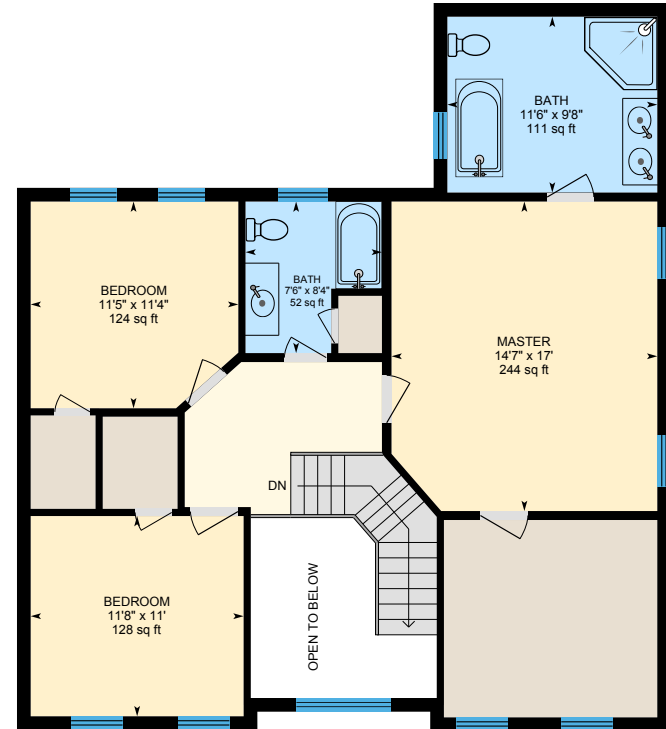


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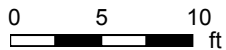
Main Building: Total Exterior Area Above Grade 2310.23 sq ft



1st Floor
Exterior Area 1189.74 sq ft



2nd Floor
Exterior Area 1120.48 sq ft



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1st Floor Total Exterior Area 1189.74 sq ft
Total Interior Area 1067.61 sq ft



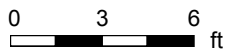
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2nd Floor Total Exterior Area 1120.48 sq ft
Total Interior Area 992.28 sq ft



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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

1ST FLOOR

Bath: 5'7" x 6'9" | 37 sq ft
Breakfast: 11'6" x 9'2" | 105 sq ft
Dining: 11'6" x 12'7" | 146 sq ft
Garage: 21'6" x 21'11" | 410 sq ft
Kitchen: 11'6" x 9'11" | 114 sq ft
Living: 22'4" x 13'7" | 305 sq ft
Office: 11'9" x 14'4" | 168 sq ft

2ND FLOOR

Bath: 7'6" x 8'4" | 52 sq ft
Bath: 11'6" x 9'8" | 111 sq ft
Bedroom: 11'5" x 11'4" | 124 sq ft
Bedroom: 11'8" x 11' | 128 sq ft
Master: 14'7" x 17' | 244 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: 1067.61 sq ft
Excluded Area: 410.11 sq ft
Perimeter Wall Length: 163 ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 1189.74 sq ft

2ND FLOOR

Interior Area: 992.28 sq ft
Excluded Area: 78.58 sq ft
Perimeter Wall Length: 171 ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 1120.48 sq ft

Total Above Grade Floor Area

Main Building Interior: 2059.89 sq ft
Main Building Excluded: 488.69 sq ft
Main Building Exterior: 2310.23 sq ft

Charlie Peterson | Broker | Tyler York Real Estate

Property Details

Customer Name: Charlie Peterson, Managing Broker

Customer Company: Tyler York Real Estate Brokers

Prepared: Apr 30, 2019

This PDF Document is a real example of the Premium PDF Floor Plans that are included with our 3D Virtual Tours.

Charlie Peterson:

TYLER YORK was founded by real estate broker, writer, and speaker, Charlie Peterson. Charlie has been recognized nationally and locally as a thought-leader and driver of new, consumer-driven real estate practices. His prolific writing and sales performance grew his demand as a mentor and coach for other agents, which became the genesis for launching TYLER YORK in January of 2018.

Charlie believes the best brokers have a strong entrepreneurial spirit, with the skills and passion to drive transaction success.

Compelled by the need for a higher standard of real estate professional, Charlie founded TYLER YORK with the simple premise that different real estate companies thrive with different kinds of agents, with different skills and expectations for their career; but TYLER YORK will thrive with only the most professional, creative, and entrepreneurial brokers, willing to specialize their skills and become un-ignorable service professionals in their respective markets. He believes that agents wishing to work part-time, as a hobby, or on a down-stream pyramid-model may have a chance at a fulfilling career--but not at TYLER YORK.

Marrying a professional ethic with a business model designed for collaboration and support, Charlie believes a real estate company should be grounded in a spirit of "out-doing one another in showing honor" (Romans 12:10) and rejoicing in each other's accomplishments, learning from each other's talents, and always modeling services after what is best for the consumer.

Charlie is a Contributing Editor for INMAN NEWS, the Chair of the Diversity & Inclusion Committee with TN REALTORS, and a Director at the Williamson County Assn of REALTORS.

cPeterson@TylerYork.com | 615.545.5272

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.

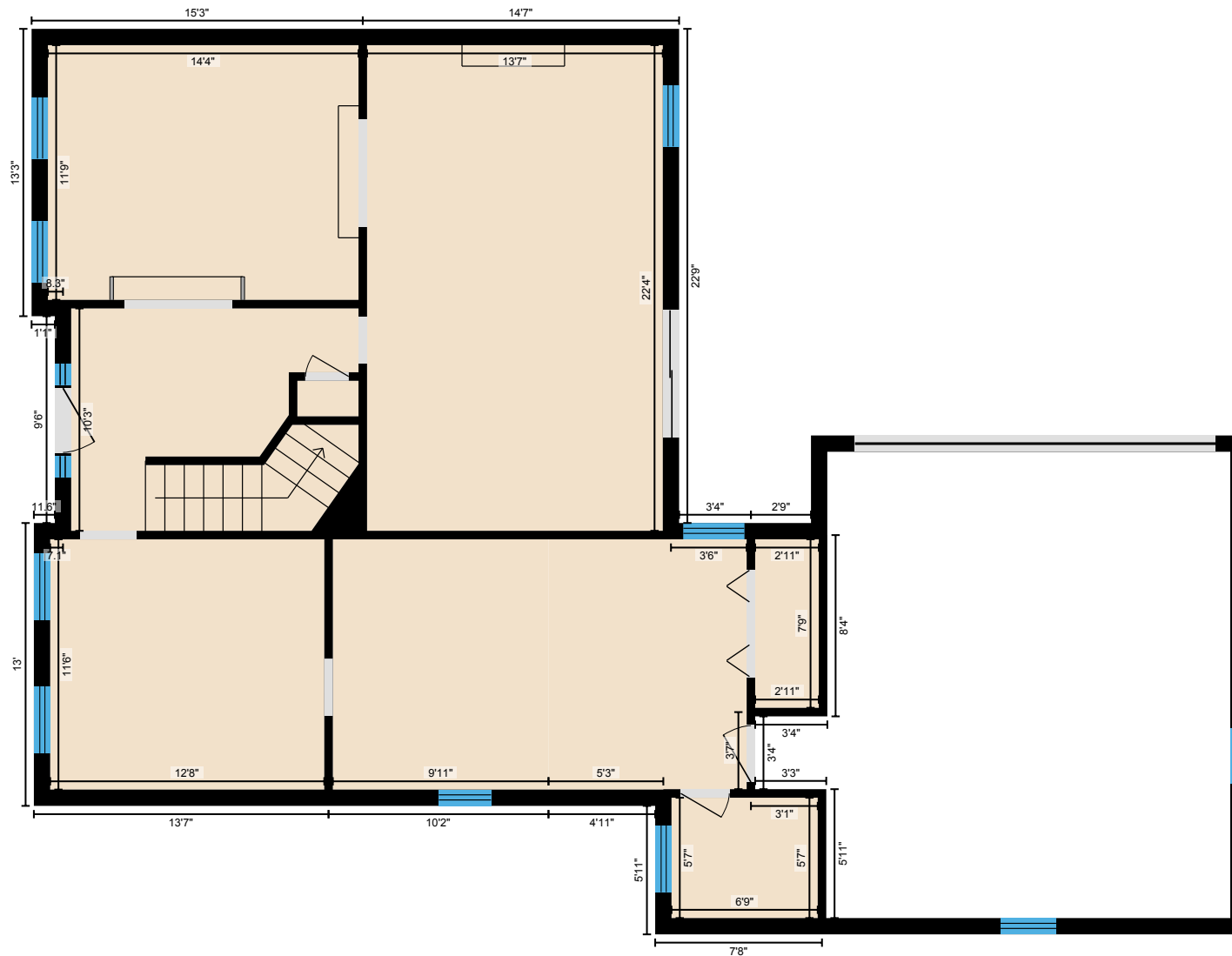
Disclaimer

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

Charlie Peterson | Broker | Tyler York Real Estate

Measurement Diagram for: 1st Floor

Exterior Wall Thickness: 9.0 in



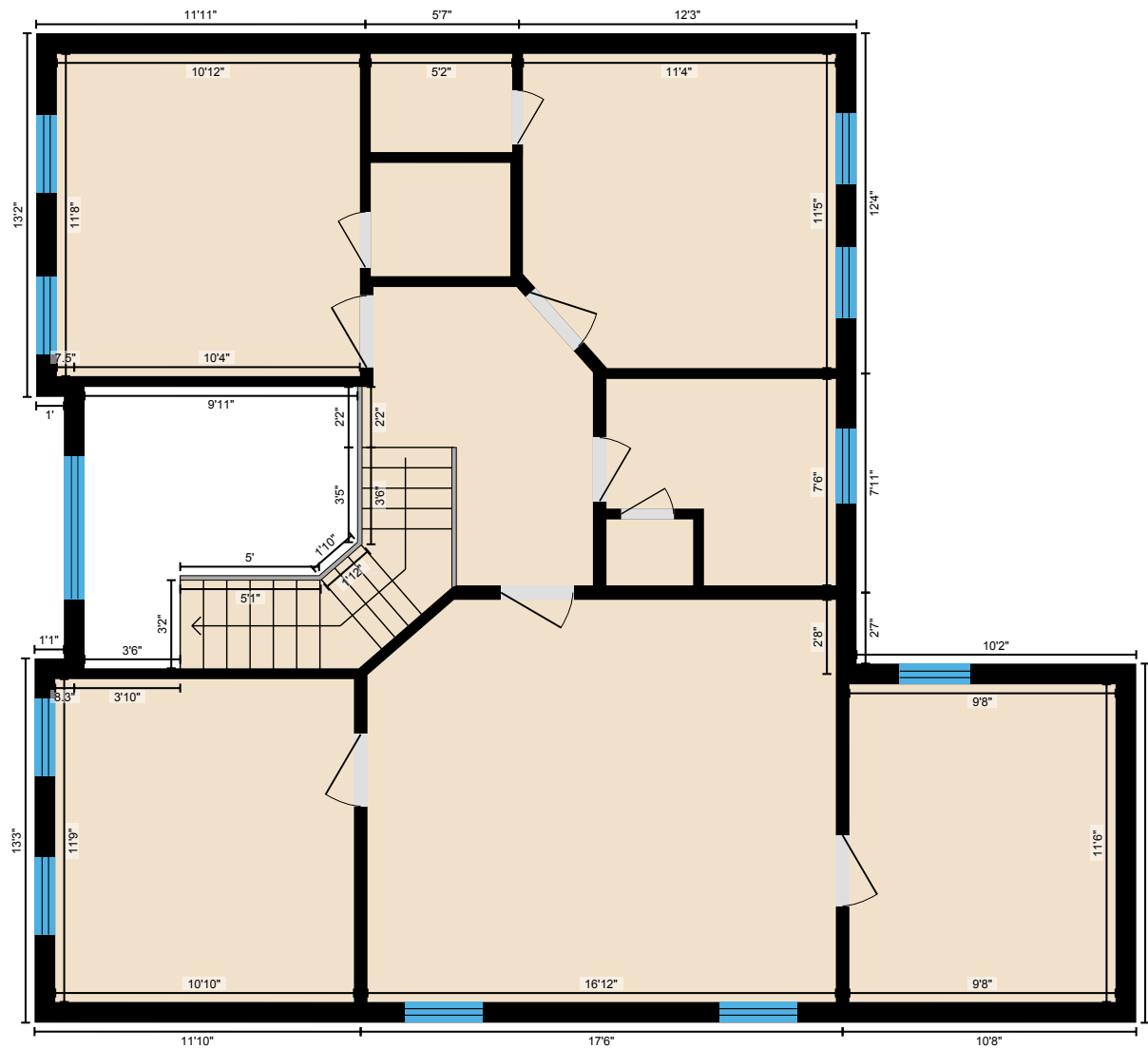
PREPARED: Apr 2019

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.

Charlie Peterson | Broker | Tyler York Real Estate

Measurement Diagram for: 2nd Floor

Exterior Wall Thickness: 9.0 in



PREPARED: Apr 2019

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.