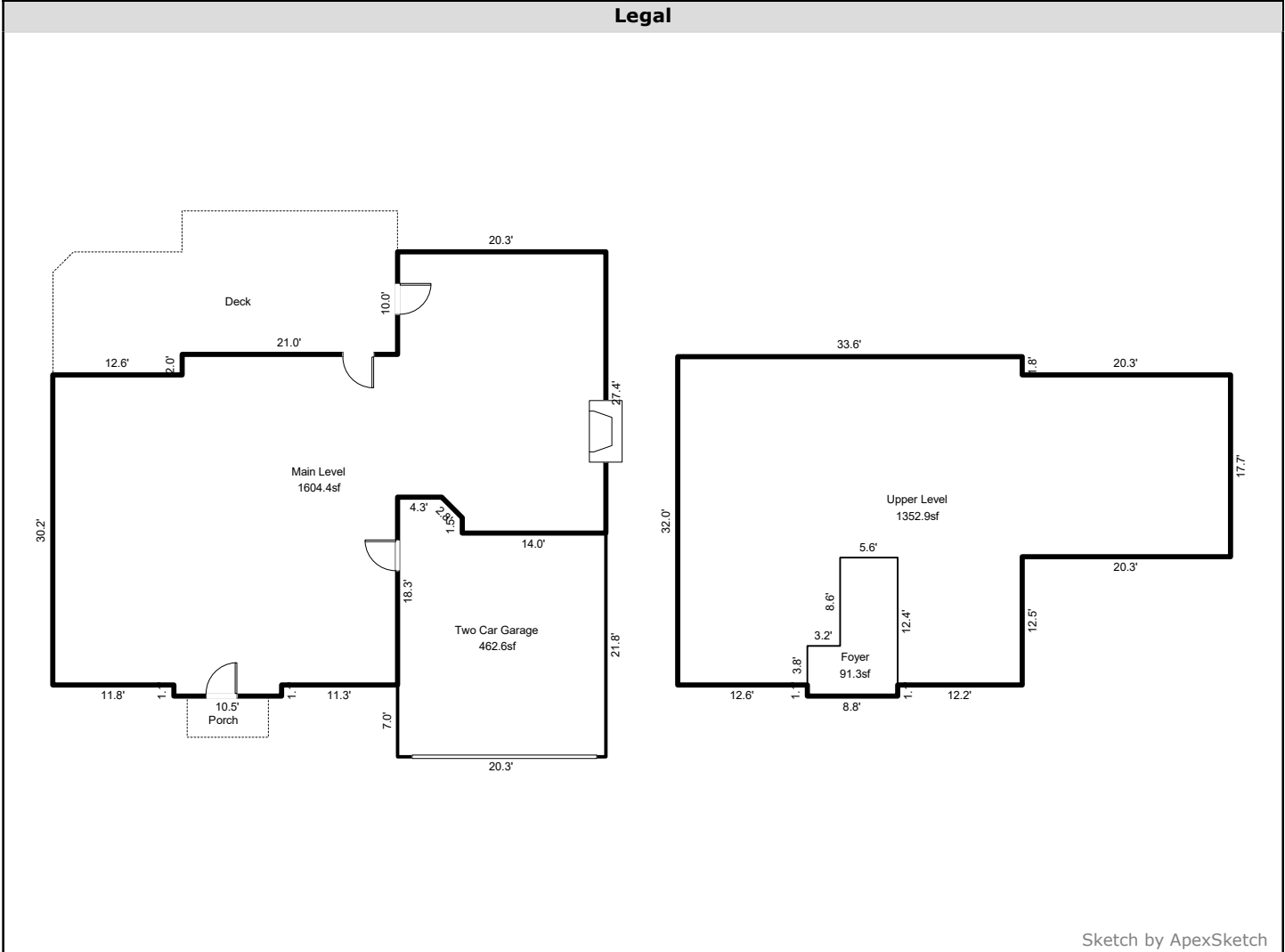


Property Measurements

Parcel					
Legal:	Parcel No.:				
Property Address: 1030 Pepperwood Place					
City: Lake Wylie	County: York	State: NC	ZipCode: 29710		
Owner:					
: :					
Measurer: Square Up Measuring			Inspection Date: 12/23/2024		



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1
Code	Description	Factor	Net Size	Perimeter	Net Totals	
GLA1	Main Level	1.0	1604.4	200.2	1604.4	For a more accurate measurement, measurements are based on the Official ANSI Z765-2021 Handbook and the current North Carolina Residential Square Footage Guideline approved by the American National Standards Institute (ANSI) and recognized by the North Carolina Real Estate Commission for single-family dwellings, townhouses and condos for both North and South Carolina. Measurements for marketing and informational purposes.
GLA2	Upper Level	1.0	1352.9	174.0	1352.9	
GAR	Two Car Garage	1.0	462.6	90.0	462.6	
UND	Foyer	1.0	91.3	44.6	91.3	
Net LIVABLE cnt 2 (rounded) 2,957						<div style="background-color: #cccccc; padding: 5px; text-align: center; font-weight: bold;">COMMENT TABLE 2</div>
						<div style="background-color: #cccccc; padding: 5px; text-align: center; font-weight: bold;">COMMENT TABLE 3</div>

Property Measurements

Parcel

Legal: Parcel No.:
Property Address: 1030 Pepperwood Place
City: Lake Wylie County: York State: NC ZipCode: 29710
Owner:
:
Measurer: Square Up Measuring Inspection Date: 12/23/2024

Legal

Main Level (GLA1)

25.90	x	14.00	=	362.60
0.5	x	2.83	x	1.41 = 2.00
23.90	x	6.30	=	150.57
14.00	x	1.50	=	21.00
10.50	x	1.10	=	11.55
33.60	x	30.20	=	1014.72
21.00	x	2.00	=	42.00
Total area:				1604.44

Two Car Garage (GAR)

0.5	x	2.83	x	1.41 = 2.00
4.30	x	2.00	=	8.60
16.30	x	6.30	=	102.69
7.00	x	6.30	=	44.10
21.80	x	14.00	=	305.20
Total area:				462.59

Upper Level (GLA2)

20.30	x	17.70	=	359.31
8.80	x	1.10	=	9.68
33.60	x	32.00	=	1075.20
Total area:				1444.19

Foyer (UND)

12.40	x	5.60	=	69.44
3.80	x	3.20	=	12.16
8.80	x	1.10	=	9.68
Total area:				91.28