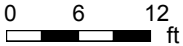
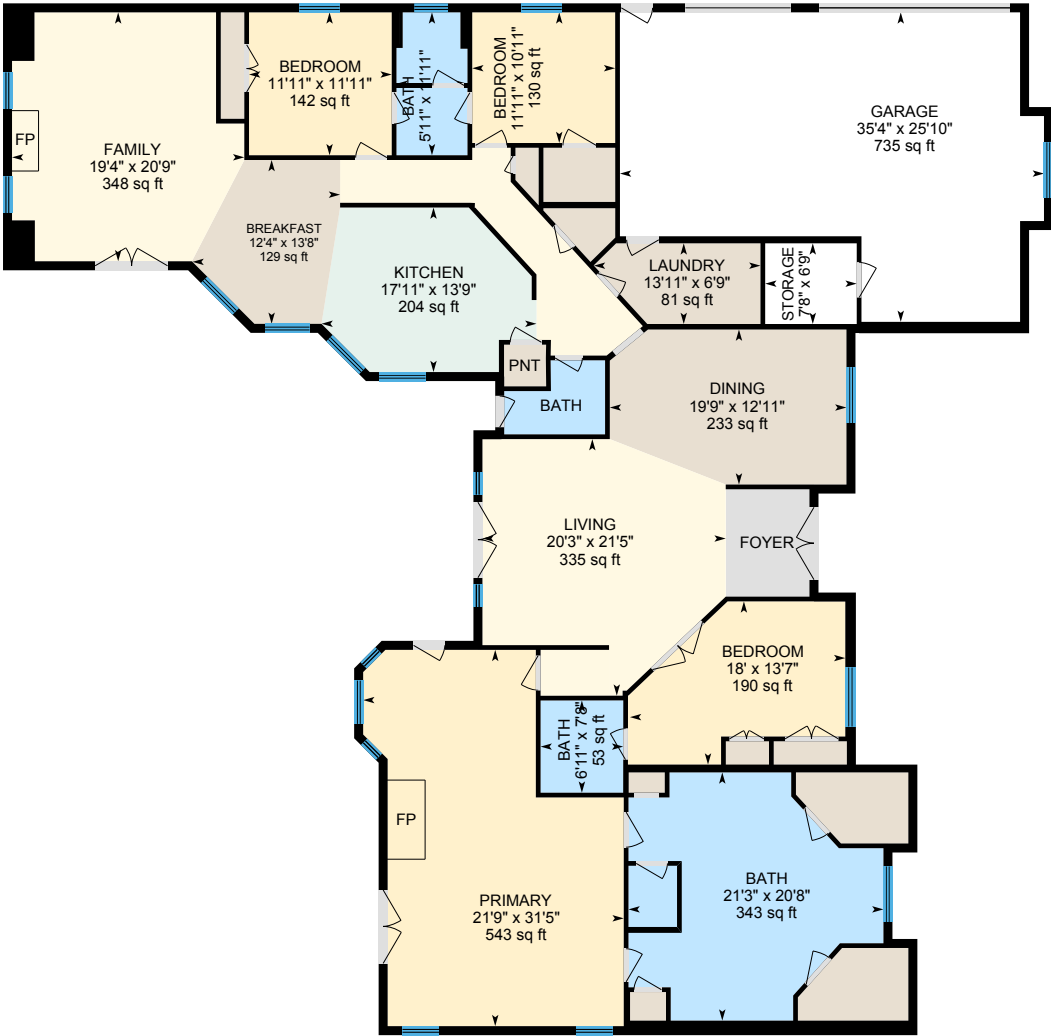


1867 TN-52, Portland, TN

Estate Home Total Exterior Area 3673.91 sq ft
Total Interior Area 3411.42 sq ft

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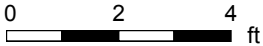
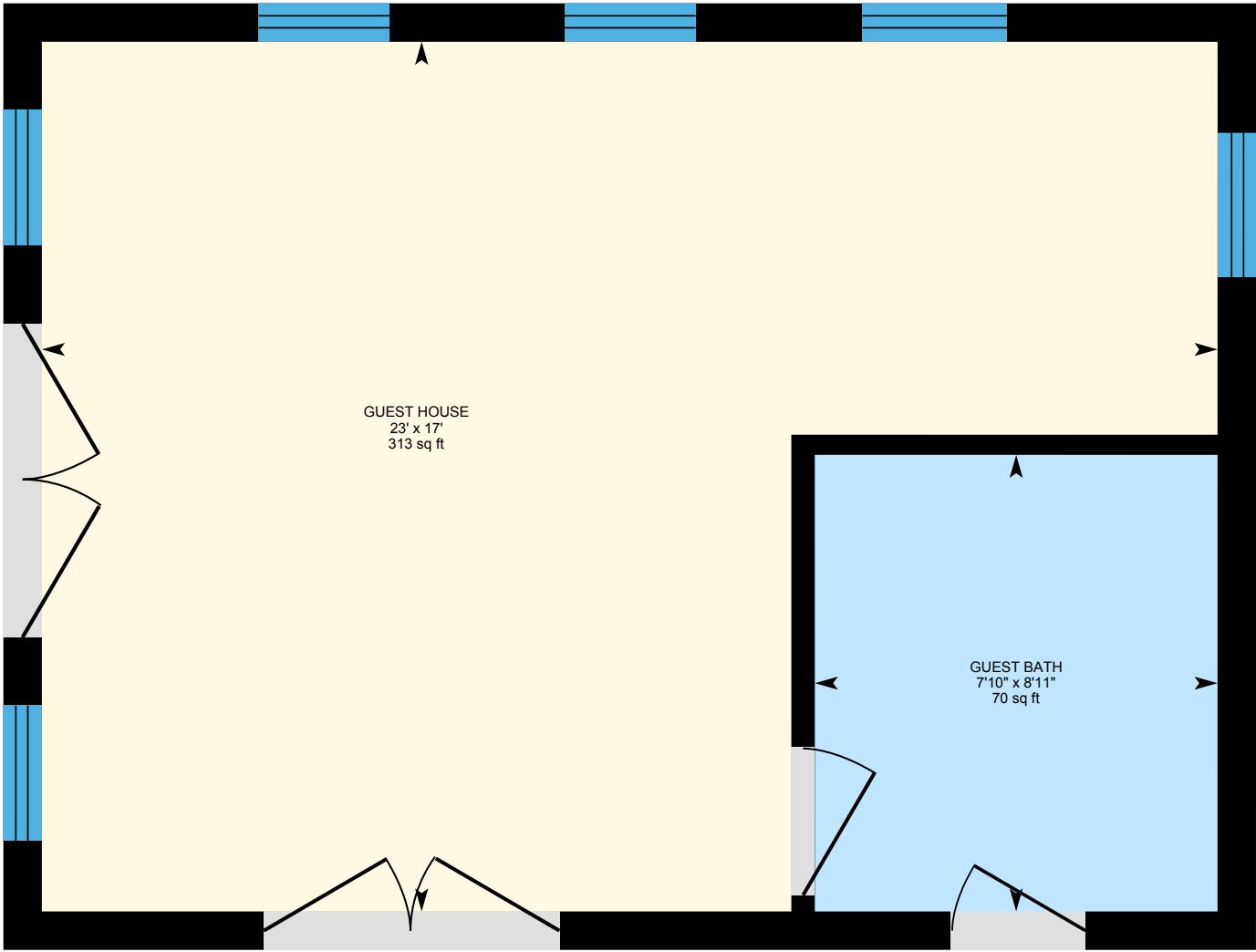
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Guest House Total Exterior Area 452.53 sq ft
Total Interior Area 390.23 sq ft

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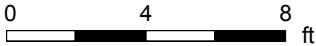


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Commercial Barn Total Interior Area 1405.49 sq ft

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White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Property Details

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Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

ESTATE HOME

Bath: 8'5" x 6'2" | 42 sq ft
Bath: 5'11" x 11'11" | 67 sq ft
Bath: 6'11" x 7'8" | 53 sq ft
Bath: 21'3" x 20'8" | 343 sq ft
Bedroom: 11'11" x 11'11" | 142 sq ft
Bedroom: 18' x 13'7" | 190 sq ft
Bedroom: 11'11" x 10'11" | 130 sq ft
Breakfast: 12'4" x 13'8" | 129 sq ft
Dining: 19'9" x 12'11" | 233 sq ft
Family: 19'4" x 20'9" | 348 sq ft
Garage: 35'4" x 25'10" | 735 sq ft
Kitchen: 17'11" x 13'9" | 204 sq ft
Laundry: 13'11" x 6'9" | 81 sq ft
Living: 20'3" x 21'5" | 335 sq ft
Primary: 21'9" x 31'5" | 543 sq ft
Storage: 7'8" x 6'9"

Guest House

GUEST HOUSE

Guest Bath: 8'11" x 7'10" | 70 sq ft
Guest House: 17' x 23' | 313 sq ft

Commercial Barn

COMMERCIAL BARN

Back Room: 9'3" x 11'5" | 106 sq ft
Kitchen: 11'6" x 6'5" | 62 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

ESTATE HOME

Interior Area: 3411.42 sq ft
Excluded Area: 786.45 sq ft
Perimeter Wall Length: 349 ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 3673.91 sq ft

Guest House

GUEST HOUSE

Interior Area: 390.23 sq ft
Perimeter Wall Length: 83 ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 452.53 sq ft

Commercial Barn

COMMERCIAL BARN

Interior Area: 1405.49 sq ft
Perimeter Wall Length: 158 ft

Total Above Grade Floor Area

Main Building Interior: 3411.42 sq ft
Main Building Excluded: 786.45 sq ft
Main Building Exterior: 3673.91 sq ft

1867 TN-52, Portland, TN

Property Details

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Room Measurements

Office A: 11' x 13'1" | 132 sq ft
Office B: 11' x 13'1" | 144 sq ft
Office C: 11'1" x 9'9" | 98 sq ft
Office D: 11'1" x 9'6" | 105 sq ft
Office E: 12'4" x 11'2" | 134 sq ft
Office Lobby: 28'9" x 40'1" | 452 sq ft
Washroom: 6'5" x 8'4" | 52 sq ft

Floor Area Information

Guest House Interior: 390.23 sq ft
Guest House Exterior: 452.53 sq ft

Commercial Barn Interior: 1405.49 sq ft

Customer Name: Nathan Civils, Broker
Customer Company: Lighthouse Realty and Auction
Prepared: Jul 13, 2021

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Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

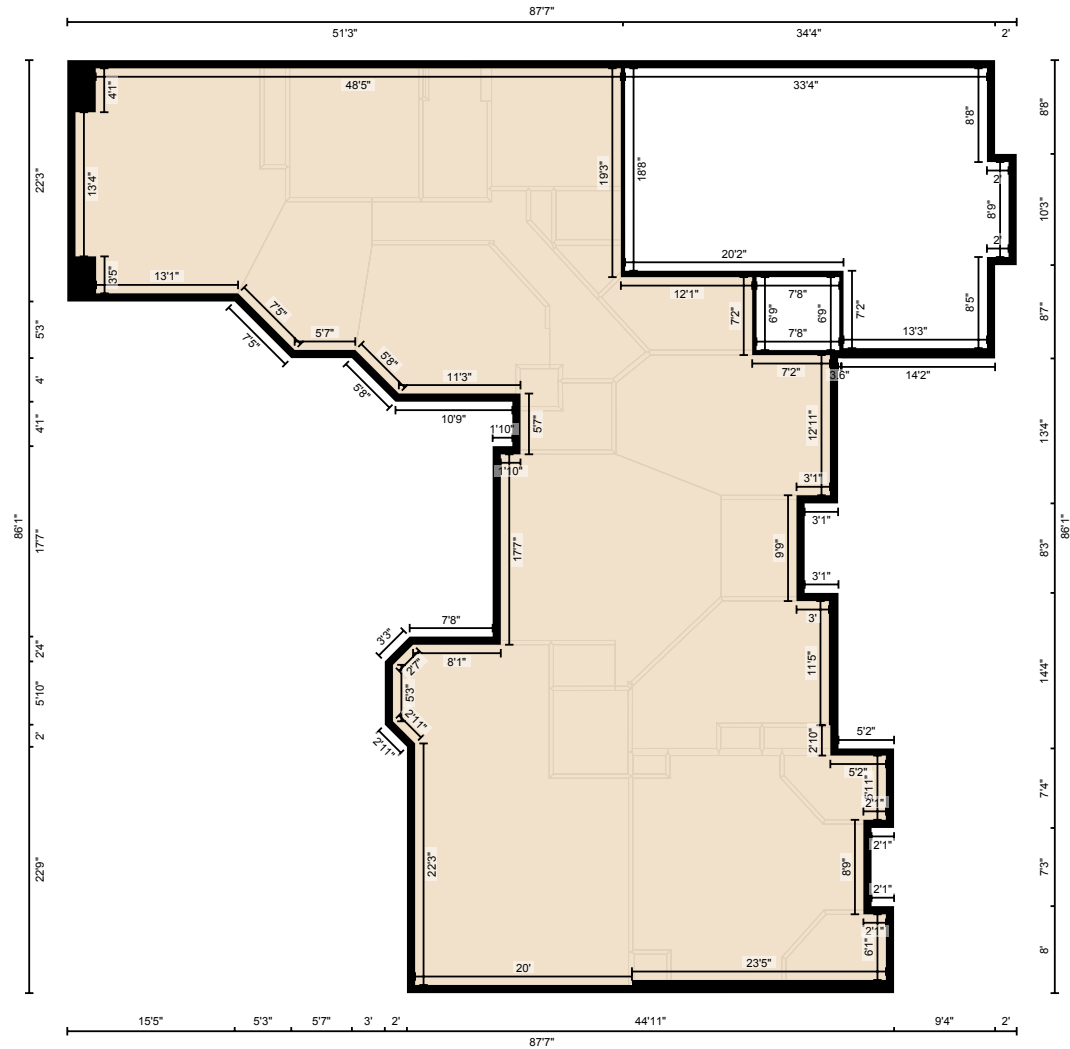
Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

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Measurement Diagram for: Estate Home
Exterior Wall Thickness: 9.0 in

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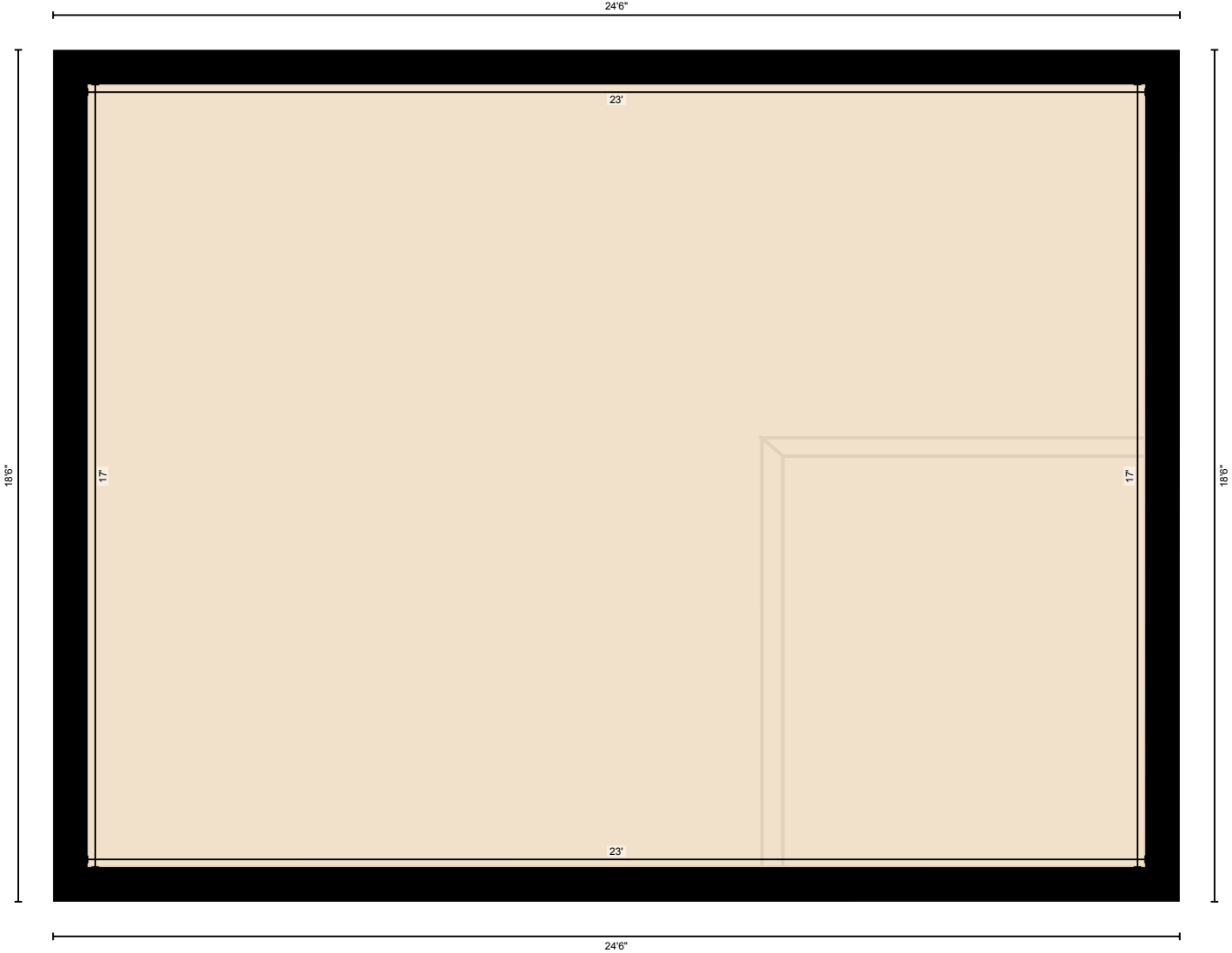


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Measurement Diagram for: Guest House
Exterior Wall Thickness: 9.0 in

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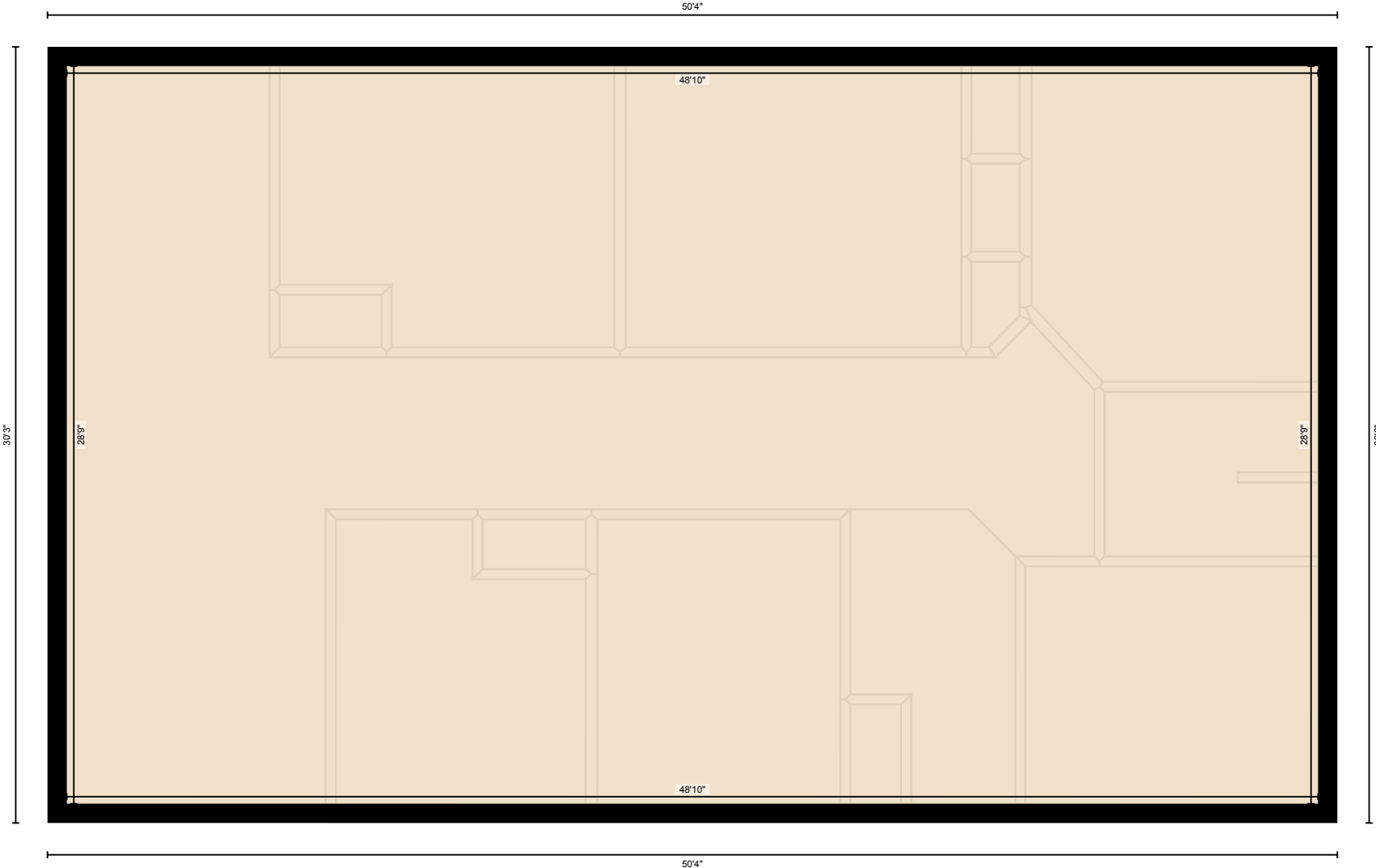
PREPARED: Jul 2021

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Measurement Diagram for: Commercial Barn

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