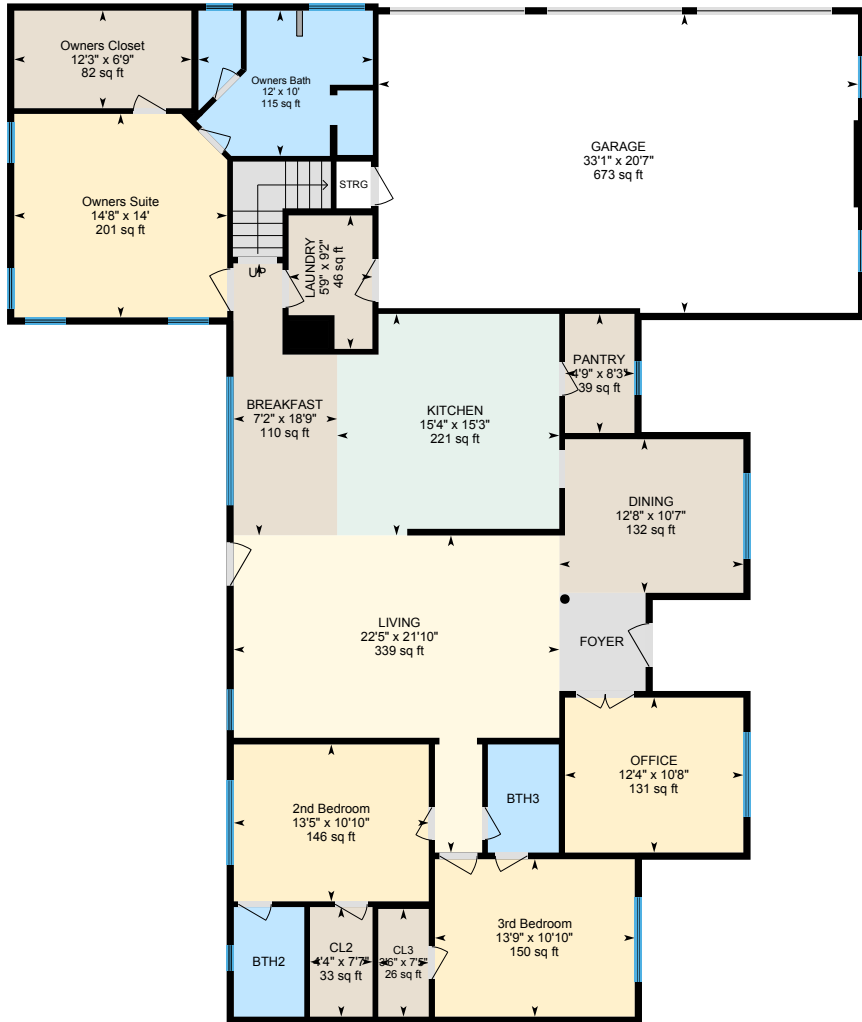


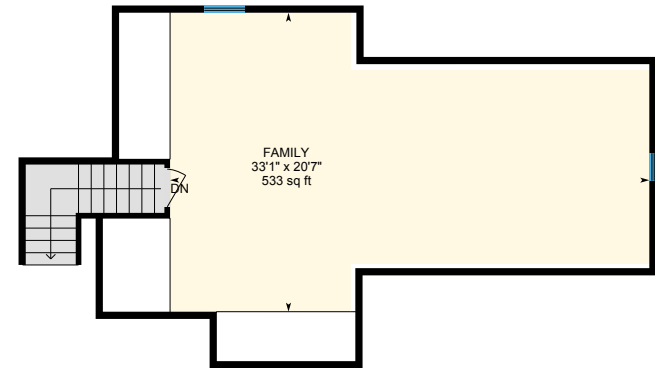
160 Ben Armstrong Rd, Castalian Springs, TN

Main Building: Total Exterior Area Above Grade 2798.17 sq ft

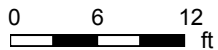
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Main Floor
Exterior Area 2145.40 sq ft



Family Room
Exterior Area 652.77 sq ft

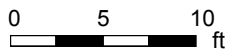
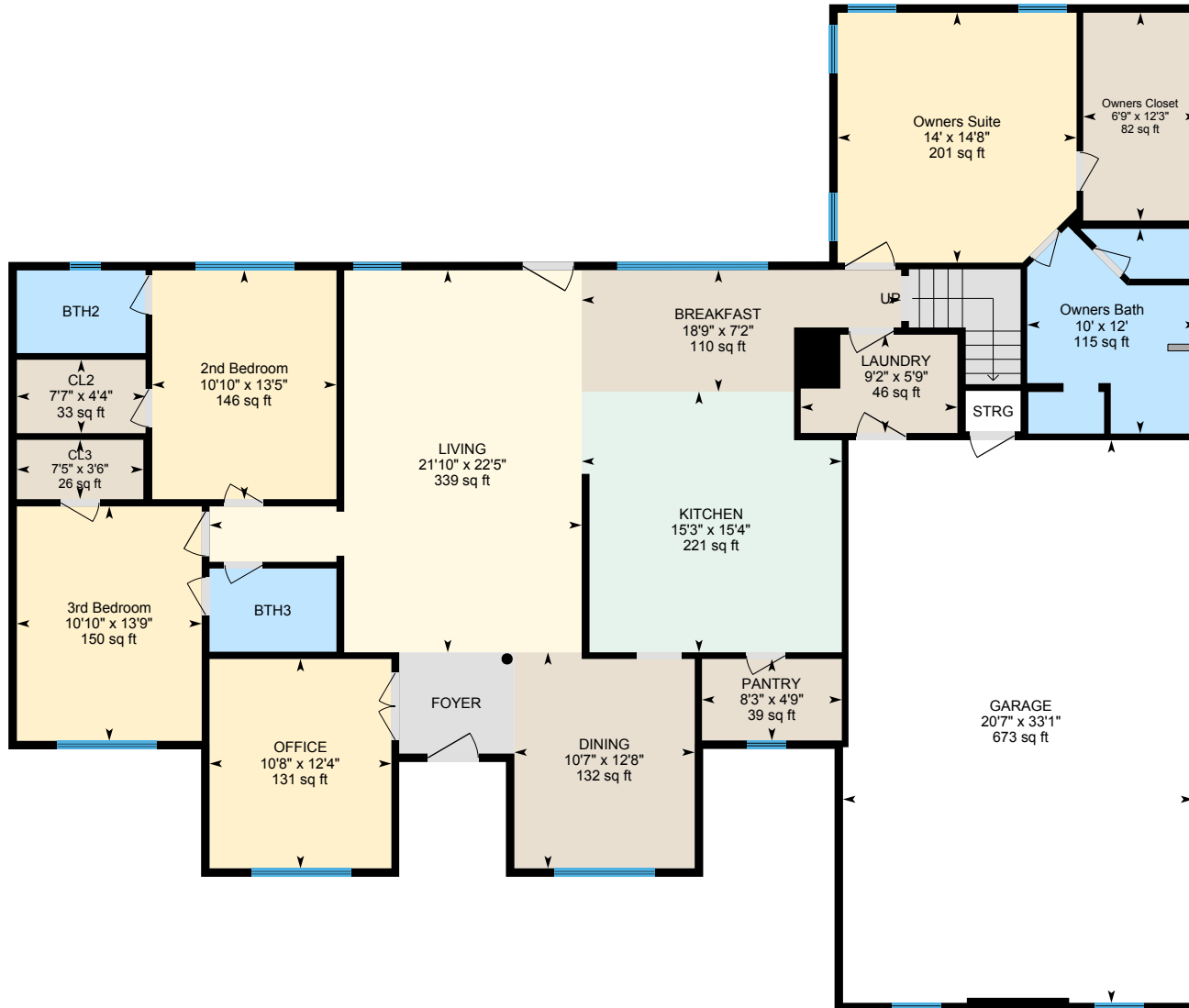


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160 Ben Armstrong Rd, Castalian Springs, TN

Main Floor Total Exterior Area 2145.40 sq ft
Total Interior Area 2018.32 sq ft

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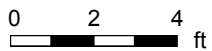
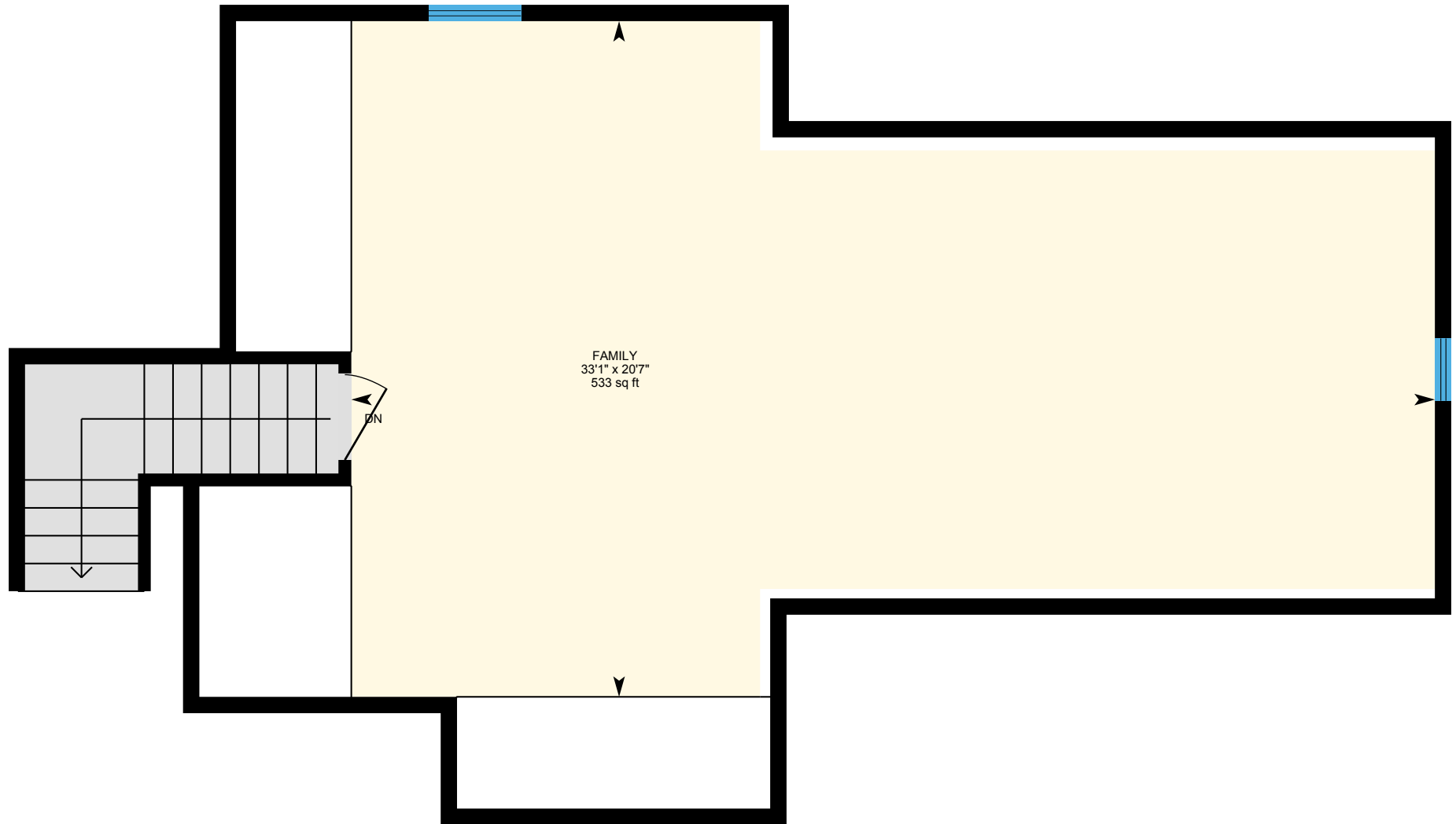
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



160 Ben Armstrong Rd, Castalian Springs, TN

Family Room Total Exterior Area 652.77 sq ft
Total Interior Area 581.57 sq ft

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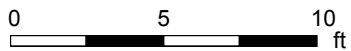
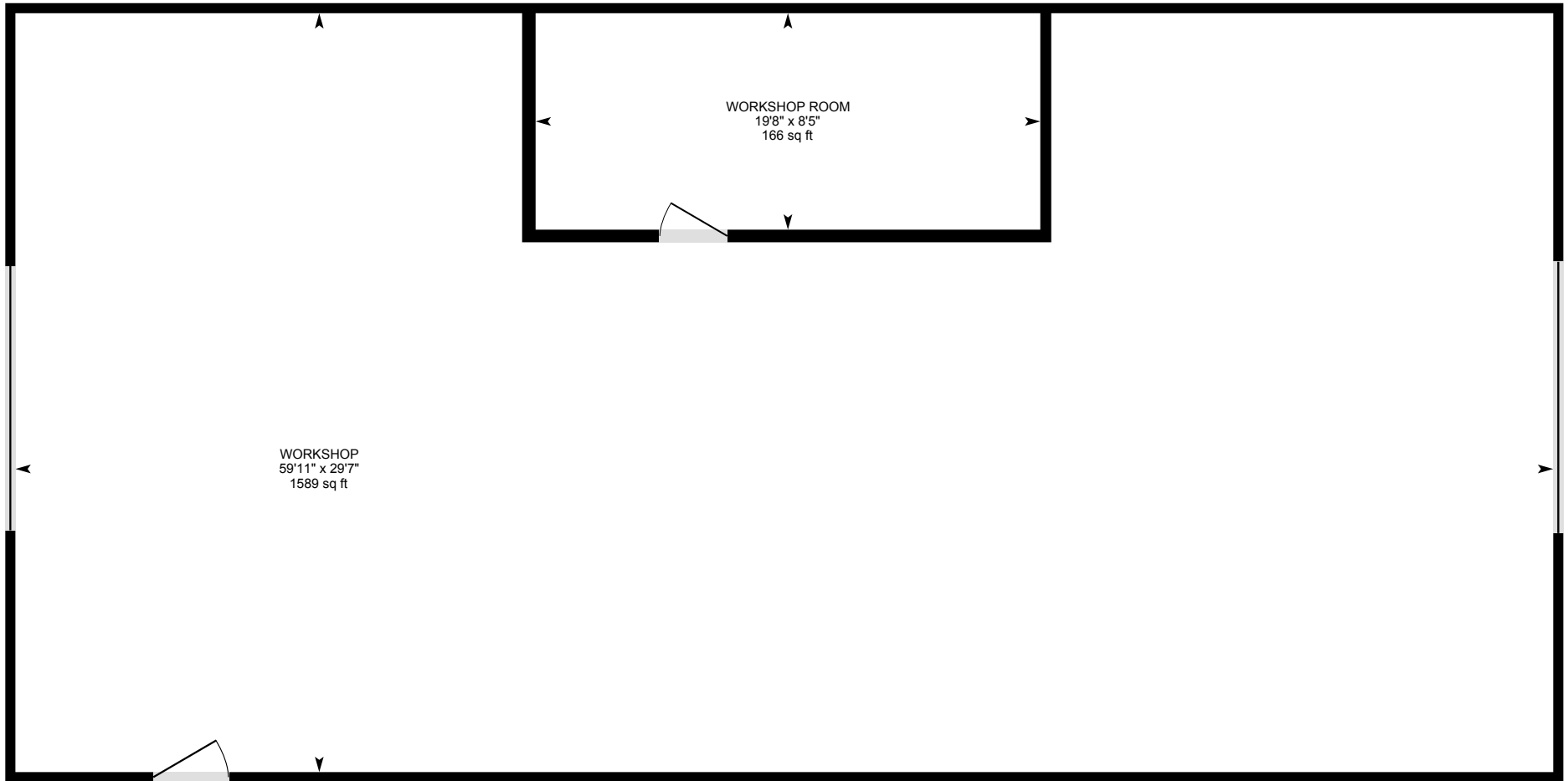
PREPARED: Mar 2021



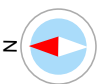
160 Ben Armstrong Rd, Castalian Springs, TN

Workshop Total Exterior Area 63.21 sq ft
Total Interior Area 18.18 sq ft

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160 Ben Armstrong Rd, Castalian Springs, TN

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

MAIN FLOOR

2nd Bedroom: 13'5" x 10'10" | 146 sq ft
3rd Bedroom: 13'9" x 10'10" | 150 sq ft
Breakfast: 7'2" x 18'9" | 110 sq ft
Bth2: 4'10" x 7'7" | 37 sq ft
Bth3: 4'11" x 7'5" | 36 sq ft
Cl2: 4'4" x 7'7" | 33 sq ft
Cl3: 3'6" x 7'5" | 26 sq ft
Dining: 12'8" x 10'7" | 132 sq ft
Garage: 33'1" x 20'7" | 673 sq ft
Kitchen: 15'4" x 15'3" | 221 sq ft
Laundry: 5'9" x 9'2" | 46 sq ft
Living: 22'5" x 21'10" | 339 sq ft
Office: 12'4" x 10'8" | 131 sq ft
Owners Bath: 12' x 10' | 115 sq ft
Owners Closet: 12'3" x 6'9" | 82 sq ft
Owners Suite: 14'8" x 14' | 201 sq ft
Pantry: 4'9" x 8'3" | 39 sq ft

FAMILY ROOM

Family: 33'1" x 20'7" | 533 sq ft

Workshop

WORKSHOP

Workshop: 29'7" x 59'11" | 1589 sq ft
Workshop Room: 8'5" x 19'8" | 166 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

MAIN FLOOR

Interior Area: 2018.32 sq ft
Excluded Area: 680.81 sq ft
Perimeter Wall Length: 255 ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 2145.40 sq ft

FAMILY ROOM

Interior Area: 581.57 sq ft
Perimeter Wall Length: 143 ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 652.77 sq ft

Workshop

WORKSHOP

Interior Area: 18.18 sq ft
Excluded Area: 1754.98 sq ft
Perimeter Wall Length: 181 ft
Perimeter Wall Thickness: 3.0 in
Exterior Area: 63.21 sq ft

Total Above Grade Floor Area

Main Building Interior: 2599.89 sq ft
Main Building Excluded: 680.81 sq ft
Main Building Exterior: 2798.17 sq ft

160 Ben Armstrong Rd, Castalian Springs, TN

Property Details

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Room Measurements

Floor Area Information

Workshop Interior: 18.18 sq ft

Workshop Excluded: 1754.98 sq ft

Workshop Exterior: 63.21 sq ft

Customer Name: Josh Gregory, Realtor

Customer Company: EXIT Real Estate Solutions

Prepared: Mar 30, 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.

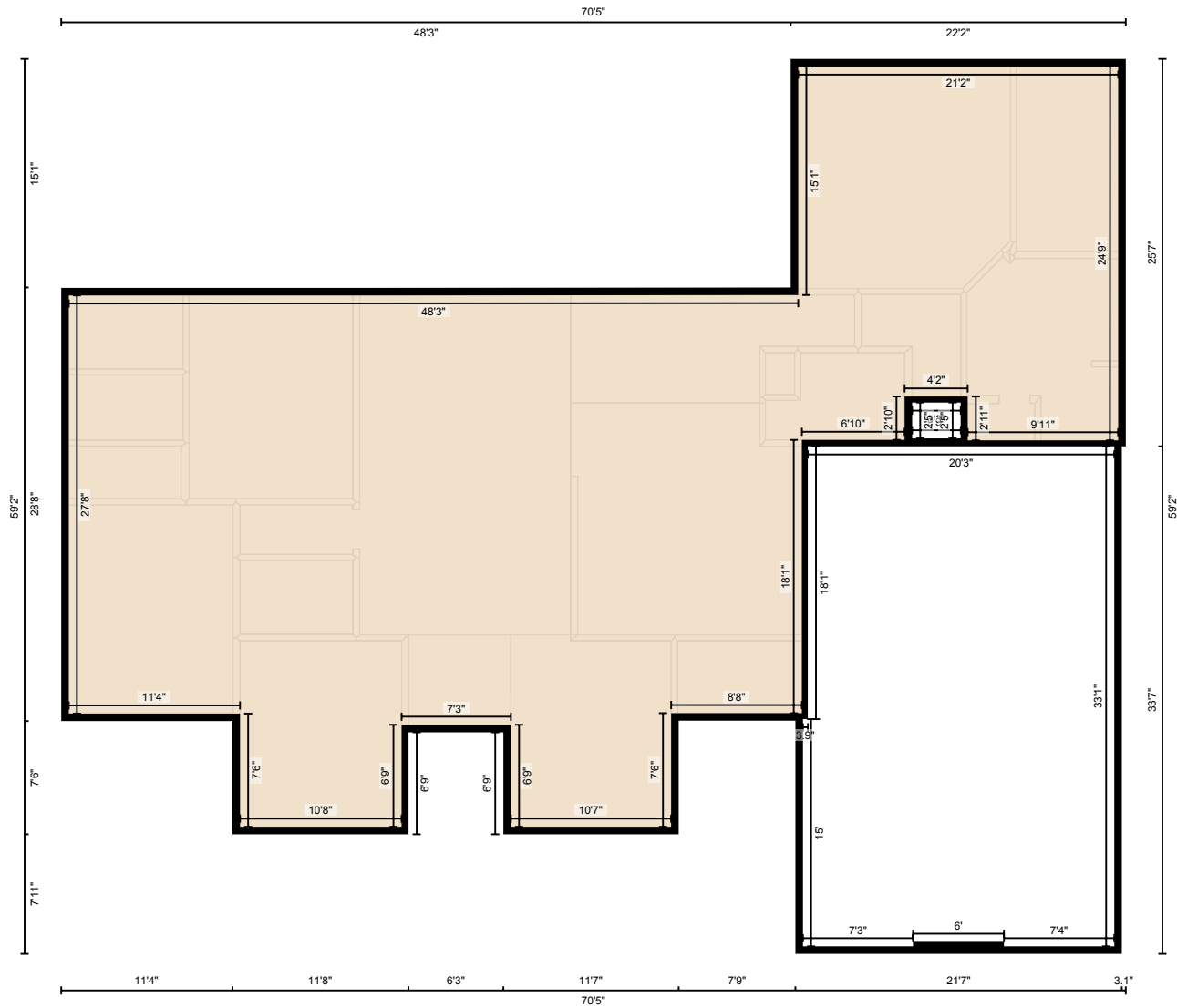
Disclaimer

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

160 Ben Armstrong Rd, Castalian Springs, TN

Measurement Diagram for: Main Floor
Exterior Wall Thickness: 6.0 in

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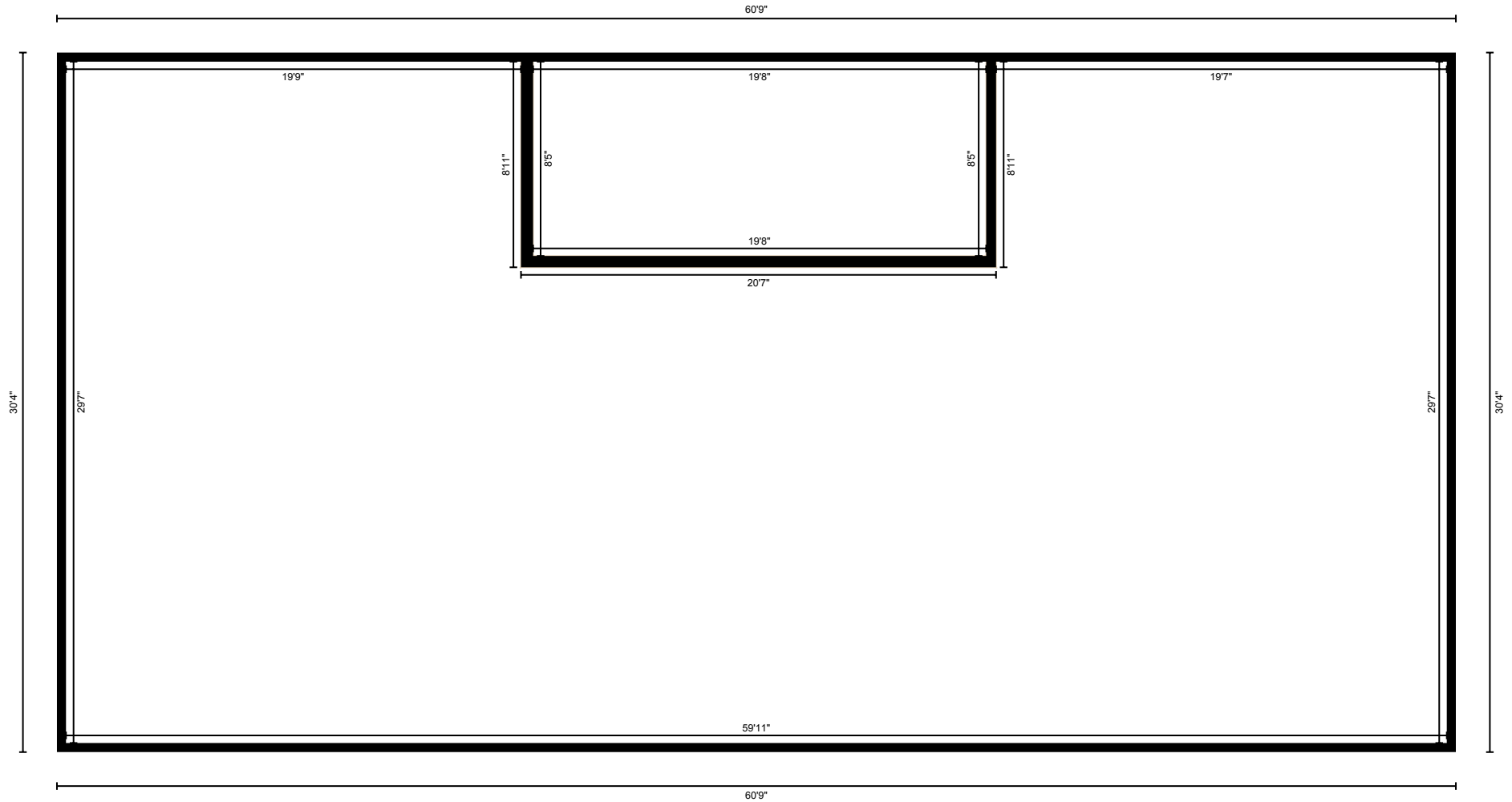
PREPARED: Mar 2021

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.

160 Ben Armstrong Rd, Castalian Springs, TN

Measurement Diagram for: Workshop
Exterior Wall Thickness: 3.0 in

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