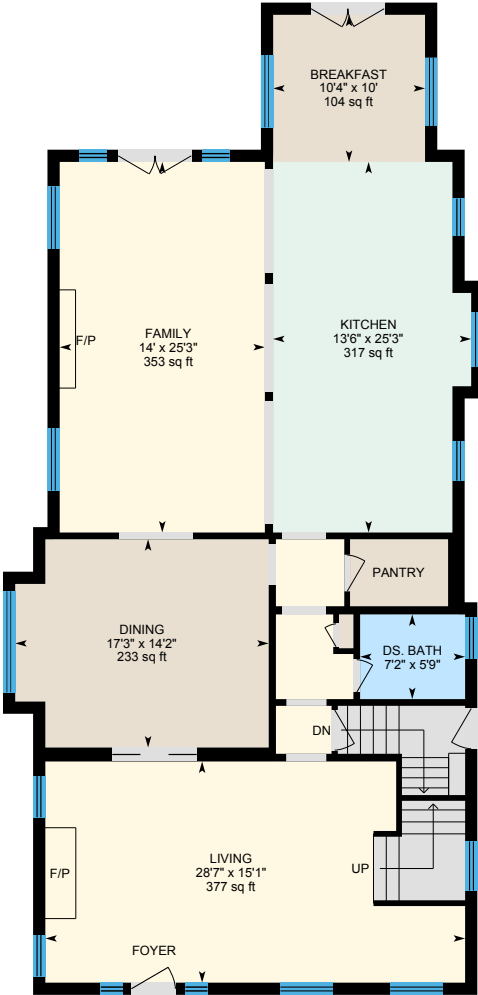


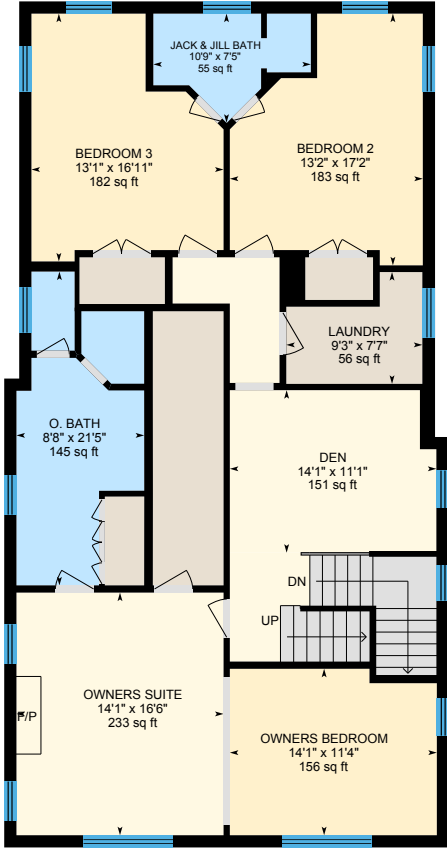
3617 Central Ave, Nashville, TN

Main Building: Total Exterior Area Above Grade 4550.11 sq ft

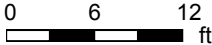
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1st Floor
Exterior Area 1841.30 sq ft



2nd Floor
Exterior Area 1691.85 sq ft



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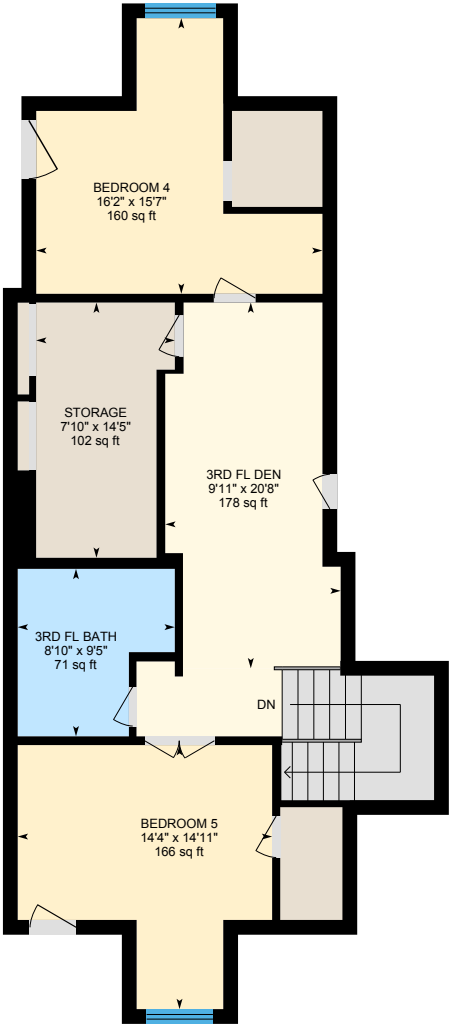
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



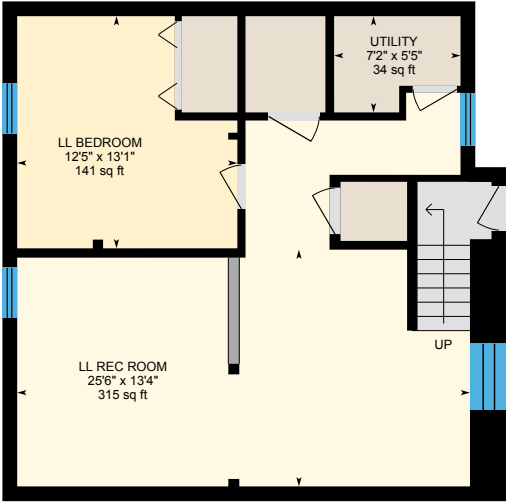
3617 Central Ave, Nashville, TN

Main Building: Total Exterior Area Above Grade 4550.11 sq ft

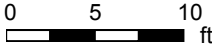
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3rd Floor
Exterior Area 1016.96 sq ft



Finished Basement (Below Grade)
Exterior Area 768.11 sq ft



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.

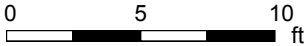
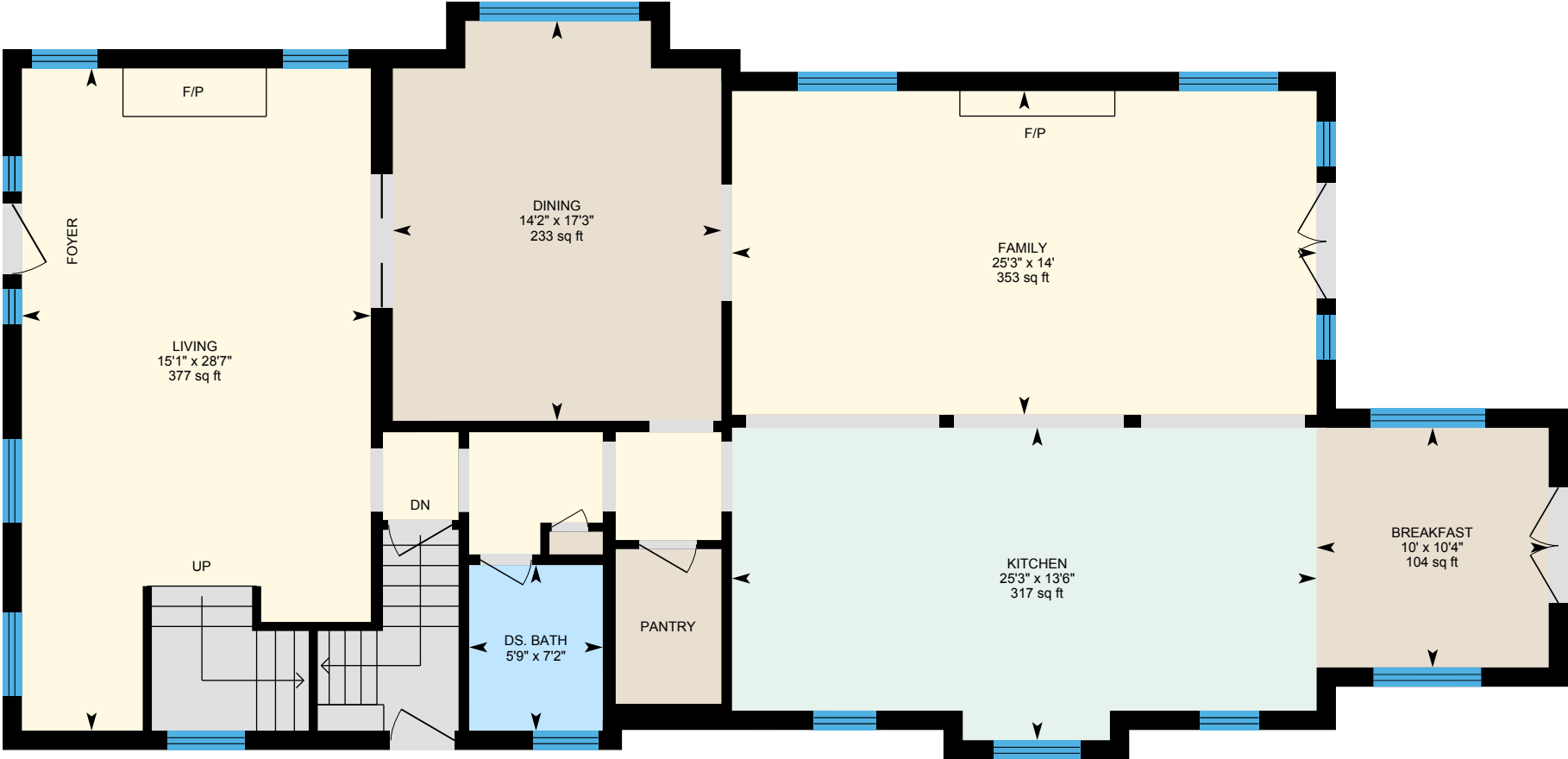
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1st Floor Total Exterior Area 1841.30 sq ft
Total Interior Area 1675.45 sq ft

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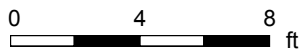
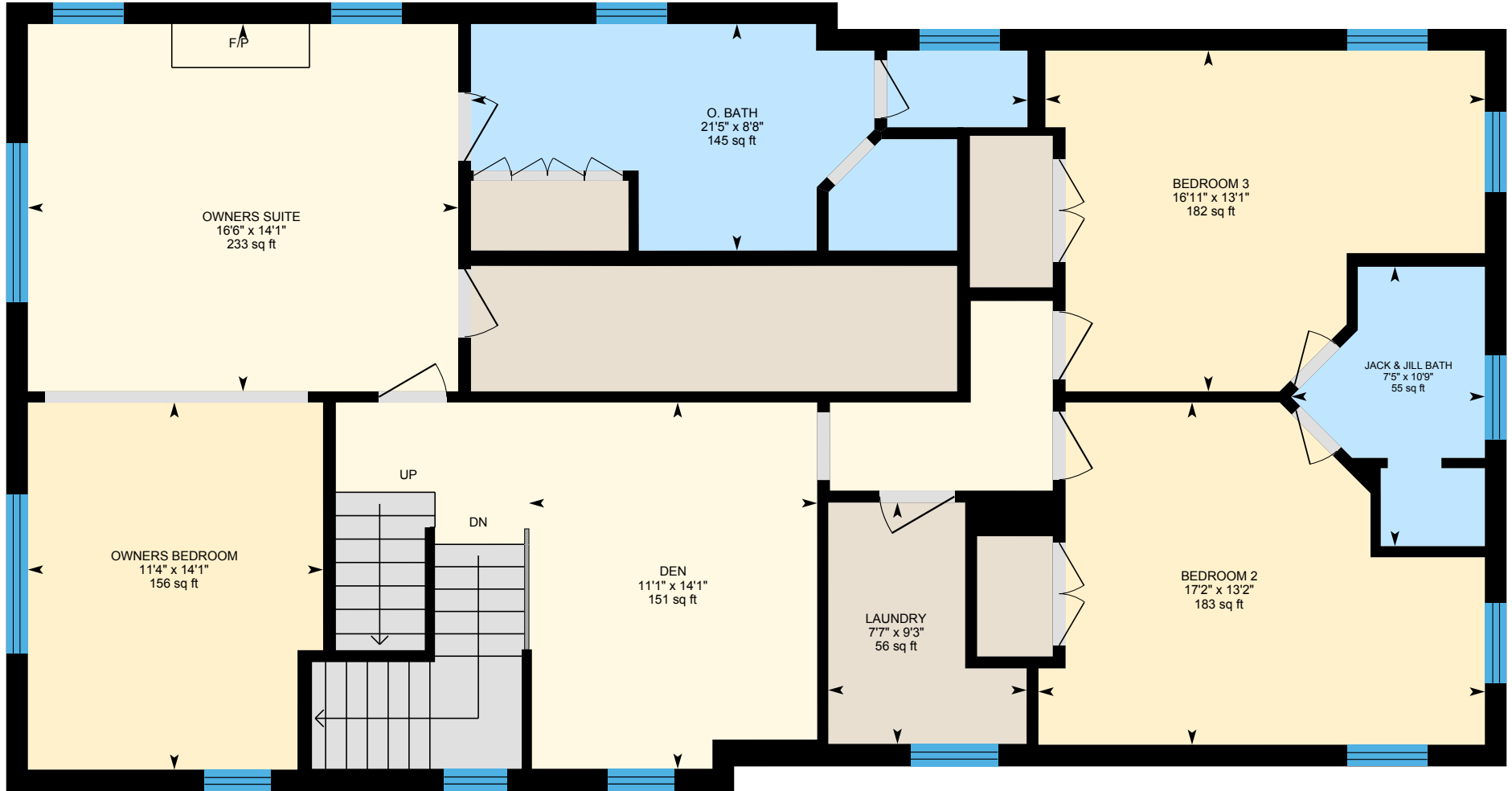
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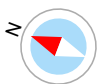
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2nd Floor Total Exterior Area 1691.85 sq ft
Total Interior Area 1548.00 sq ft

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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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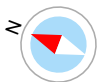
3rd Floor Total Exterior Area 1016.96 sq ft
Total Interior Area 881.87 sq ft

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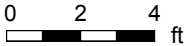
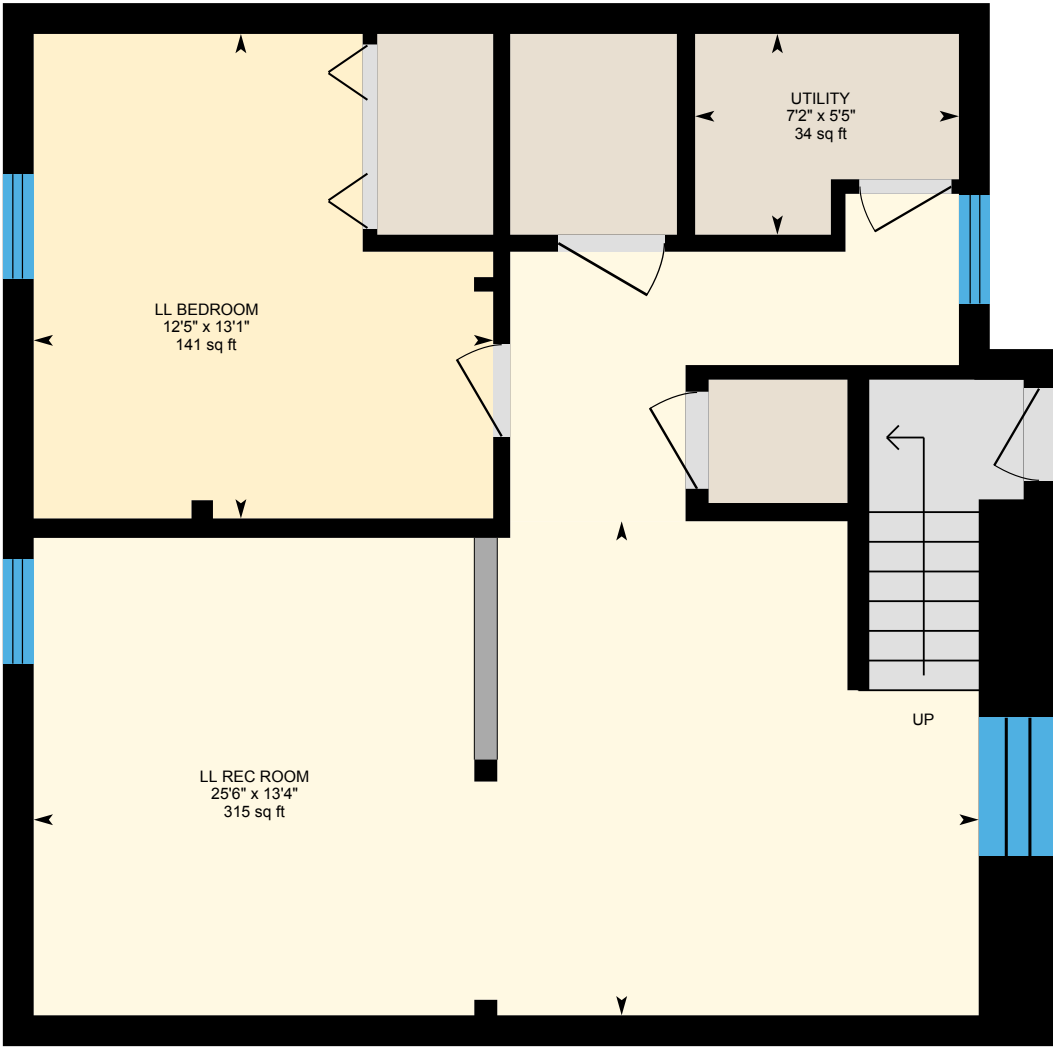
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Finished Basement Total Exterior Area 768.11 sq ft
Total Interior Area 676.53 sq ft

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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

1ST FLOOR

Breakfast: 10'4" x 10' | 104 sq ft
Dining: 17'3" x 14'2" | 233 sq ft
Ds. Bath: 7'2" x 5'9" | 41 sq ft
Family: 14' x 25'3" | 353 sq ft
Kitchen: 13'6" x 25'3" | 317 sq ft
Living: 28'7" x 15'1" | 377 sq ft

2ND FLOOR

Bedroom 2: 13'2" x 17'2" | 183 sq ft
Bedroom 3: 13'1" x 16'11" | 182 sq ft
Den: 14'1" x 11'1" | 151 sq ft
Jack & Jill Bath: 10'9" x 7'5" | 55 sq ft
Laundry: 9'3" x 7'7" | 56 sq ft
O. Bath: 8'8" x 21'5" | 145 sq ft
Owners Bedroom: 14'1" x 11'4" | 156 sq ft
Owners Suite: 14'1" x 16'6" | 233 sq ft

3RD FLOOR

3rd Fl Bath: 8'10" x 9'5" | 71 sq ft
3rd Fl Den: 9'11" x 20'8" | 178 sq ft
Bedroom 4: 16'2" x 15'7" | 160 sq ft
Bedroom 5: 14'4" x 14'11" | 166 sq ft
Storage: 7'10" x 14'5" | 102 sq ft

FINISHED BASEMENT

LI Bedroom: 12'5" x 13'1" | 141 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: 1675.45 sq ft
Perimeter Wall Length: 199 ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 1841.30 sq ft

2ND FLOOR

Interior Area: 1548.00 sq ft
Perimeter Wall Length: 173 ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 1691.85 sq ft

3RD FLOOR

Interior Area: 881.87 sq ft
Perimeter Wall Length: 162 ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 1016.96 sq ft

FINISHED BASEMENT (Below Grade)

Interior Area: 676.53 sq ft
Perimeter Wall Length: 110 ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 768.11 sq ft

3617 Central Ave, Nashville, TN

Property Details

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Room Measurements

LI Rec Room: 25'6" x 13'4" | 315 sq ft

Utility: 7'2" x 5'5" | 34 sq ft

Floor Area Information

DETACHED GARAGE

All space is excluded

Total Above Grade Floor Area

Main Building Interior: 4105.32 sq ft

Main Building Exterior: 4550.11 sq ft

Customer Name: Deborah Vahle, Realtor

Prepared: Apr 16, 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.

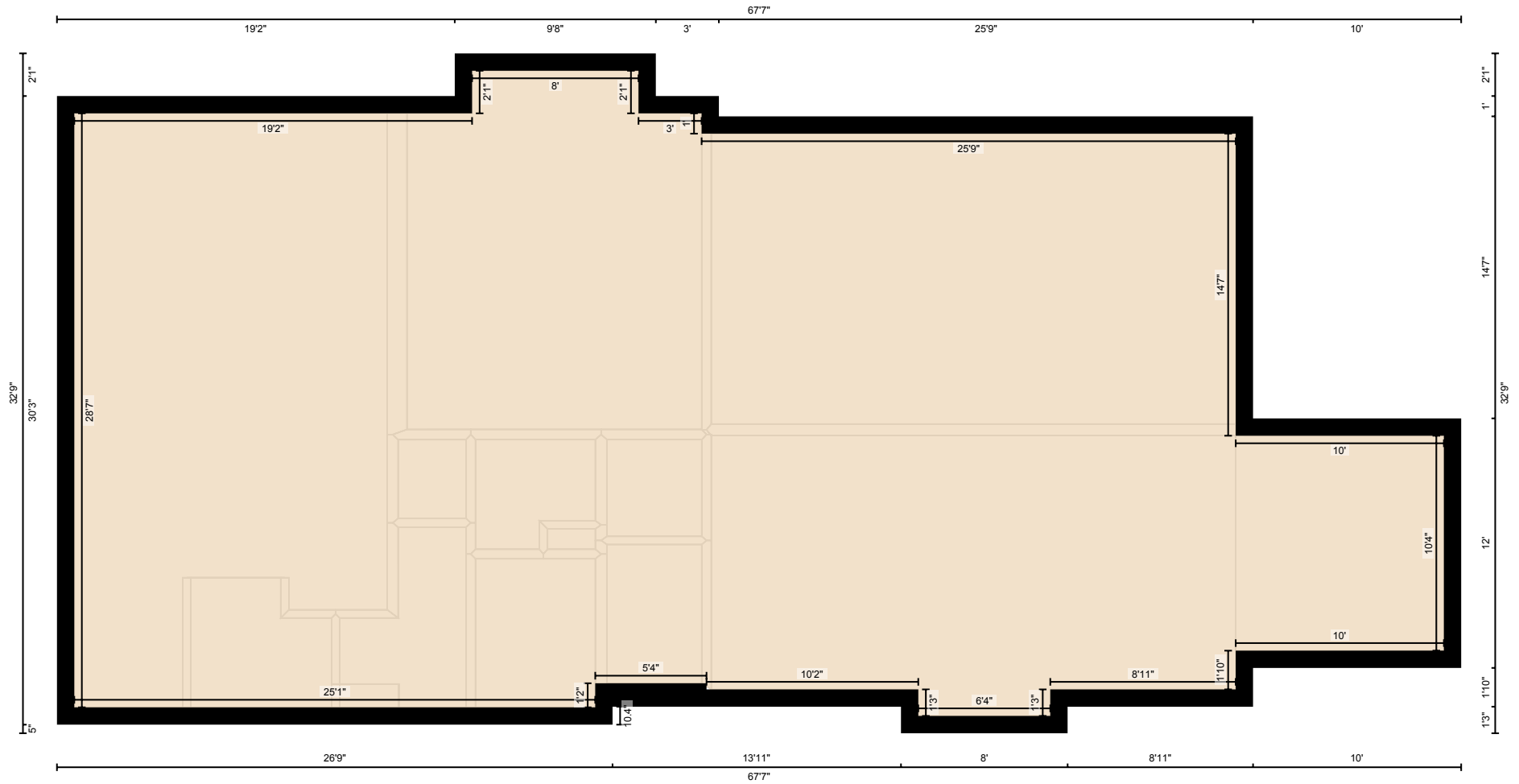
Disclaimer

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

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Measurement Diagram for: 1st Floor
Exterior Wall Thickness: 10.0 in

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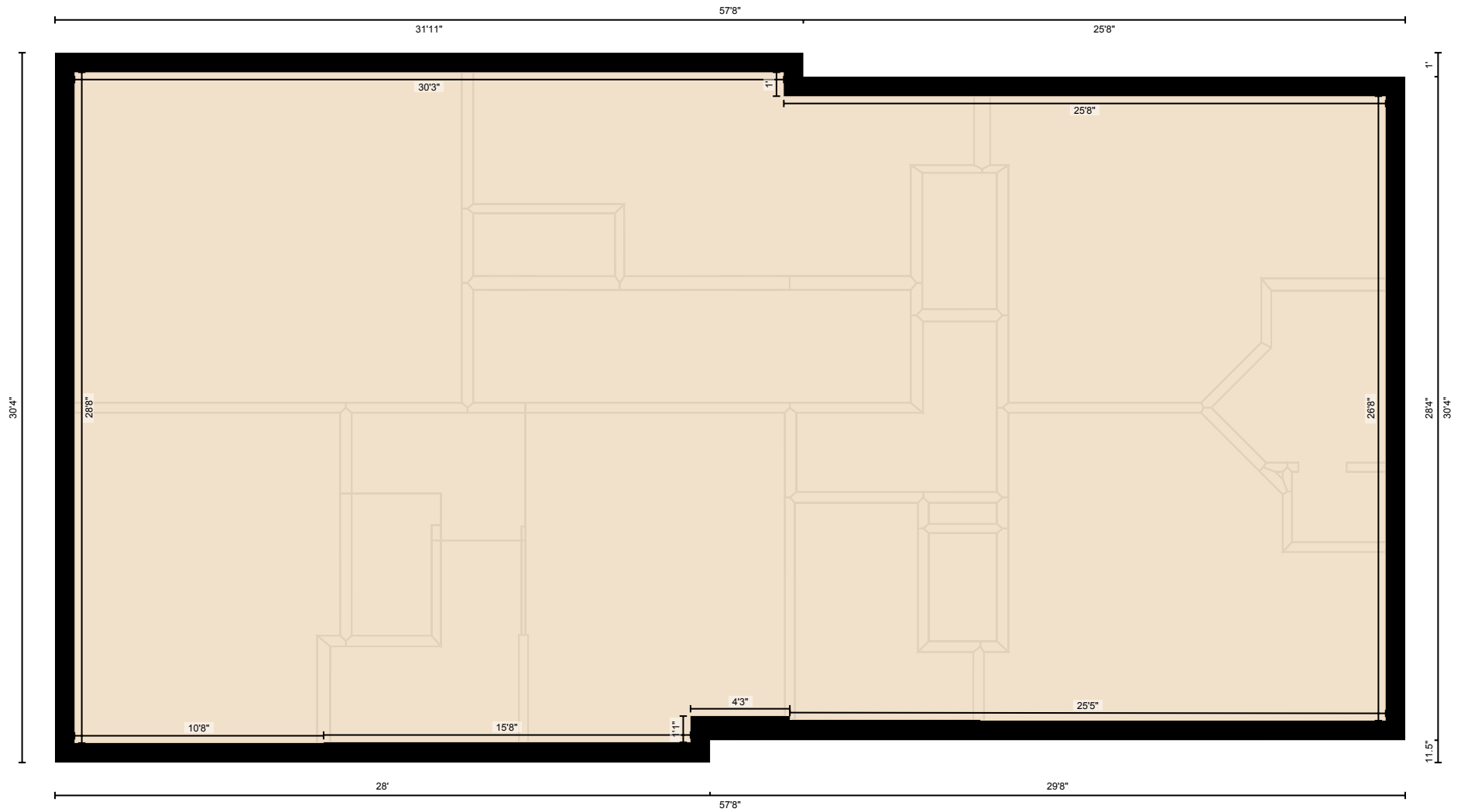
PREPARED: Apr 2021

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: 2nd Floor
Exterior Wall Thickness: 10.0 in

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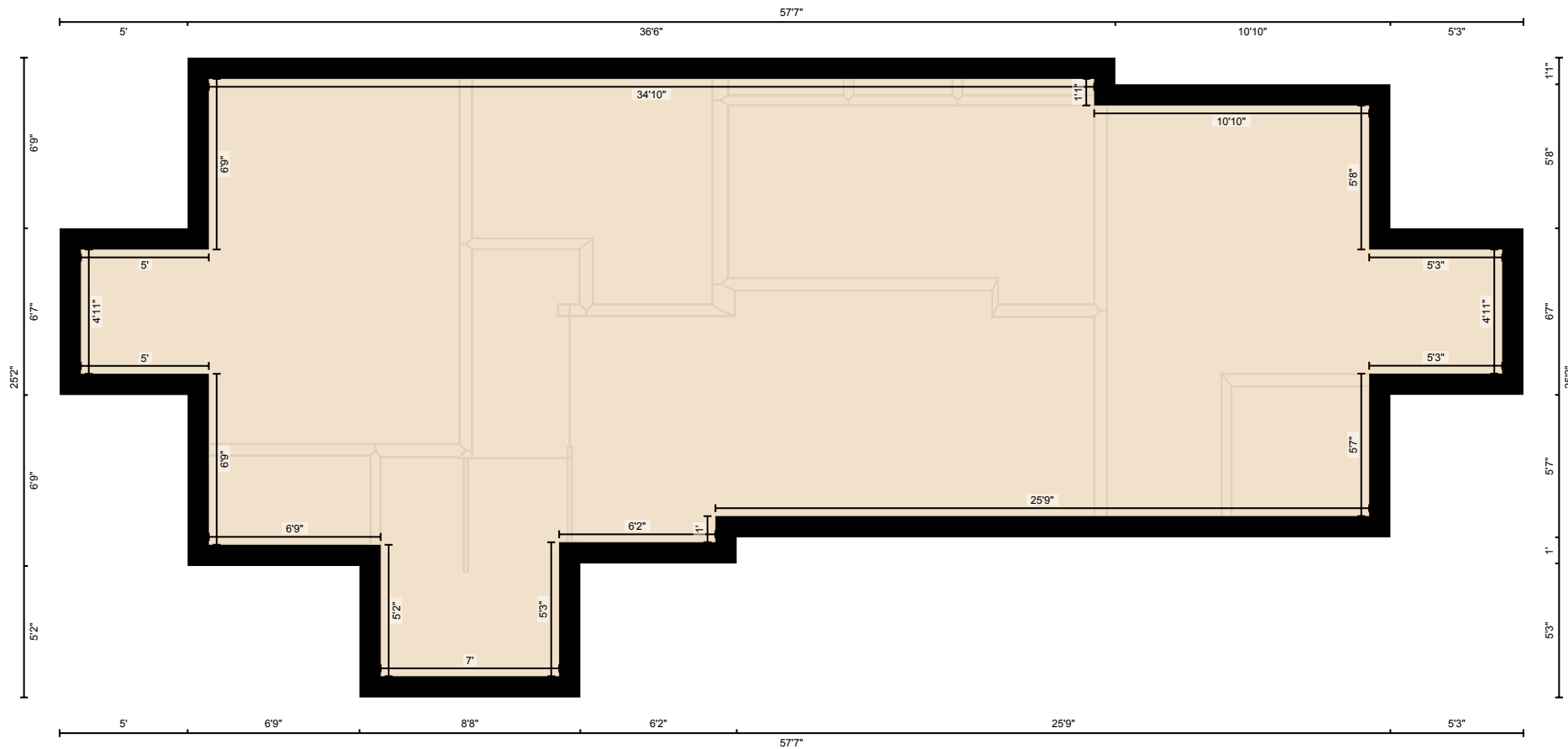
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Measurement Diagram for: 3rd Floor

Exterior Wall Thickness: 10.0 in

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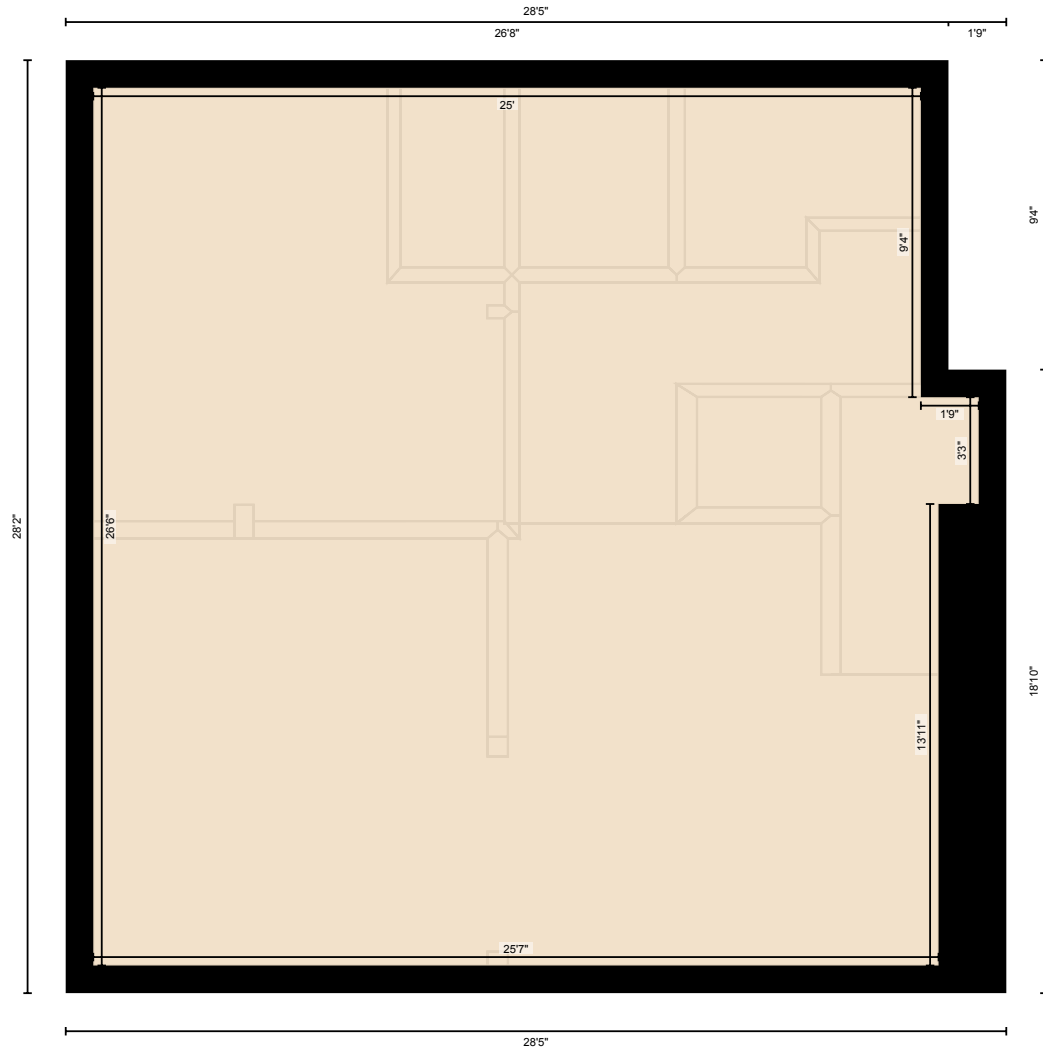
PREPARED: Apr 2021

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: Finished Basement
Exterior Wall Thickness: 10.0 in

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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.