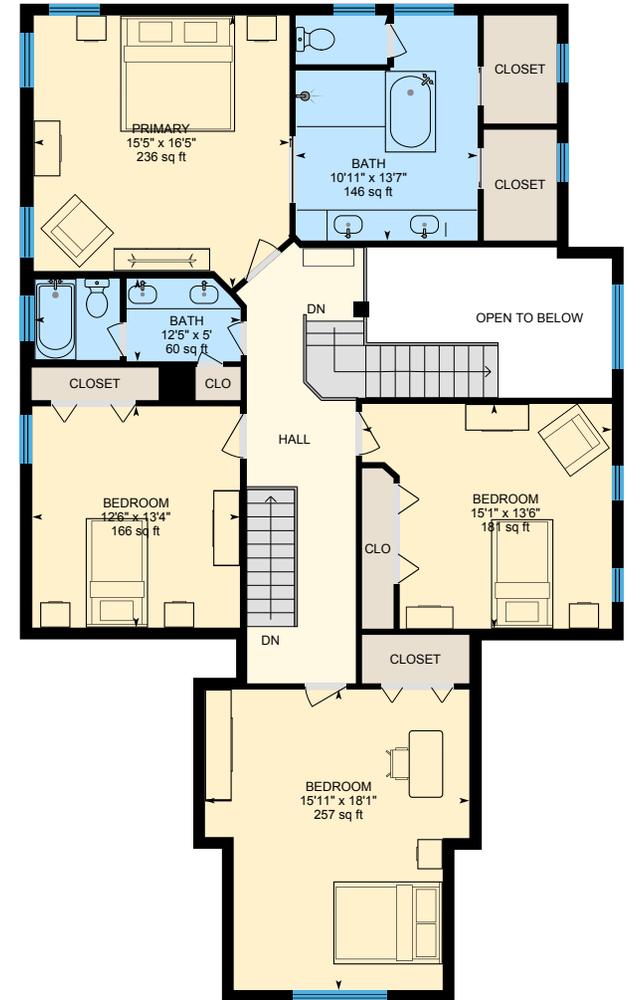


# 9422 Berkshire Ct, Brentwood, TN

Main Building: Above Grade Finished Area 2994.00 sq ft



**Main Floor**  
Finished Area 1426.85 sq ft



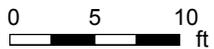
**2nd Floor**  
Finished Area 1567.15 sq ft



PREPARED: 2026/03/08

# 9422 Berkshire Ct, Brentwood, TN

Main Floor Finished Area 1426.85 sq ft  
Unfinished Area 738.94 sq ft



PREPARED: 2026/03/08



# 9422 Berkshire Ct, Brentwood, TN

2nd Floor Finished Area 1567.15 sq ft



PREPARED: 2026/03/08



# 9422 Berkshire Ct, Brentwood, TN

## 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: 5'6" x 5'4" | 29 sq ft  
Breakfast: 12'11" x 8'4"  
Dining: 16'8" x 13'3" | 191 sq ft  
Foyer: 10' x 13'8"  
Garage: 31'1" x 21'5"  
Kitchen: 12'5" x 9'7"  
Laundry: 7'2" x 7'9" | 55 sq ft  
Living: 18'10" x 19'1" | 315 sq ft  
Office: 13'8" x 11'5"

##### 2ND FLOOR

Bath: 12'5" x 5' | 60 sq ft  
Bath: 10'11" x 13'7" | 146 sq ft  
Bedroom: 15'1" x 13'6" | 181 sq ft  
Bedroom: 12'6" x 13'4" | 166 sq ft  
Bedroom: 15'11" x 18'1" | 257 sq ft  
Primary: 15'5" x 16'5" | 236 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

##### MAIN FLOOR

Finished Area: 1426.85 sq ft  
Unfinished Area: 738.94 sq ft

##### 2ND FLOOR

Finished Area: 1567.15 sq ft  
Unfinished Area: N/A

#### ANSI Z765-2021, Main Building

Above Grade Finished Area: 2994.00 sq ft  
Above Grade Unfinished Area: 738.94 sq ft  
Below Grade Finished Area: N/A  
Below Grade Unfinished Area: N/A

# 9422 Berkshire Ct, Brentwood, TN

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## Property Details

Customer Name: Leigh Ann Parkinson

Customer Company: Real Broker

Prepared: Mar 8, 2026

Welcome to Brentwood, Tennessee living in sought-after Williamson County. This updated 4-bedroom, 2.5-bath home offers just over 3,000 square feet on a spectacular one-acre cul-de-sac lot with complete privacy backing to 10.5 acres. Located in the sought-after Crockett Elementary and Ravenwood High School districts, and no HOA fees. Interior features include refinished hardwood flooring throughout the main level, plantation shutters, dedicated study, formal dining room, abundant attic storage, and a 3-car garage with enhanced storage systems. The family room showcases a newer direct-vent gas fireplace with custom mantel and rock face (2023) offering views to the outdoor entertaining spaces. The showstopper is the professionally designed dual paver patios (25x24 and 25x19) with stunning 9-foot fireplace overlooking a tranquil koi pond with waterfall and serene wooded garden. This venue-quality outdoor space has hosted everything from intimate family dinners to milestone celebrations, giving you both a private retreat and an entertainment paradise. More than square footage, this Brentwood, Tennessee home represents the complete package. This isn't a home that's been kept up—it's a home that's been invested in with major systems updated including two HVAC systems replaced (2021) and crawlspace encapsulation (2024), offering turnkey Brentwood living with true peace of mind. You'll need to see the upgrade and feature sheet to know why you don't want to miss this one.

# 9422 Berkshire Ct, Brentwood, TN

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. 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.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**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.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

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

### PDF Floor Plans

**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>