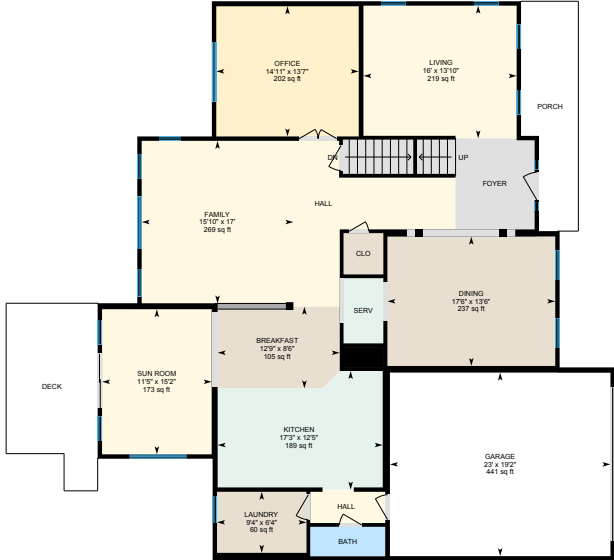
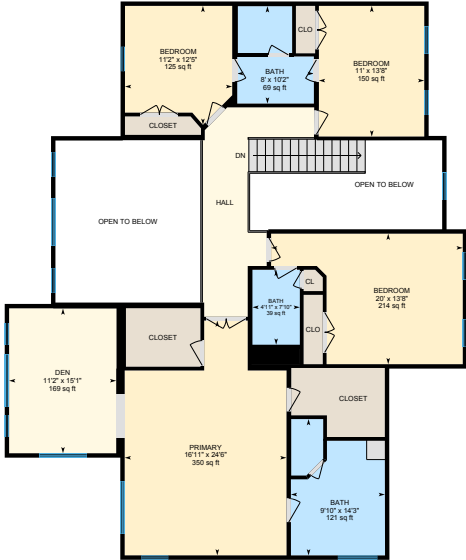


9712 Glenn Brooke Court, Fredericksburg, VA

Main Building: Total Exterior Area Above Grade 3801 sq ft



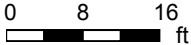
Main Floor
Exterior Area 2011 sq ft



2nd Floor
Exterior Area 1790 sq ft



Basement (Below Grade)
Exterior Area 1856 sq ft



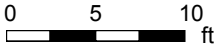
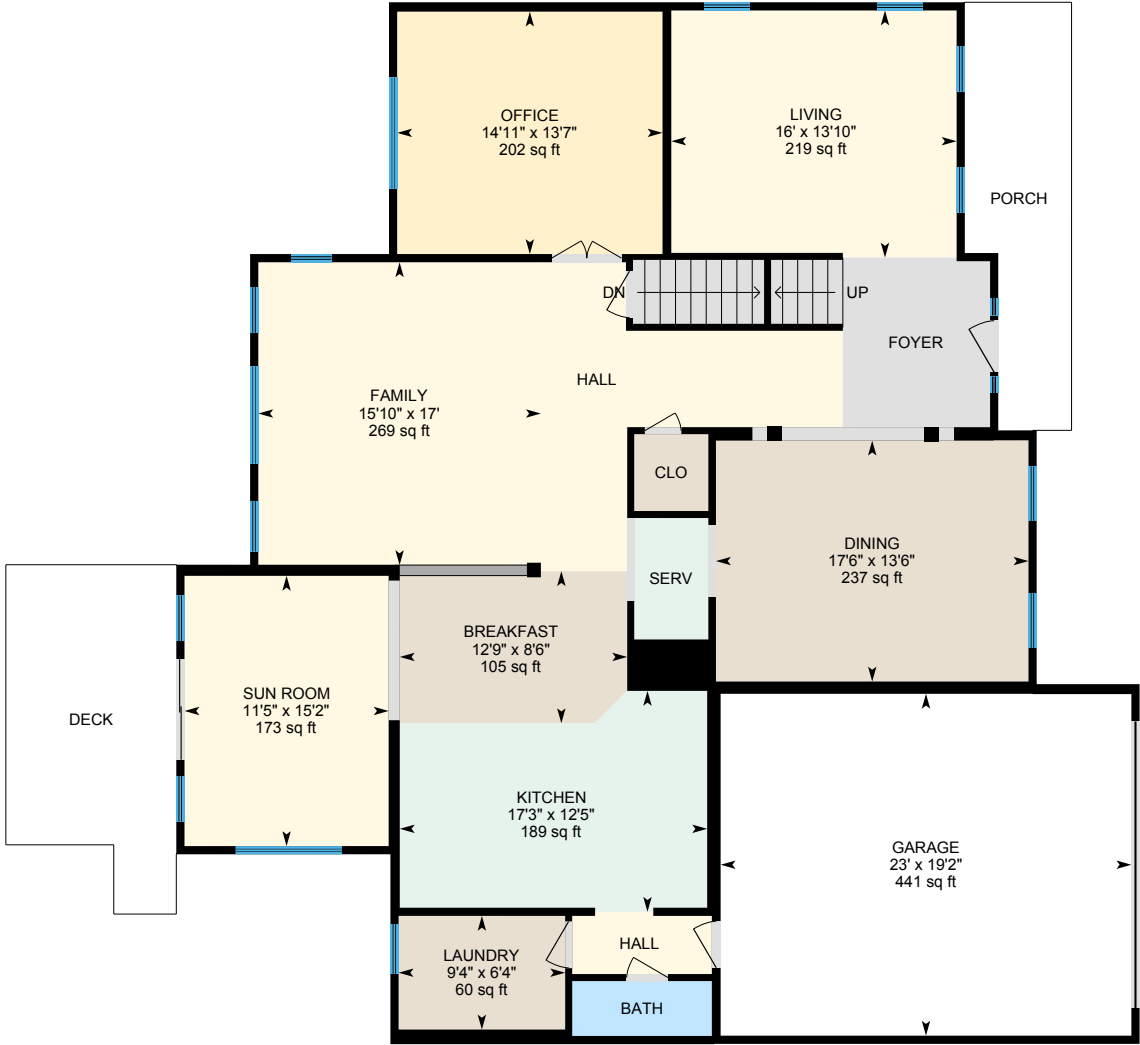
PREPARED: Nov 2020

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.



9712 Glenn Brooke Court, Fredericksburg, VA

Main Floor Total Exterior Area 2011 sq ft
Total Interior Area 1914 sq ft



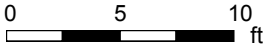
PREPARED: Nov 2020



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.

9712 Glenn Brooke Court, Fredericksburg, VA

2nd Floor Total Exterior Area 1790 sq ft
Total Interior Area 1693 sq ft



PREPARED: Nov 2020



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.

9712 Glenn Brooke Court, Fredericksburg, VA

Basement Total Exterior Area 1856 sq ft
Total Interior Area 1762 sq ft



0 4 8 ft

PREPARED: Nov 2020



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.

9712 Glenn Brooke Court, Fredericksburg, VA

Property Details

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

Bath: 7'10" x 3'1" | 24 sq ft
Breakfast: 12'9" x 8'6" | 105 sq ft
Dining: 17'6" x 13'6" | 237 sq ft
Family: 15'10" x 17' | 269 sq ft
Garage: 23' x 19'2" | 441 sq ft
Kitchen: 17'3" x 12'5" | 189 sq ft
Laundry: 9'4" x 6'4" | 60 sq ft
Living: 16' x 13'10" | 219 sq ft
Office: 14'11" x 13'7" | 202 sq ft
Sun Room: 11'5" x 15'2" | 173 sq ft

2ND FLOOR

Bath: 9'10" x 14'3" | 121 sq ft
Bath: 4'11" x 7'10" | 39 sq ft
Bath: 8' x 10'2" | 69 sq ft
Bedroom: 11' x 13'8" | 150 sq ft
Bedroom: 20' x 13'8" | 214 sq ft
Bedroom: 11'2" x 12'5" | 125 sq ft
Den: 11'2" x 15'1" | 169 sq ft
Primary: 16'11" x 24'6" | 350 sq ft

BASEMENT

Bar: 16'3" x 12'2" | 198 sq ft
Bath: 5'1" x 11'5" | 58 sq ft
Bedroom: 13'5" x 10'2" | 137 sq ft
Family: 16'1" x 13'7" | 216 sq ft

Floor Area Information

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

Main Building

MAIN FLOOR

Interior Area: 1914 sq ft
Excluded Area: 441 sq ft
Perimeter Wall Length: 211 ft
Perimeter Wall Thickness: 5.5 in
Exterior Area: 2011 sq ft

2ND FLOOR

Interior Area: 1693 sq ft
Excluded Area: 403 sq ft
Perimeter Wall Length: 211 ft
Perimeter Wall Thickness: 5.5 in
Exterior Area: 1790 sq ft

BASEMENT (Below Grade)

Interior Area: 1762 sq ft
Perimeter Wall Length: 204 ft
Perimeter Wall Thickness: 5.5 in
Exterior Area: 1856 sq ft

Total Above Grade Floor Area

Main Building Interior: 3606 sq ft
Main Building Excluded: 844 sq ft
Main Building Exterior: 3801 sq ft

9712 Glenn Brooke Court, Fredericksburg, VA

Property Details

Room Measurements

Rec Room: 39'6" x 31'3" | 904 sq ft

Utility: 12'5" x 15' | 119 sq ft

Floor Area Information

9712 Glenn Brooke Court, Fredericksburg, VA

iGUIDE Method of Measurement

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.