

SKETCH/AREA TABLE ADDENDUM

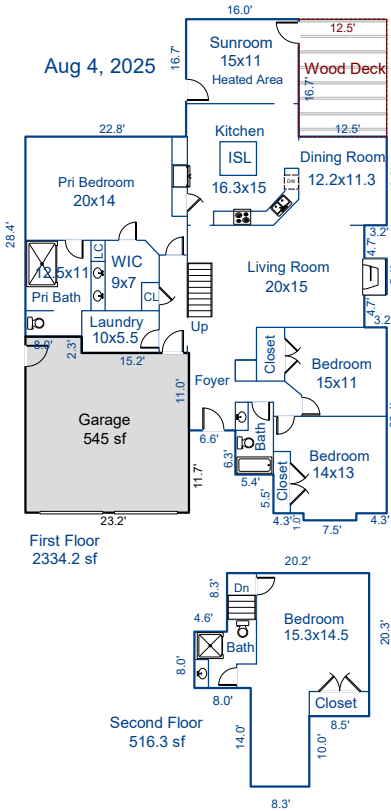
SUBJECT INFO

File No.: Parcel No.:
 Property Address: 1100 Sea Bourne Way
 City: Sunset Beach County: Brunswick State: NC ZipCode: 28468
 Owner:
 Client: Redfin Client Address:
 Verifier Name: Paul Hayden - Size Matters Inspection Date: 08/04/2025

SKETCH

1100 Sea Bourne Way, Sunset Beach NC

2,850 SF



Disclosure: Interior walls and room sizes are approximate

Floor Plan by Size Matters 910-797-0439
NC Real Estate License 249188

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	2334.2	257.8	2334.2	First Floor	7.5 x	1.0 =	7.5	
GLA2	Second Floor	1.0	516.3	110.2	516.3		16.7 x	16.0 =	267.2	
GAR	Garage	1.0	545.0	96.4	545.0		21.5 x	20.9 =	449.4	
P/P	Wood Deck	1.0	208.8	58.4	208.8		14.6 x	6.6 =	96.4	
							16.1 x	5.5 =	88.6	
							15.2 x	3.6 =	54.7	
							40.1 x	27.1 =	1086.7	
							28.4 x	8.0 =	227.2	
							12.6 x	3.2 =	40.3	
							5.1 x	3.2 =	16.3	
						Second Floor	22.0 x	8.3 =	182.6	
							8.0 x	8.0 =	64.0	
							12.0 x	8.5 =	102.0	
							20.2 x	8.3 =	167.7	
	Net LIVABLE	cnt	2 (rounded)		2,850	14 total items			(rounded)	2,850

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SKETCH

First Floor (GLA1)

7.50 x	1.00 =	7.50
16.70 x	16.00 =	267.20
21.50 x	20.90 =	449.35
14.60 x	6.60 =	96.36
16.10 x	5.50 =	88.55
15.20 x	3.60 =	54.72
40.10 x	27.10 =	1086.71
28.40 x	8.00 =	227.20
12.60 x	3.20 =	40.32
5.10 x	3.20 =	16.32
Total area:		2334.23

Garage (GAR)

23.20 x	11.00 =	255.20
8.00 x	2.30 =	18.40
23.20 x	11.70 =	271.44
Total area:		545.04

Wood Deck (P/P)

16.70 x	12.50 =	208.75
Total area:		208.75

Second Floor (GLA2)

22.00 x	8.30 =	182.60
8.00 x	8.00 =	64.00
12.00 x	8.50 =	102.00
20.20 x	8.30 =	167.66
Total area:		516.26