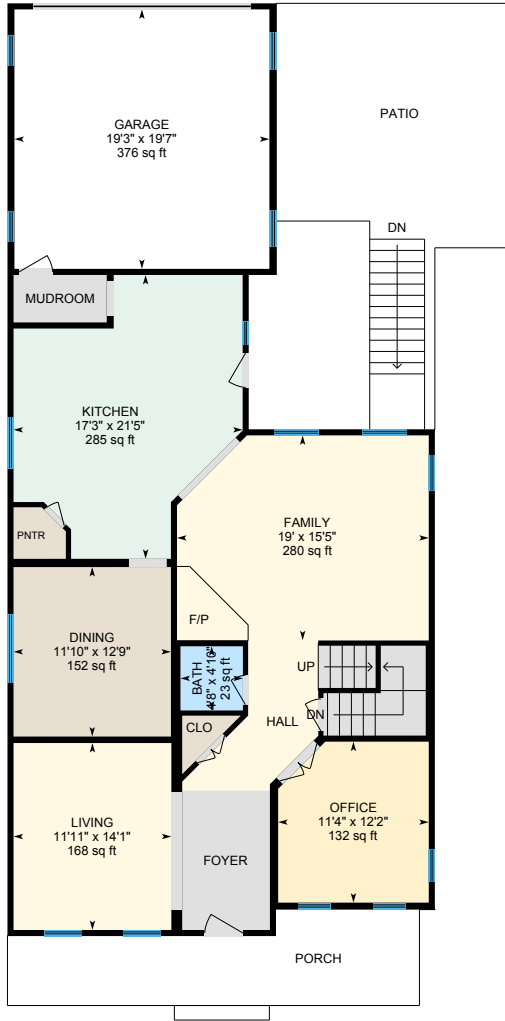
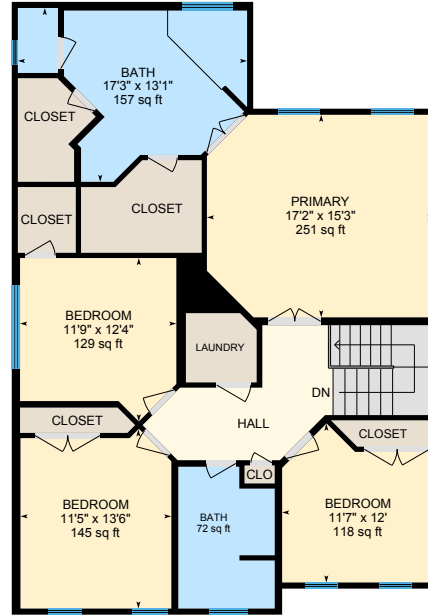


# 10721 Jeb Stuart Ct, Bristow, VA

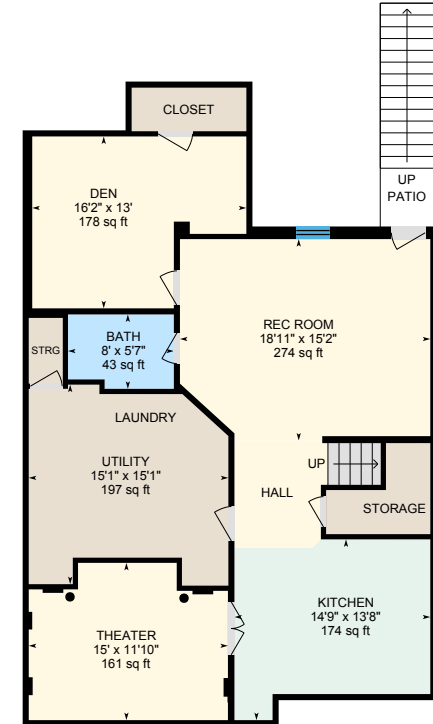
Main Building: Total Exterior Area Above Grade 2776 sq ft



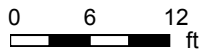
**Main Floor**  
Exterior Area 1426 sq ft



**2nd Floor**  
Exterior Area 1351 sq ft



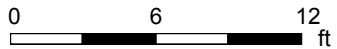
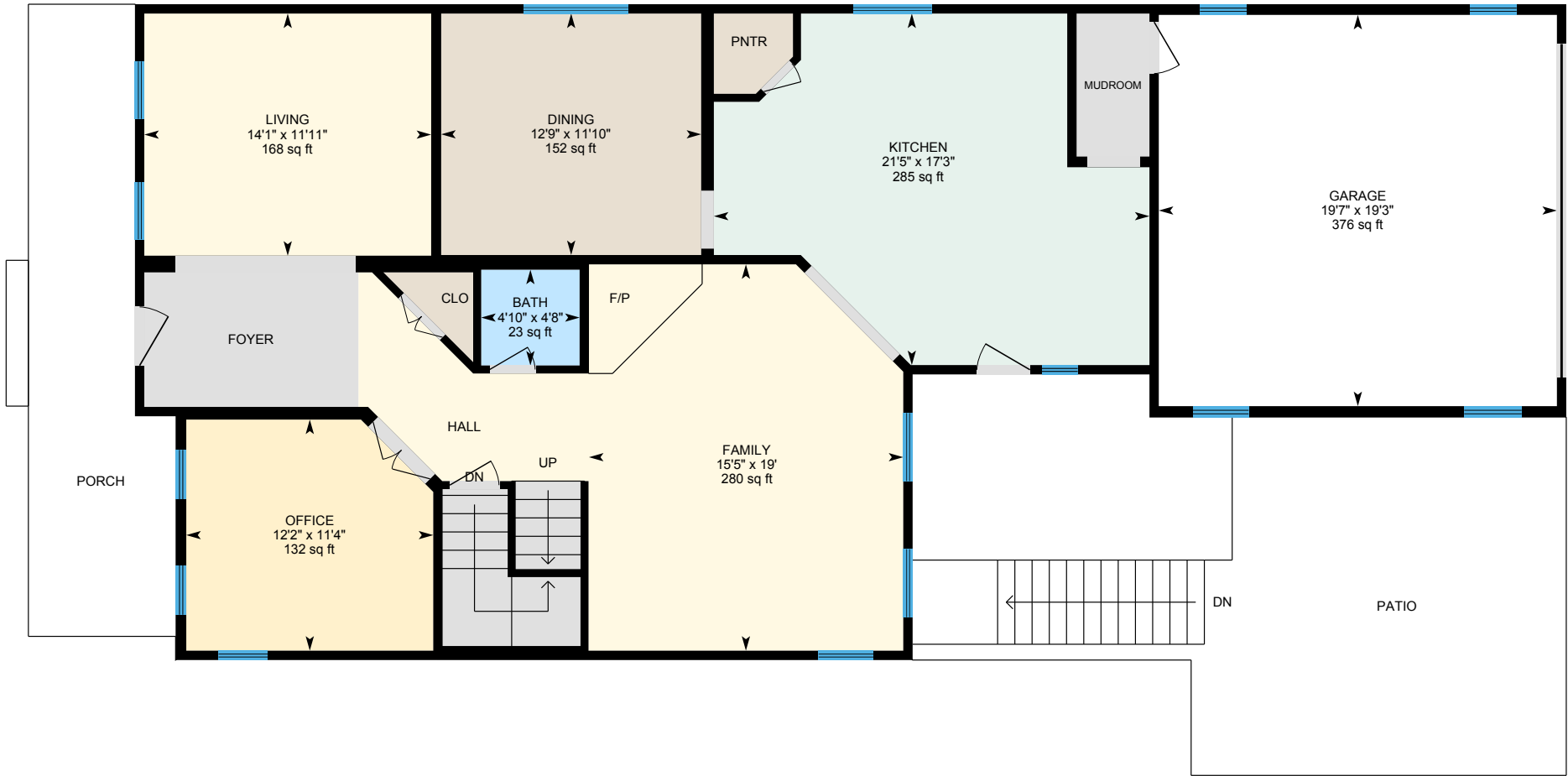
**Basement (Below Grade)**  
Exterior Area 1302 sq ft



PREPARED: Oct 2020

# 10721 Jeb Stuart Ct, Bristow, VA

Main Floor Total Exterior Area 1426 sq ft  
Total Interior Area 1351 sq ft



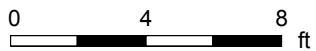
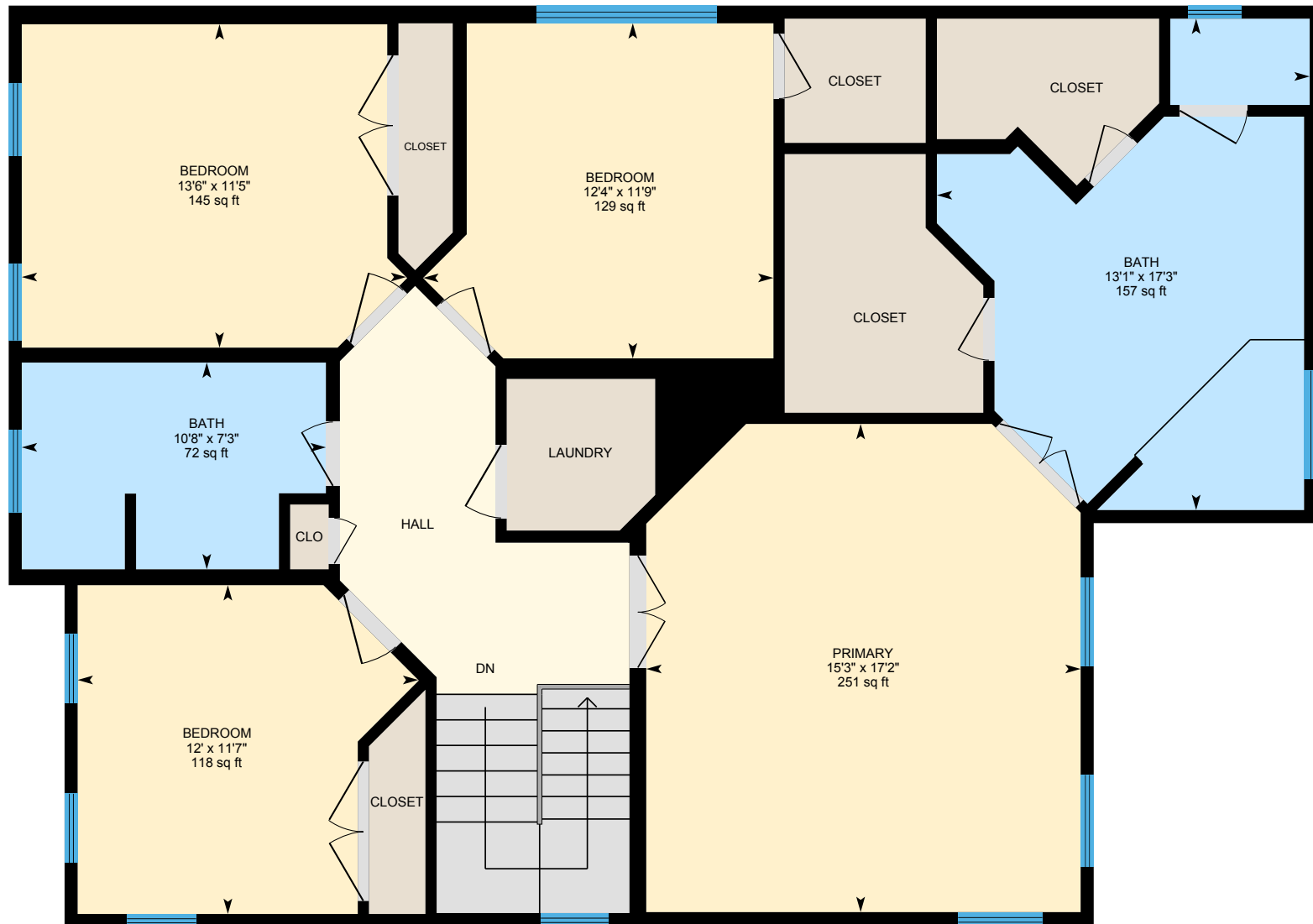
PREPARED: Oct 2020



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.

# 10721 Jeb Stuart Ct, Bristow, VA

2nd Floor Total Exterior Area 1351 sq ft  
Total Interior Area 1279 sq ft



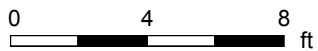
PREPARED: Oct 2020



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.

# 10721 Jeb Stuart Ct, Bristow, VA

**Basement** Total Exterior Area 1302 sq ft  
Total Interior Area 1230 sq ft



PREPARED: Oct 2020



# 10721 Jeb Stuart Ct, Bristow, 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: 4'8" x 4'10" | 23 sq ft  
Dining: 11'10" x 12'9" | 152 sq ft  
Family: 19' x 15'5" | 280 sq ft  
Garage: 19'3" x 19'7" | 376 sq ft  
Kitchen: 17'3" x 21'5" | 285 sq ft  
Living: 11'11" x 14'1" | 168 sq ft  
Office: 11'4" x 12'2" | 132 sq ft

##### 2ND FLOOR

Bath: 17'3" x 13'1" | 157 sq ft  
Bath: 7'3" x 10'8" | 72 sq ft  
Bedroom: 11'7" x 12' | 118 sq ft  
Bedroom: 11'9" x 12'4" | 129 sq ft  
Bedroom: 11'5" x 13'6" | 145 sq ft  
Primary: 17'2" x 15'3" | 251 sq ft

##### BASEMENT

Bath: 8' x 5'7" | 43 sq ft  
Den: 16'2" x 13' | 178 sq ft  
Kitchen: 14'9" x 13'8" | 174 sq ft  
Rec Room: 18'11" x 15'2" | 274 sq ft  
Theater: 15' x 11'10" | 161 sq ft  
Utility: 15'1" x 15'1" | 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: 1351 sq ft  
Excluded Area: 376 sq ft  
Perimeter Wall Length: 163 ft  
Perimeter Wall Thickness: 5.5 in  
Exterior Area: 1426 sq ft

##### 2ND FLOOR

Interior Area: 1279 sq ft  
Perimeter Wall Length: 155 ft  
Perimeter Wall Thickness: 5.5 in  
Exterior Area: 1351 sq ft

##### BASEMENT (Below Grade)

Interior Area: 1230 sq ft  
Perimeter Wall Length: 158 ft  
Perimeter Wall Thickness: 5.5 in  
Exterior Area: 1302 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 2630 sq ft  
Main Building Excluded: 376 sq ft  
**Main Building Exterior: 2776 sq ft**

# 10721 Jeb Stuart Ct, Bristow, 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.