

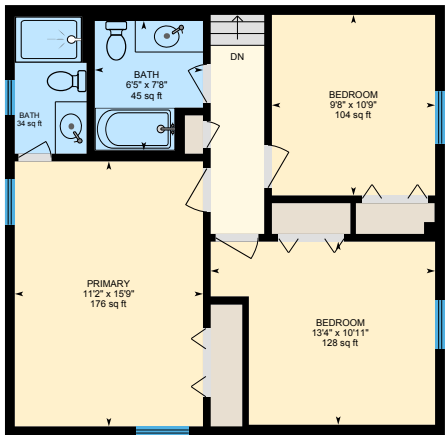
196 Berrywood Dr, Hendersonville, TN

Main Building: Total Exterior Area Above Grade 1831.79 sq ft

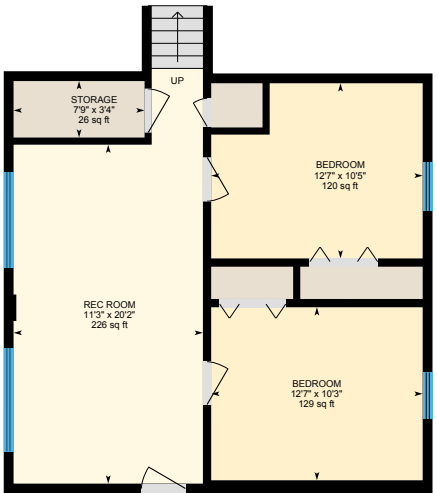
©MMXXI Avista Media



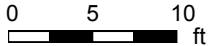
1st Floor  
Exterior Area 1166.47 sq ft



Upper Level  
Exterior Area 665.32 sq ft



Lower Level (Below Grade)  
Exterior Area 653.56 sq ft



# 196 Berrywood Dr, Hendersonville, TN

**1st Floor** Total Exterior Area 1166.47 sq ft  
Total Interior Area 1068.72 sq ft

©MMXXI Avista Media



0 4 8  
ft

PREPARED: 2021/10/20



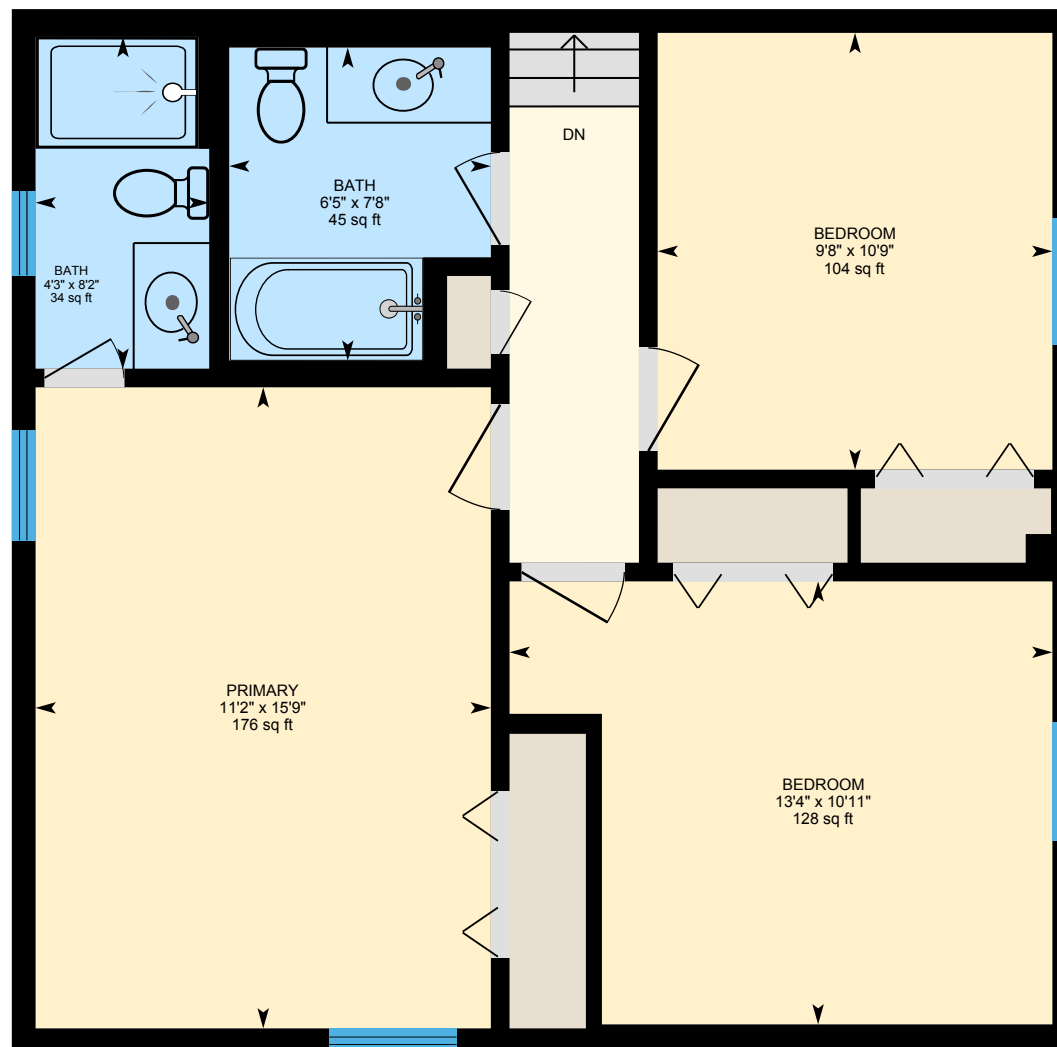
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

# 196 Berrywood Dr, Hendersonville, TN

**Upper Level** Total Exterior Area 665.32 sq ft  
Total Interior Area 606.21 sq ft

©MMXXI Avista Media



0 2 4 ft

PREPARED: 2021/10/20



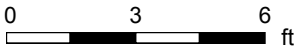
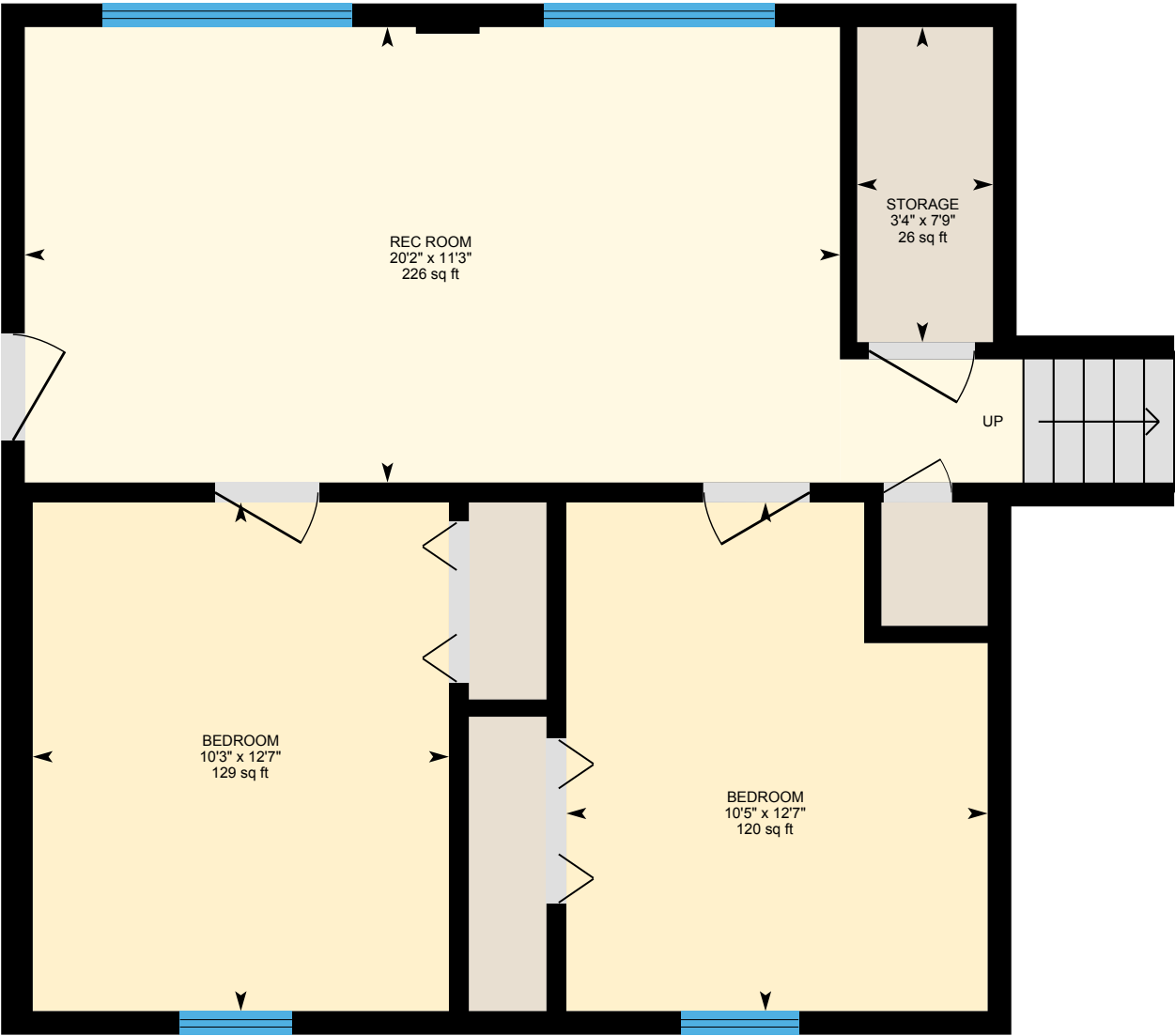
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

# 196 Berrywood Dr, Hendersonville, TN

Lower Level    Total Exterior Area 653.56 sq ft  
Total Interior Area 590.96 sq ft

©MMXXI Avista Media



PREPARED: 2021/10/20



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.

# 196 Berrywood Dr, Hendersonville, TN

## Property Details

©MMXXI Avista Media

### 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

##### 1ST FLOOR

Bath: 7'8" x 6'4" | 48 sq ft  
Den: 12'7" x 12'10" | 147 sq ft  
Dining: 12'11" x 9'4" | 106 sq ft  
Family: 21'3" x 13'5" | 285 sq ft  
Kitchen: 11'3" x 9'9" | 111 sq ft  
Living: 11'5" x 23'8" | 256 sq ft  
Sun Room: 11'8" x 15' | 175 sq ft

##### UPPER LEVEL

Bath: 6'5" x 7'8" | 45 sq ft  
Bath: 4'3" x 8'2" | 34 sq ft  
Bedroom: 13'4" x 10'11" | 128 sq ft  
Bedroom: 9'8" x 10'9" | 104 sq ft  
Primary: 11'2" x 15'9" | 176 sq ft

##### LOWER LEVEL

Bedroom: 12'7" x 10'5" | 120 sq ft  
Bedroom: 12'7" x 10'3" | 129 sq ft  
Rec Room: 11'3" x 20'2" | 226 sq ft  
Storage: 7'9" x 3'4" | 26 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

##### 1ST FLOOR

Interior Area: 1068.72 sq ft  
Excluded Area: 174.83 sq ft  
Perimeter Wall Length: 167 ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 1166.47 sq ft

##### UPPER LEVEL

Interior Area: 606.21 sq ft  
Perimeter Wall Length: 101 ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 665.32 sq ft

##### LOWER LEVEL (Below Grade)

Interior Area: 590.96 sq ft  
Perimeter Wall Length: 107 ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 653.56 sq ft

### AMENITIES

All space is excluded

### Total Above Grade Floor Area

Main Building Interior: 1674.93 sq ft  
Main Building Excluded: 174.83 sq ft  
**Main Building Exterior: 1831.79 sq ft**

# 196 Berrywood Dr, Hendersonville, TN

## Property Details

©MMXXI Avista Media

Prepared: Oct 20, 2021

©MMXXI Avista Media | All rights are reserved | A valid Usage License is required to use or publish any part of this document or its content.

### 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

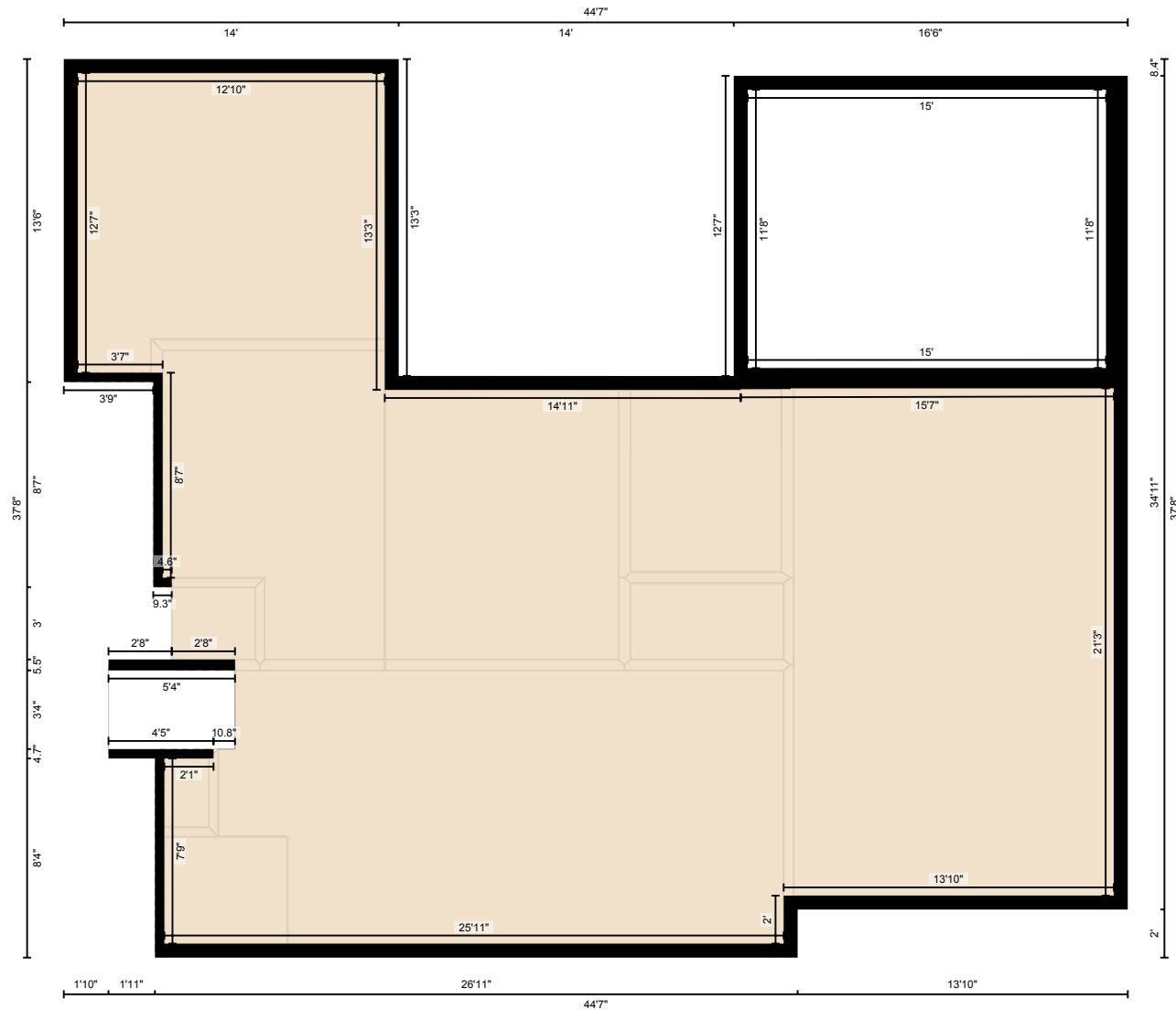
All dimensions and floor areas must be considered approximate and are subject to independent verification.

**196 Berrywood Dr, Hendersonville, TN**

### Measurement Diagram for: 1st Floor

Exterior Wall Thickness: 7.0 in

©MMXXI Avista Media



PREPARED: 2021/10/20

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.



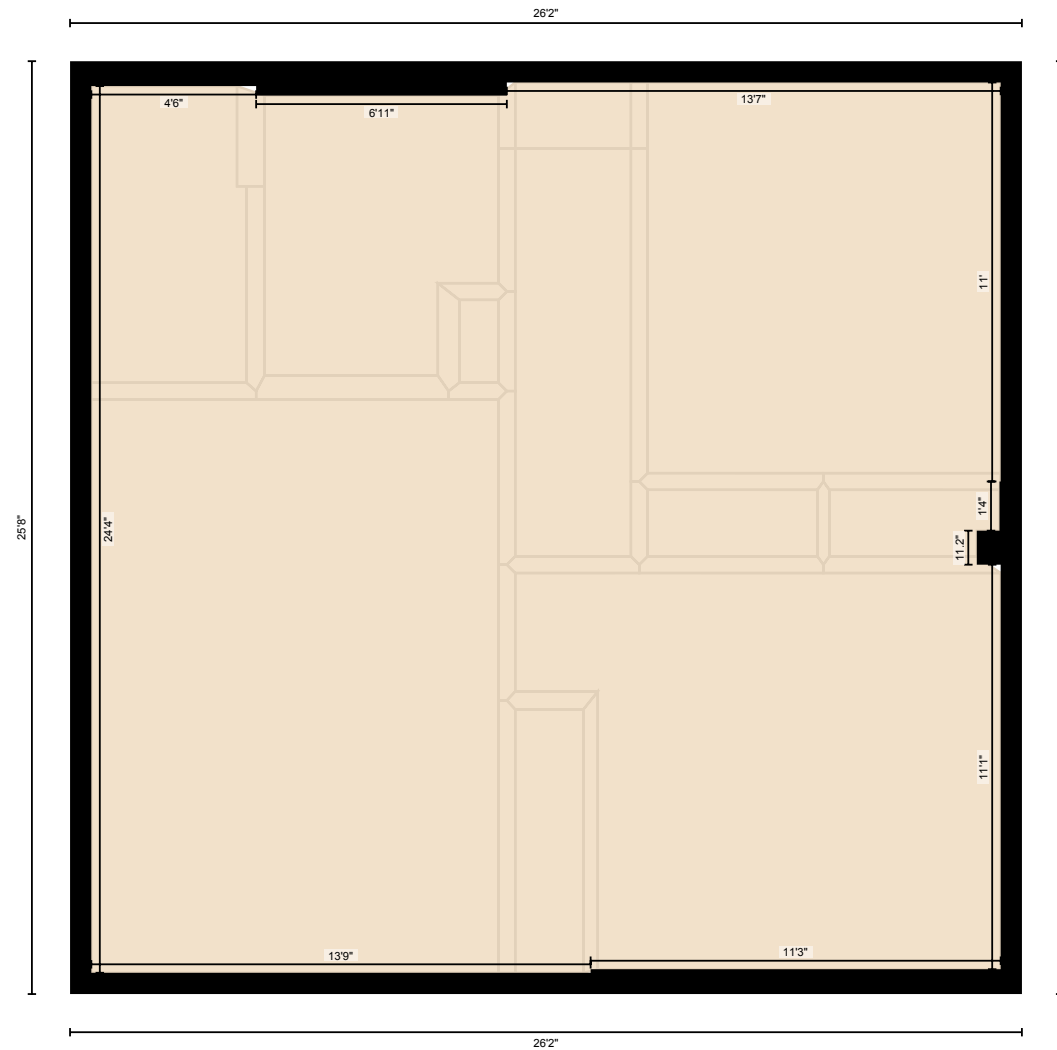


# 196 Berrywood Dr, Hendersonville, TN

Measurement Diagram for: Upper Level

Exterior Wall Thickness: 7.0 in

©MMXXI Avista Media

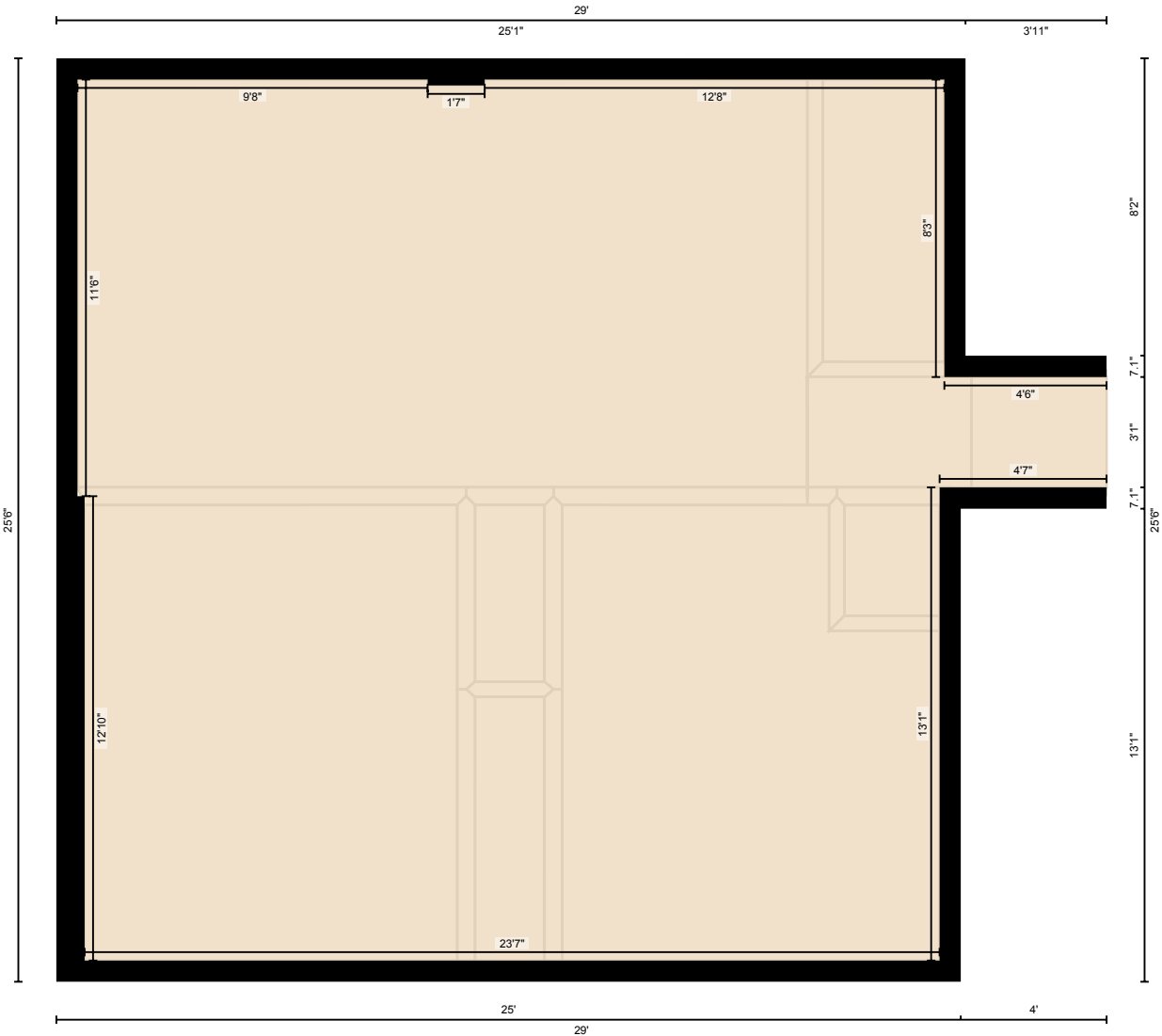


PREPARED: 2021/10/20

196 Berrywood Dr, Hendersonville, TN

Measurement Diagram for: Lower Level  
Exterior Wall Thickness: 7.0 in

©MMXXI Avista Media



PREPARED: 2021/10/20