

SKETCH/AREA TABLE ADDENDUM

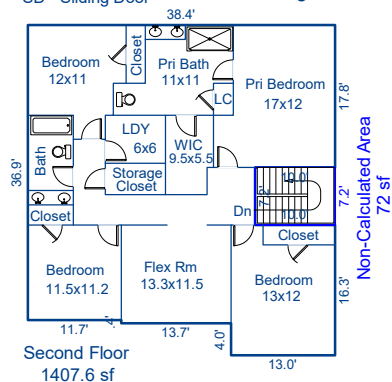
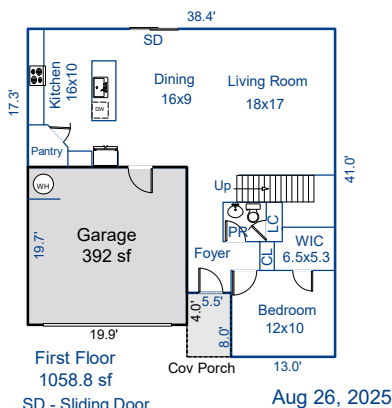
SUBJECT INFO

File No.: Parcel No.:
 Property Address: 4921 Abbington Oaks Way SE
 City: Southport County: Brunswick State: NC ZipCode: 28461
 Owner:
 Client: Redfin Client Address:
 Verifier Name: Paul Hayden - Size Matters Inspection Date: 08/26/2025

SKETCH

4921 Abbington Oaks Way, SE Southport, NC

2,466 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	1058.8	158.8	1058.8	First Floor		33.0 x	18.5 =	610.5
GLA2	Second Floor	1.0	1407.6	179.4	1407.6			13.0 x	8.0 =	104.0
GAR	Garage	1.0	392.0	79.2	392.0			19.9 x	17.3 =	344.3
P/P	Cov Porch	1.0	44.0	27.0	44.0	Second Floor		16.3 x	13.0 =	211.9
								13.7 x	12.3 =	168.5
								25.0 x	16.7 =	417.5
								36.9 x	11.7 =	431.7
								17.8 x	10.0 =	178.0
	Net LIVABLE	cnt	2 (rounded)		2,466	8 total items			(rounded)	2,466

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First Floor (GLA1)

33.00 x 18.50 = 610.50
13.00 x 8.00 = 104.00
19.90 x 17.30 = 344.27
Total area: 1058.77

Garage (GAR)

19.90 x 19.70 = 392.03
Total area: 392.03

Cov Porch (P/P)

5.50 x 4.00 = 22.00
5.50 x 4.00 = 22.00
Total area: 44.00

Second Floor (GLA2)

16.30 x 13.00 = 211.90
13.70 x 12.30 = 168.51
25.00 x 16.70 = 417.50
36.90 x 11.70 = 431.73
17.80 x 10.00 = 178.00
Total area: 1407.64

Non-Calculated Area (NCA)

10.00 x 7.20 = 72.00
Total area: 72.00