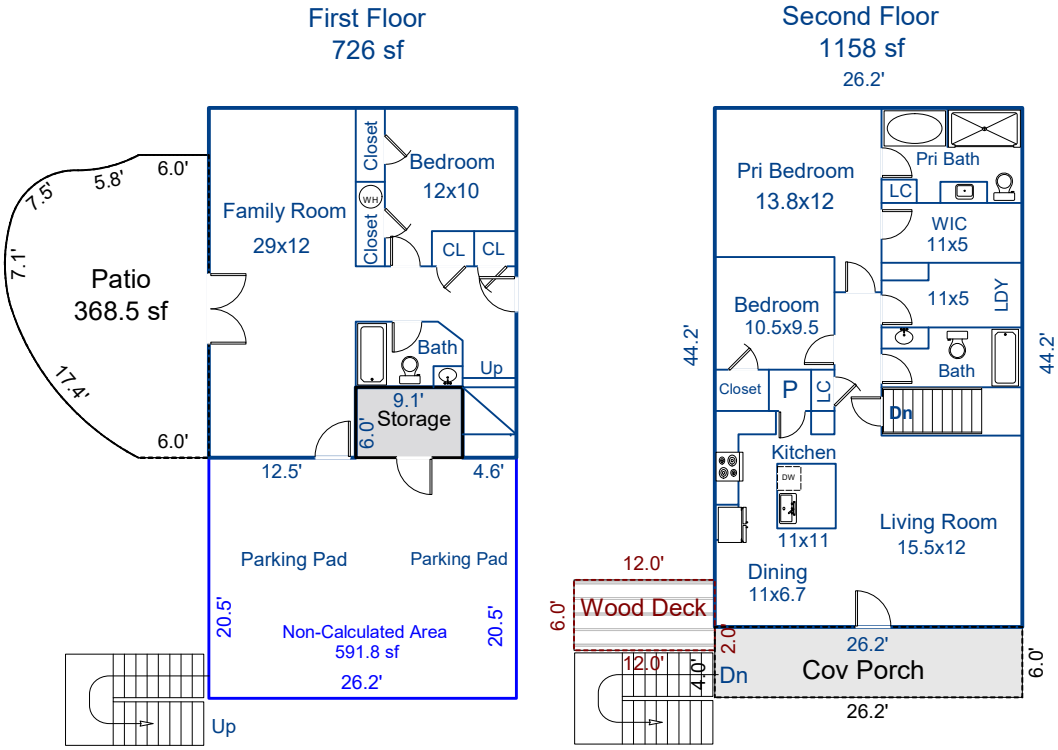
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.:	Parcel No.:		
Property Address: 725 Ocracoke Dr			
City: Wilmington	County: New Hanover	State: NC	ZipCode: 28412
Owner:			
Client: Redfin	Client Address:		
Verifier Name: Paul Hayden - Size Matters		Inspection Date: 09/11/2025	

SKETCH

725 Ocracoke Dr, Wilmington NC
1,884 SF



Sep 11, 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	726.0	124.0	726.0
GLA2	Second Floor	1.0	1158.0	140.8	1158.0
OTH	Storage	1.0	54.7	30.2	54.7
P/P	Wood Deck	1.0	72.0	36.0	
	Cov Porch	1.0	157.2	64.4	
	Patio	1.0	0.0	49.8	
	Patio	1.0	368.5	75.6	597.7
	Net LIVABLE	cnt	2	(rounded)	1,884

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
Second Floor		44.2 x	26.2 =	1158.0
First Floor		26.2 x	23.8 =	623.6
		6.0 x	4.6 =	27.5
		12.5 x	6.0 =	75.0
4 total items			(rounded)	1,884

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SKETCH

Second Floor (GLA2)

```
        44.20 x  26.20 =  1158.04
             Total area:  1158.04
```

Wood Deck (P/P)

```
        12.00 x   6.00 =    72.00
             Total area:    72.00
```

Non-Calculated Area (NCA)

```
         9.12 x   6.00 =    54.73
        26.20 x  20.50 =   537.10
             Total area:   591.83
```

Cov Porch (P/P)

```
        26.20 x   6.00 =   157.20
             Total area:   157.20
```

First Floor (GLA1)

```
        26.20 x  23.80 =   623.56
         6.00 x   4.58 =    27.47
        12.50 x   6.00 =    75.00
             Total area:   726.04
```

Storage (OTH)

```
         9.12 x   6.00 =    54.73
             Total area:    54.73
```

Patio (P/P)

```
        25.79 x   6.00 =   154.74
 0.5 x  17.00 x   8.37 =    71.15
        10.93 x   6.97 =    76.20
 0.5 x   7.00 x   4.12 =    14.42
 0.5 x   4.64 x   1.02 =     2.37
 0.5 x   4.74 x   1.05 =     2.48
         4.64 x   4.62 =    21.43
 Curve  17.44 @    45° =    19.31
 Curve   7.05 @    30° =     2.14
 Curve   7.53 @    75° =     5.67
 Curve   5.78 @    30° =    -1.44
             Total area:   368.49
```

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