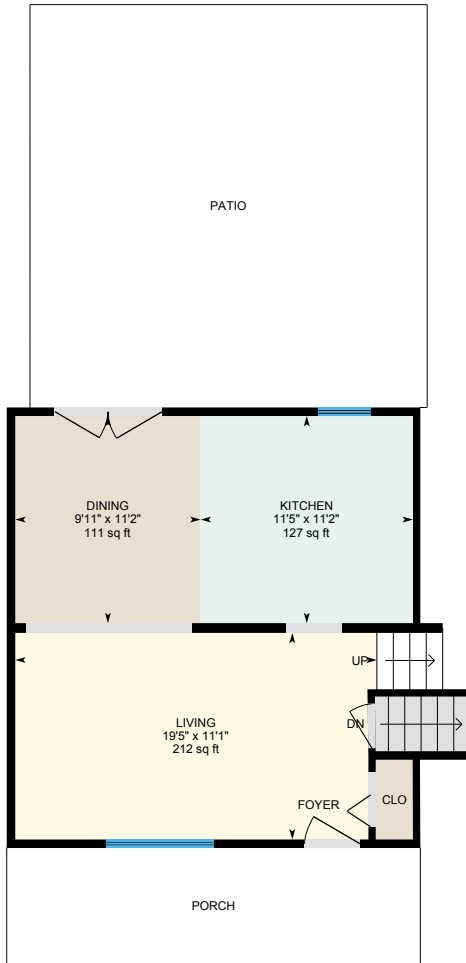
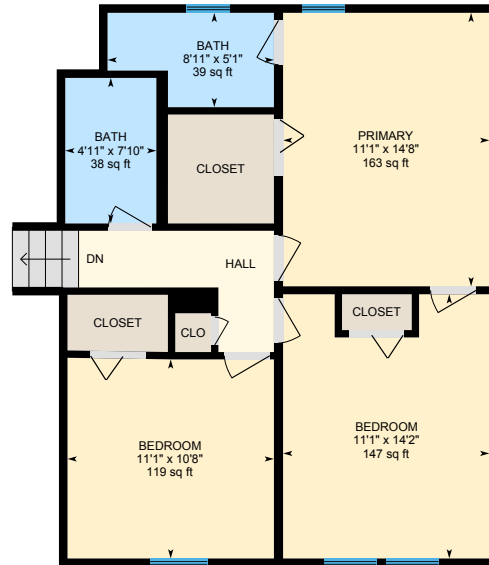


# 13 Carroll Drive, Stafford, VA

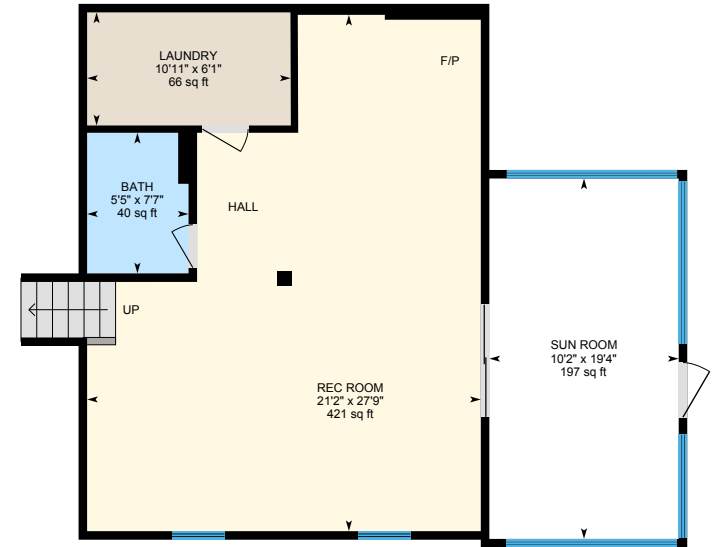
Main Building: Total Exterior Area 1887 sq ft



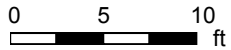
**Main Floor**  
Exterior Area 523 sq ft



**2nd Floor**  
Exterior Area 718 sq ft



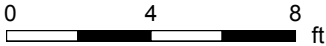
**Basement (Below Grade)**  
Exterior Area 646 sq ft



PREPARED: Nov 2020

# 13 Carroll Drive, Stafford, VA

Main Floor Total Exterior Area 523 sq ft  
Total Interior Area 492 sq ft



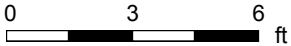
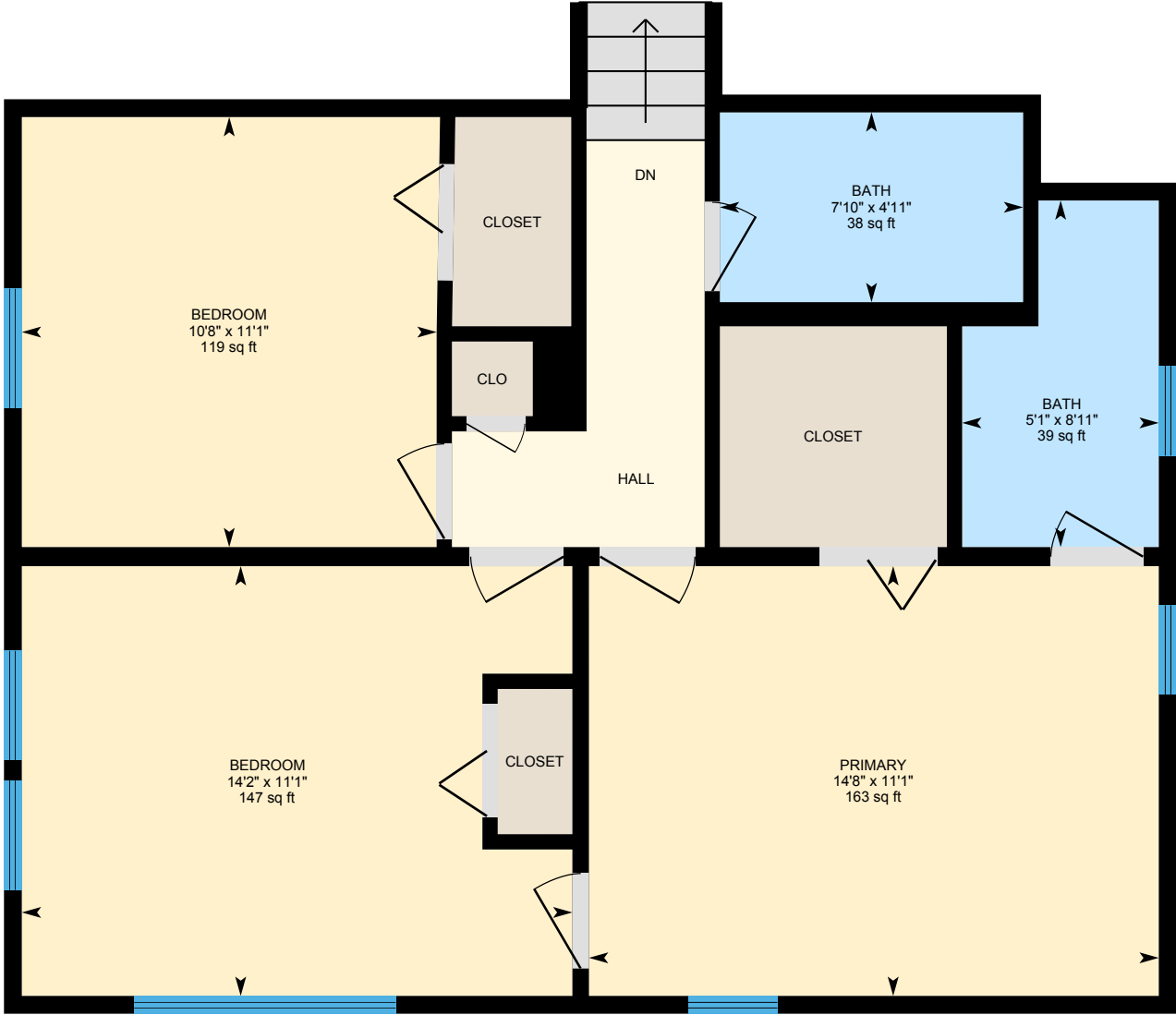
PREPARED: Nov 2020



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.

# 13 Carroll Drive, Stafford, VA

2nd Floor Total Exterior Area 718 sq ft  
Total Interior Area 667 sq ft



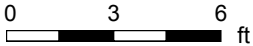
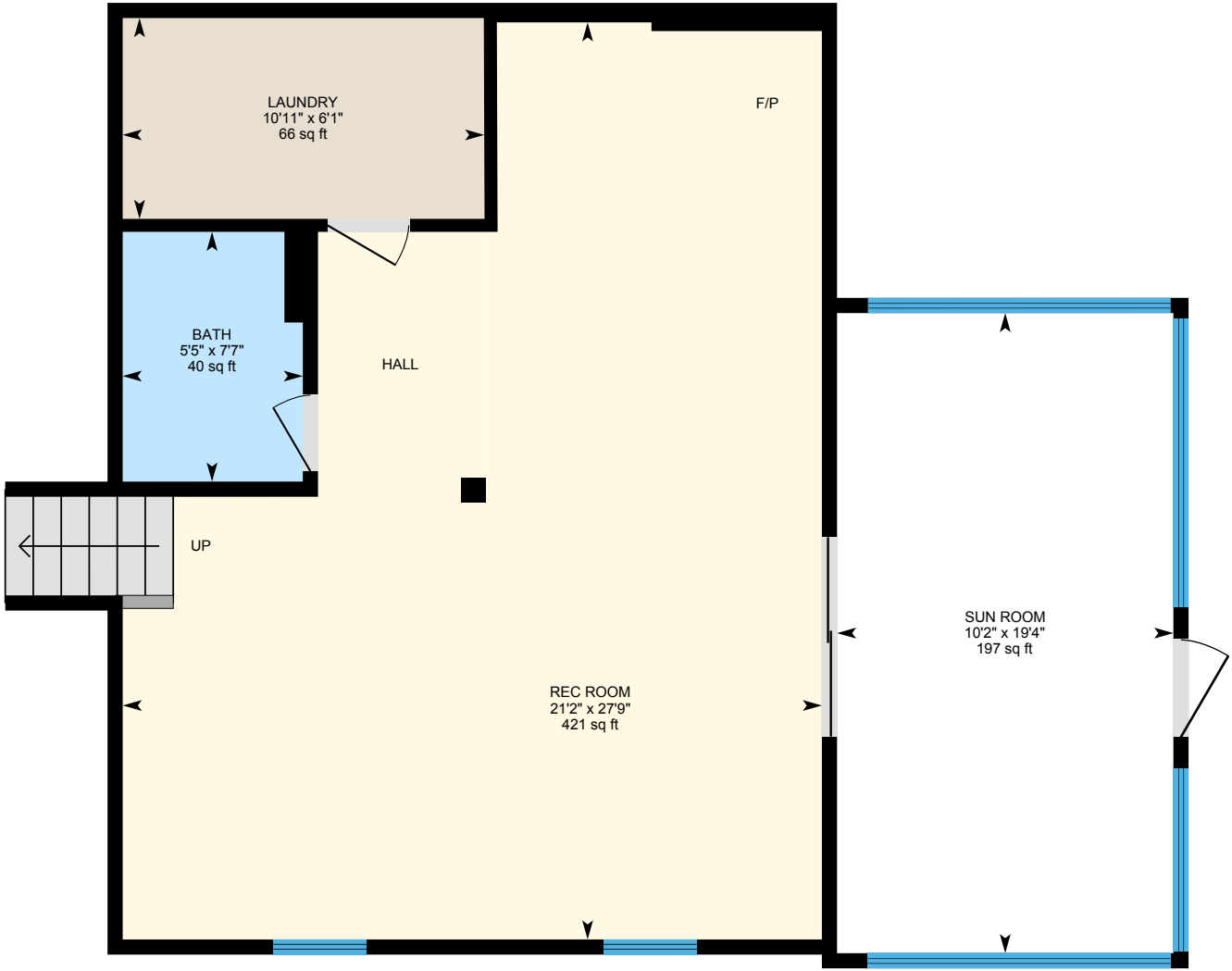
PREPARED: Nov 2020



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.

# 13 Carroll Drive, Stafford, VA

**Basement** Total Exterior Area 646 sq ft  
Total Interior Area 597 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.

# 13 Carroll Drive, Stafford, 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

Dining: 9'11" x 11'2" | 111 sq ft  
Kitchen: 11'5" x 11'2" | 127 sq ft  
Living: 19'5" x 11'1" | 212 sq ft

##### 2ND FLOOR

Bath: 4'11" x 7'10" | 38 sq ft  
Bath: 8'11" x 5'1" | 39 sq ft  
Bedroom: 11'1" x 10'8" | 119 sq ft  
Bedroom: 11'1" x 14'2" | 147 sq ft  
Primary: 11'1" x 14'8" | 163 sq ft

##### BASEMENT

Bath: 5'5" x 7'7" | 40 sq ft  
Laundry: 10'11" x 6'1" | 66 sq ft  
Rec Room: 21'2" x 27'9" | 421 sq ft  
Sun Room: 10'2" x 19'4" | 197 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: 492 sq ft  
Perimeter Wall Length: 67 ft  
Perimeter Wall Thickness: 5.5 in  
Exterior Area: 523 sq ft  
Finished Area: 523 sq ft  
Unfinished Area: N/A

##### 2ND FLOOR

Interior Area: 667 sq ft  
Perimeter Wall Length: 111 ft  
Perimeter Wall Thickness: 5.5 in  
Exterior Area: 718 sq ft  
Finished Area: 718 sq ft  
Unfinished Area: N/A

##### BASEMENT (Below Grade)

Interior Area: 597 sq ft  
Excluded Area: 197 sq ft  
Perimeter Wall Length: 106 ft  
Perimeter Wall Thickness: 5.5 in  
Exterior Area: 646 sq ft  
Finished Area: 646 sq ft  
Unfinished Area: N/A

### Total Floor Area

# 13 Carroll Drive, Stafford, VA

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## Property Details

### Room Measurements

### Floor Area Information

Main Building Interior: 1756 sq ft

Main Building Excluded: 197 sq ft

**Main Building Exterior: 1887 sq ft**

Main Building Finished Area: 1887 sq ft

Main Building Unfinished Area: N/A

# 13 Carroll Drive, Stafford, VA

## iGUIDE Method of Measurement

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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.