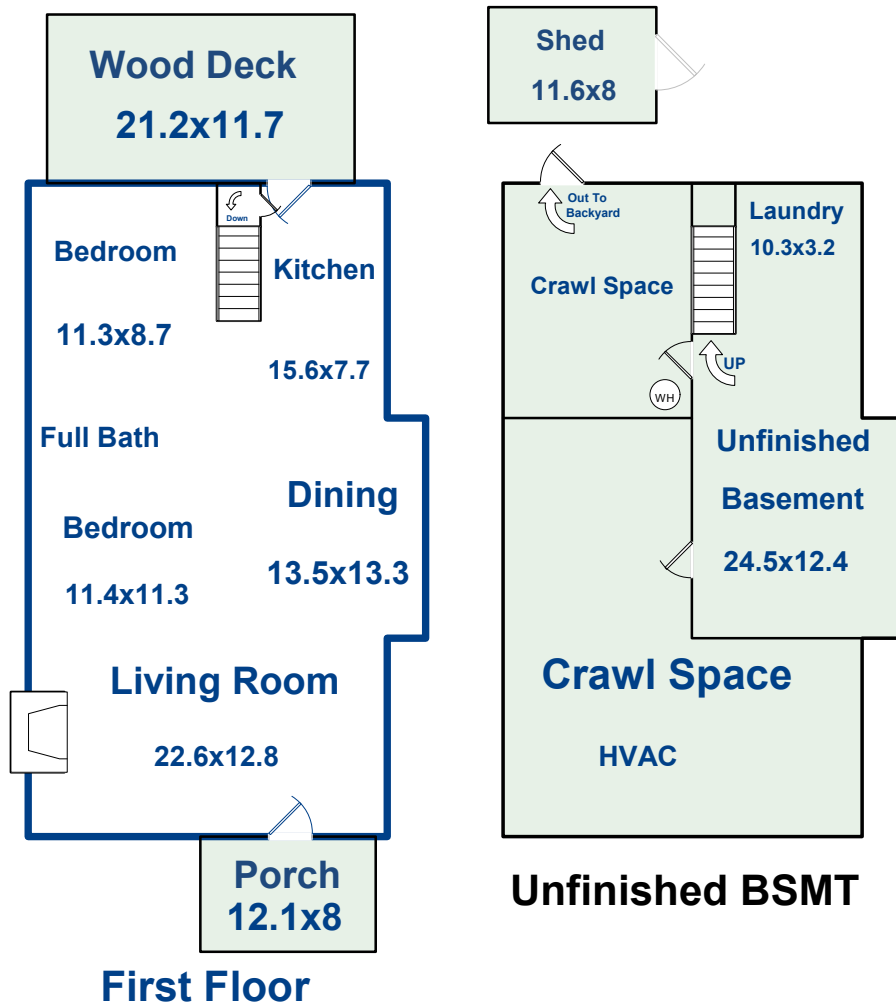
Client: David Chauncy

Firm: Capital Oaks Real Estate

Measured By: Albert Palamenti

Measured On: 08/19/2026

Drawn To Standards In The NCREC "Residential Square Footage Guidelines" Booklet v11/2013 & 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	1160.000	145.200	1160.000
BSMT	Unfinished BSMT	1.000	1160.000	145.200	1160.000
OTH	Shed	1.000	92.800	39.200	92.800
P/P	Wood Deck	1.000	247.563	65.800	
	Porch	1.000	96.195	40.100	343.758

Net LIVABLE

cnt

1

(rounded)

1,160