

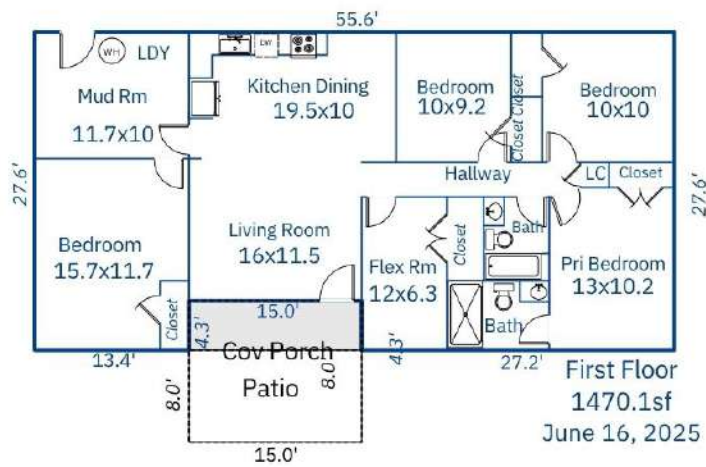
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.:	Parcel No.:		
Property Address: 302 Richelieu Rd.			
City: Wilmington	County: New Hanover	State: NC	ZipCode: 28412
Owner:			
Client: Riley Jones Real Estate Media		Client Address:	
Verifier Name: Paul Hayden - Size Matters		Inspection Date: 06/16/2025	

SKETCH

302 Richelieu Rd, Wilmington NC
1,470 SF



First Floor
1470.1sf
June 16, 2025

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	1470.1	175.0	1470.1	First Floor	55.6	x	23.3 =	1295.5	
P/P	Patio	1.0	120.0	46.0			27.2	x	4.3 =	117.0	
	Cov Porch	1.0	64.5	38.6	184.5		13.4	x	4.3 =	57.6	
Net LIVABLE					cnt	1 (rounded)	1,470				
					3 total items				(rounded)	1,470	

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SKETCH

First Floor (GLA1)

55.60 x 23.30 = 1295.48 27.20 x 4.30
= 116.96 13.40 x 4.30 = 57.62 Total
area: 1470.06

Patio (P/P)

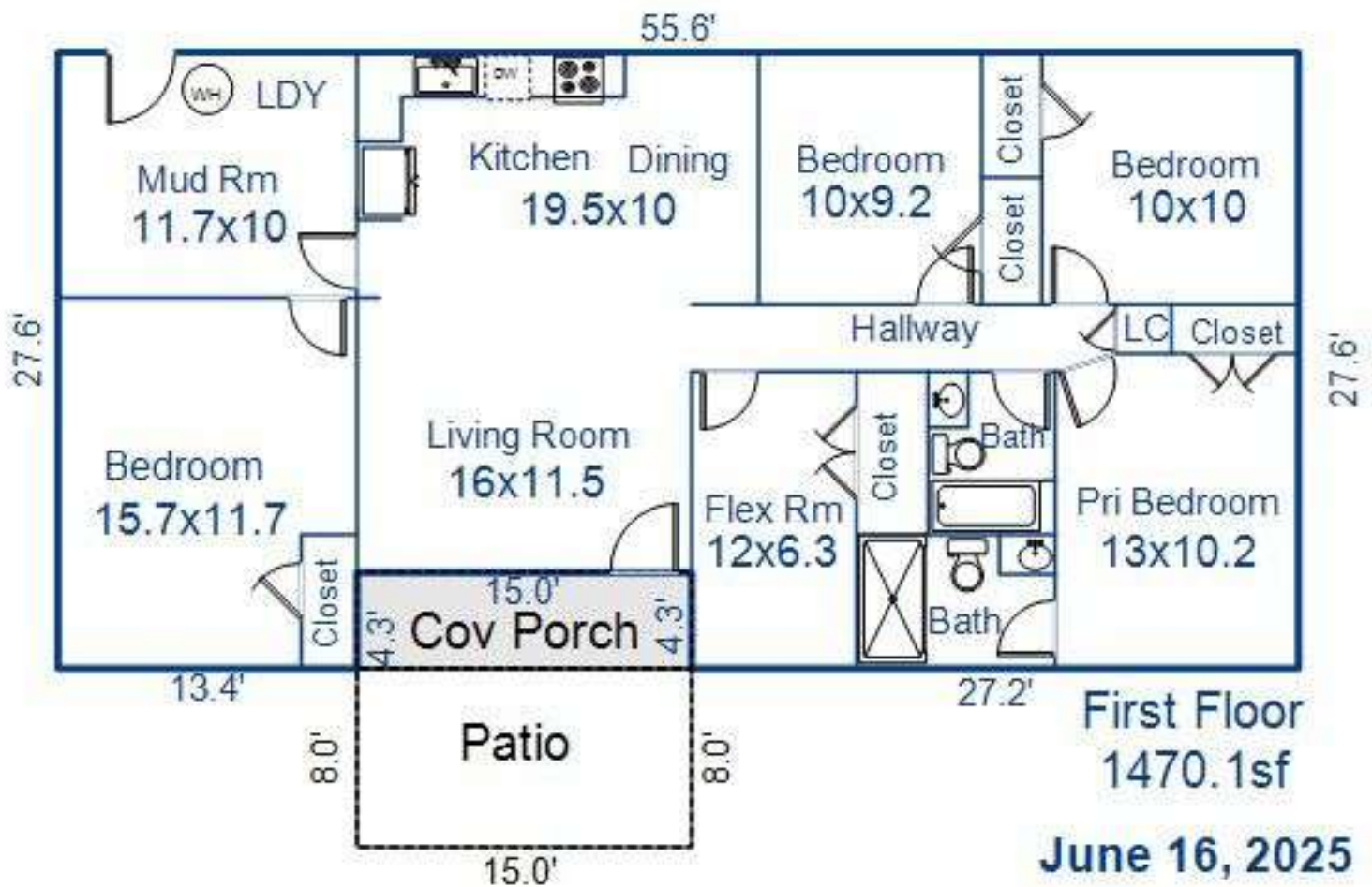
15.00 x 8.00 = 120.00
Total area: 120.00

Cov Porch (P/P)

15.00 x 4.30 = 64.50
Total area: 64.50

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1,470 SF



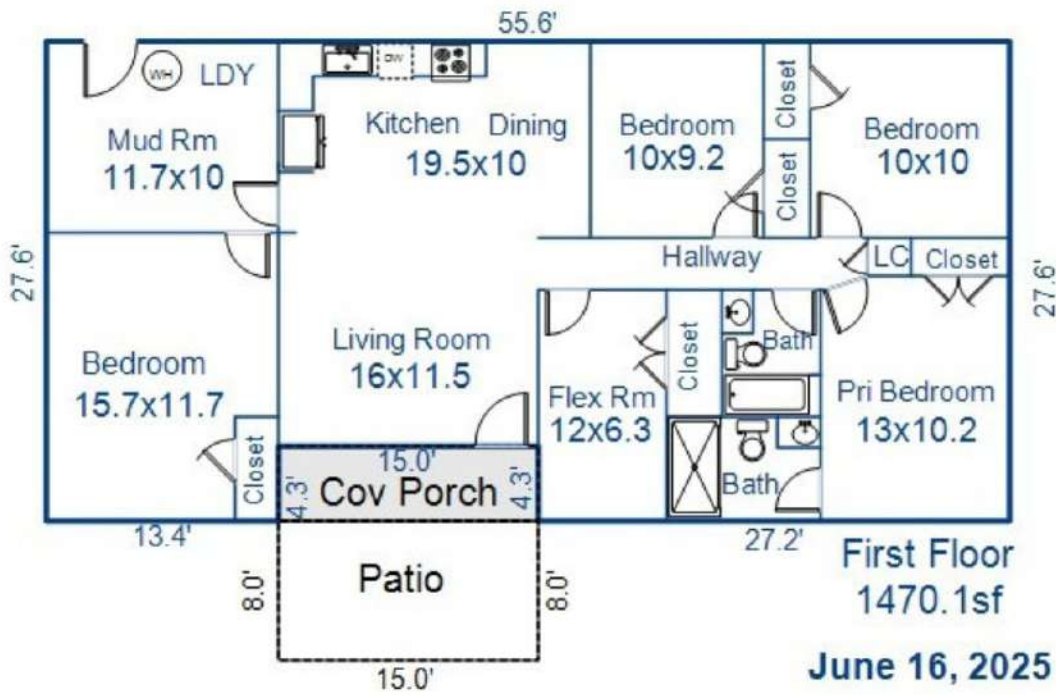
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