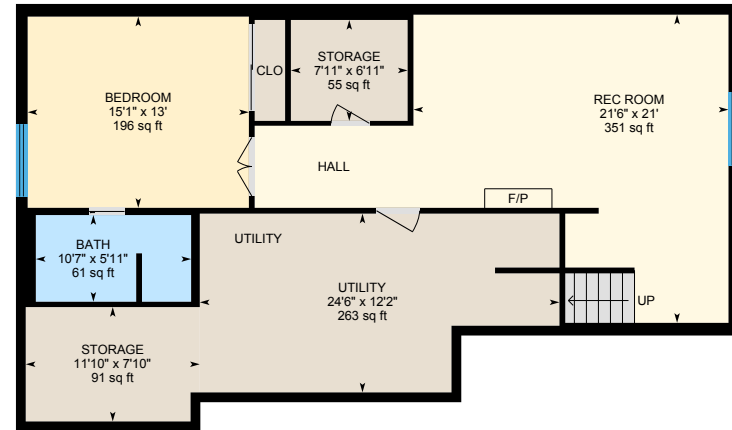


# 4761 Wilson Dr, Broomfield, CO

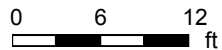
Main Building: Total Exterior Area Above Grade 1920 sq ft



**Main Floor**  
Exterior Area 1920 sq ft

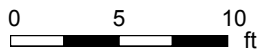


**Lower Floor (Below Grade)**  
Exterior Area 1257 sq ft



# 4761 Wilson Dr, Broomfield, CO

Main Floor Total Exterior Area 1920 sq ft  
Total Interior Area 1783 sq ft



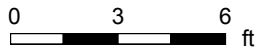
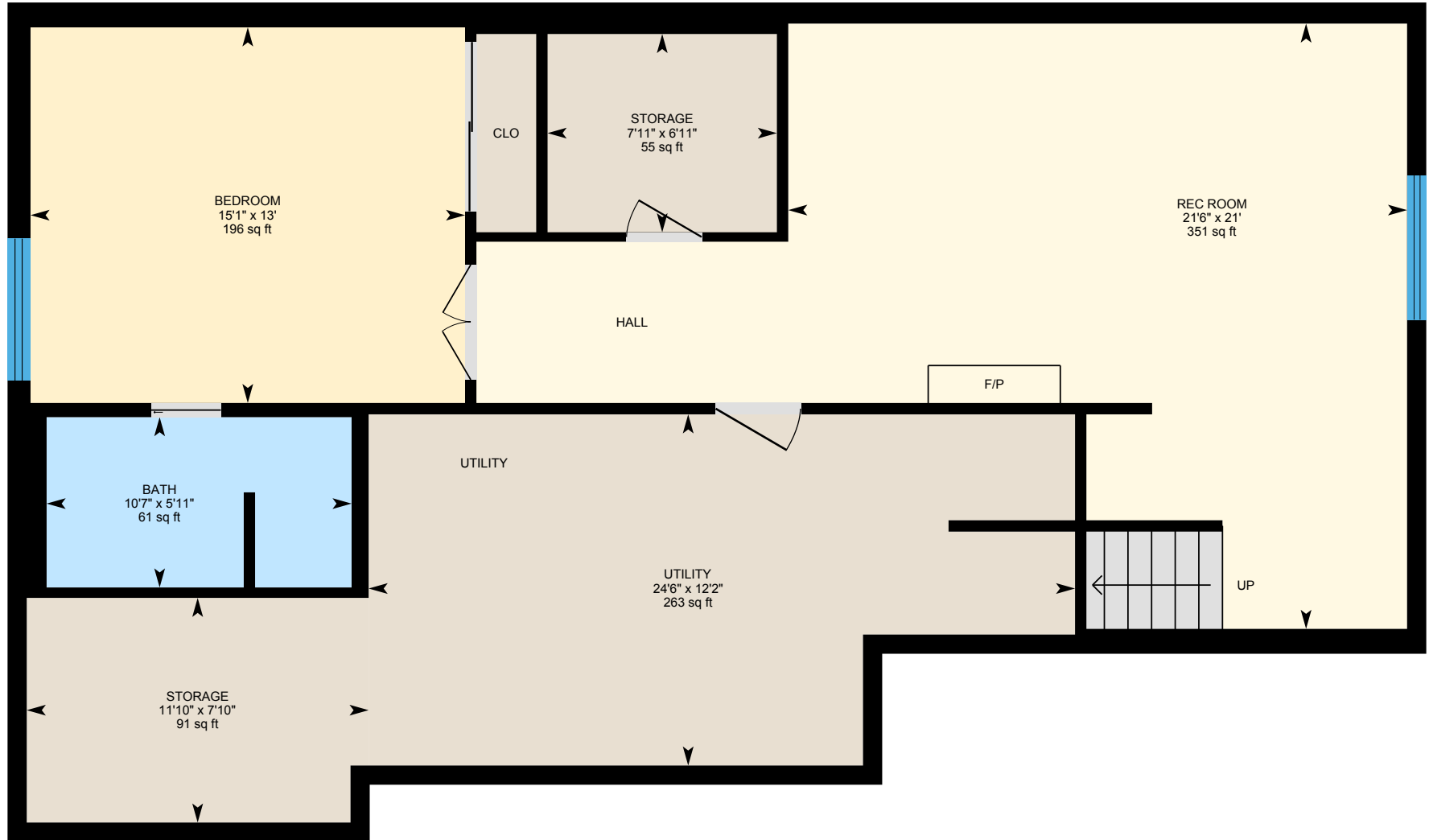
PREPARED: Mar, 2020



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 4761 Wilson Dr, Broomfield, CO

Lower Floor Total Exterior Area 1257 sq ft  
Total Interior Area 1155 sq ft



PREPARED: Mar, 2020



# 4761 Wilson Dr, Broomfield, CO

## 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: 11'7" x 9'5" | 94 sq ft  
Bath: 8' x 5'1" | 40 sq ft  
Bedroom: 11'10" x 14' | 141 sq ft  
Breakfast: 11' x 8' | 88 sq ft  
Garage: 19'2" x 24'6" | 469 sq ft  
Kitchen: 13'3" x 13'7" | 169 sq ft  
Laundry: 8'6" x 10'10" | 82 sq ft  
Living: 17'8" x 17'10" | 292 sq ft  
Master: 17'9" x 14'5" | 224 sq ft  
Office: 11'11" x 11'9" | 123 sq ft

##### LOWER FLOOR

Bath: 10'7" x 5'11" | 61 sq ft  
Bedroom: 15'1" x 13' | 196 sq ft  
Rec Room: 21'6" x 21' | 351 sq ft  
Storage: 7'11" x 6'11" | 55 sq ft  
Storage: 11'10" x 7'10" | 91 sq ft  
Utility: 24'6" x 12'2" | 263 sq ft

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. 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: 1783 sq ft  
Excluded Area: 469 sq ft  
Perimeter Wall Length: 205 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1920 sq ft

##### LOWER FLOOR (Below Grade)

Interior Area: 1155 sq ft  
Perimeter Wall Length: 154 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1257 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 1783 sq ft  
Main Building Excluded: 469 sq ft  
**Main Building Exterior: 1920 sq ft**