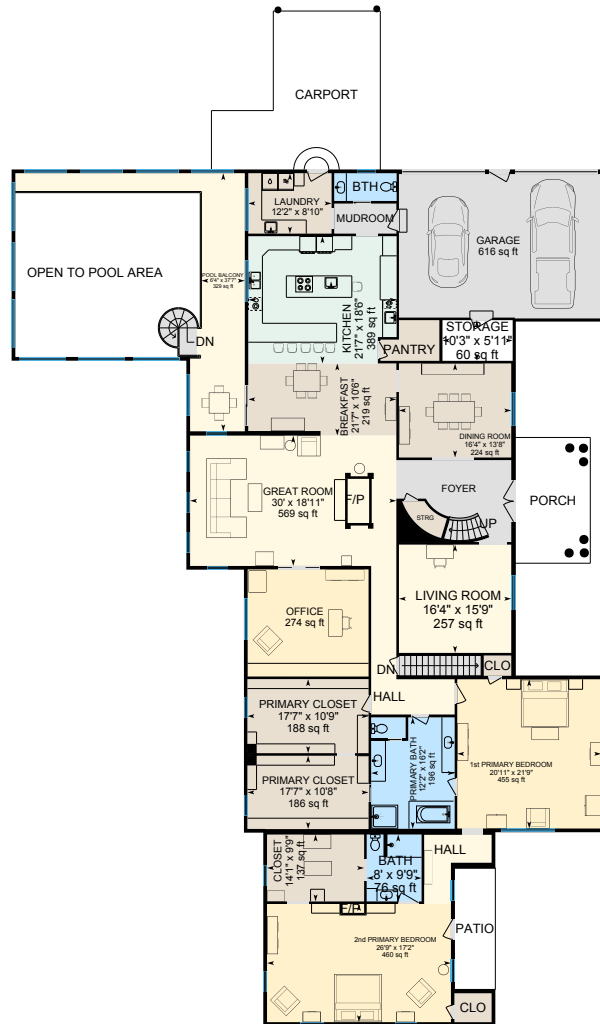
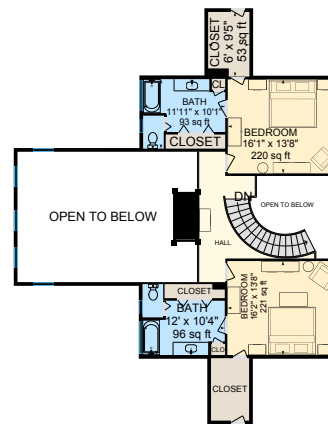


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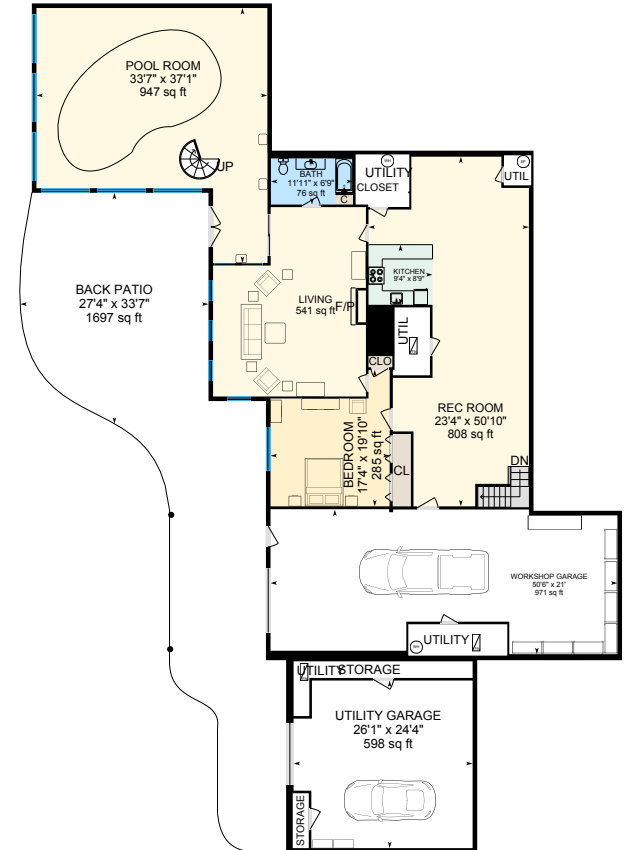
Main Building: Above Grade Finished Area 6795.89 sq ft



Main House 1st Floor
Finished Area 5727.01 sq ft



Main House 2nd Floor
Finished Area 1068.88 sq ft



Main House Basement (Below Grade)
Finished Area 3077.76 sq ft

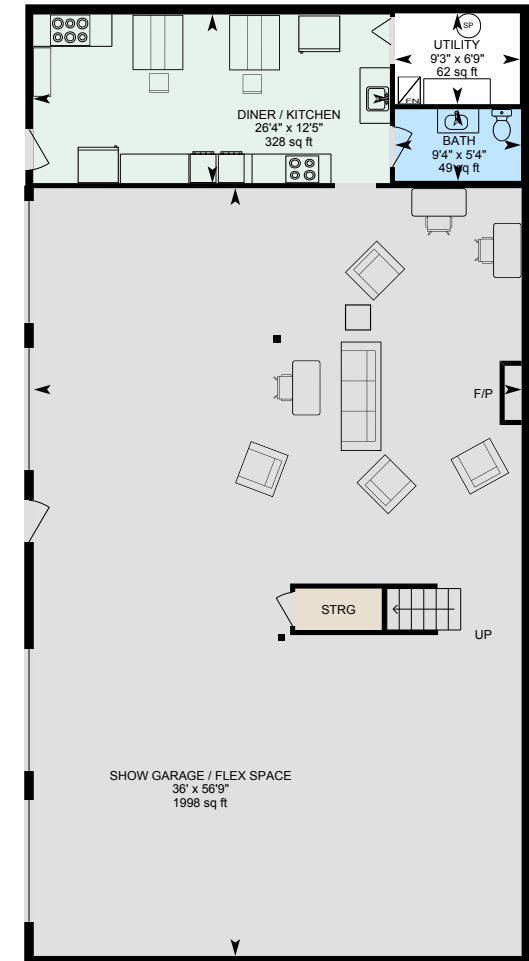
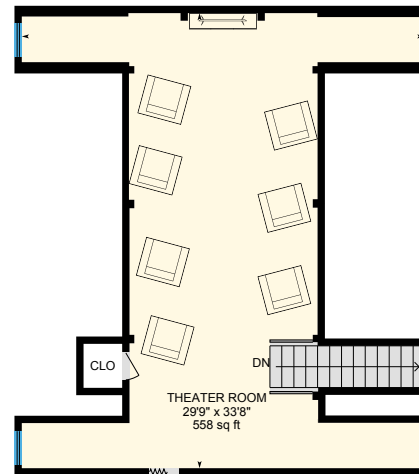
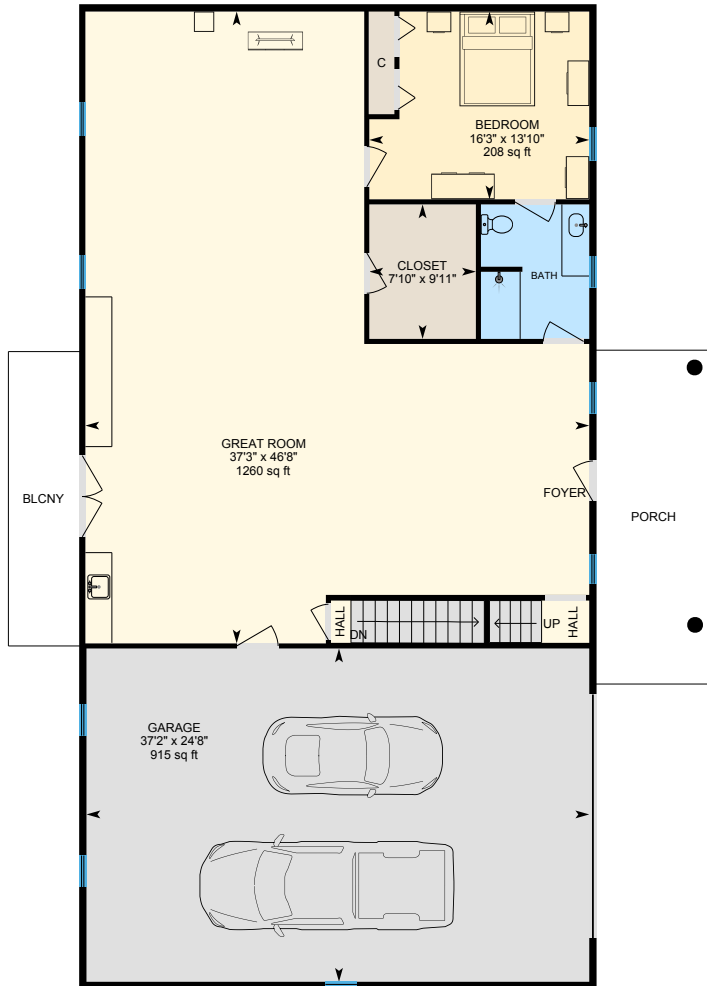
0 11 22
ft



PREPARED: 2025/10/24

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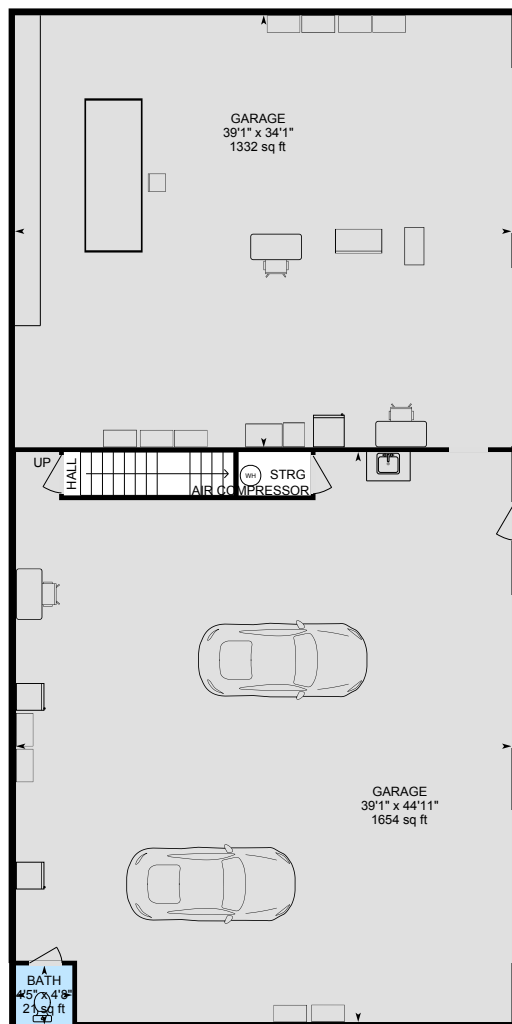
Guest House: Above Grade Finished Area 6056.80 sq ft



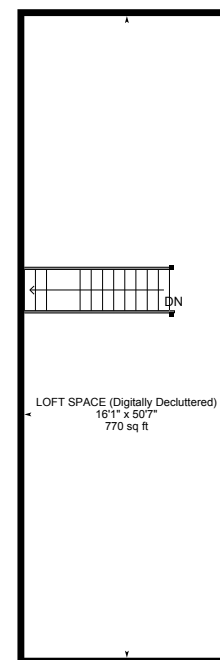
0 6 12
ft

755 Grandview Dr, Sparta, NC

Work Garage: Above Grade Finished Area 3163.91 sq ft



Work Garage



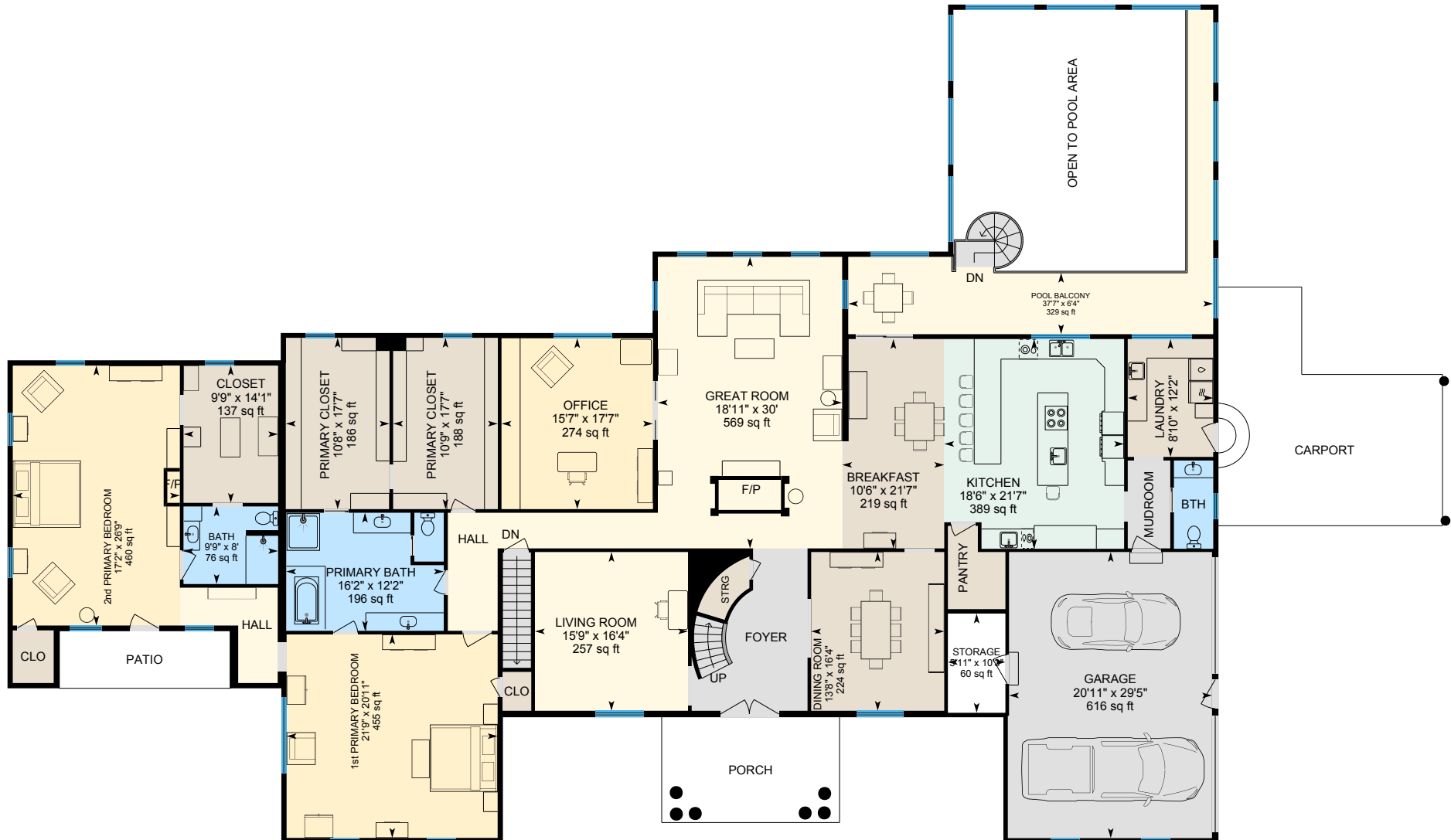
Work Garage 2nd Floor

0 6 12
ft

PREPARED: 2025/10/24

755 Grandview Dr, Sparta, NC

Main House 1st Floor Finished Area 5727.01 sq ft
Unfinished Area 63.81 sq ft



0 11 22 ft

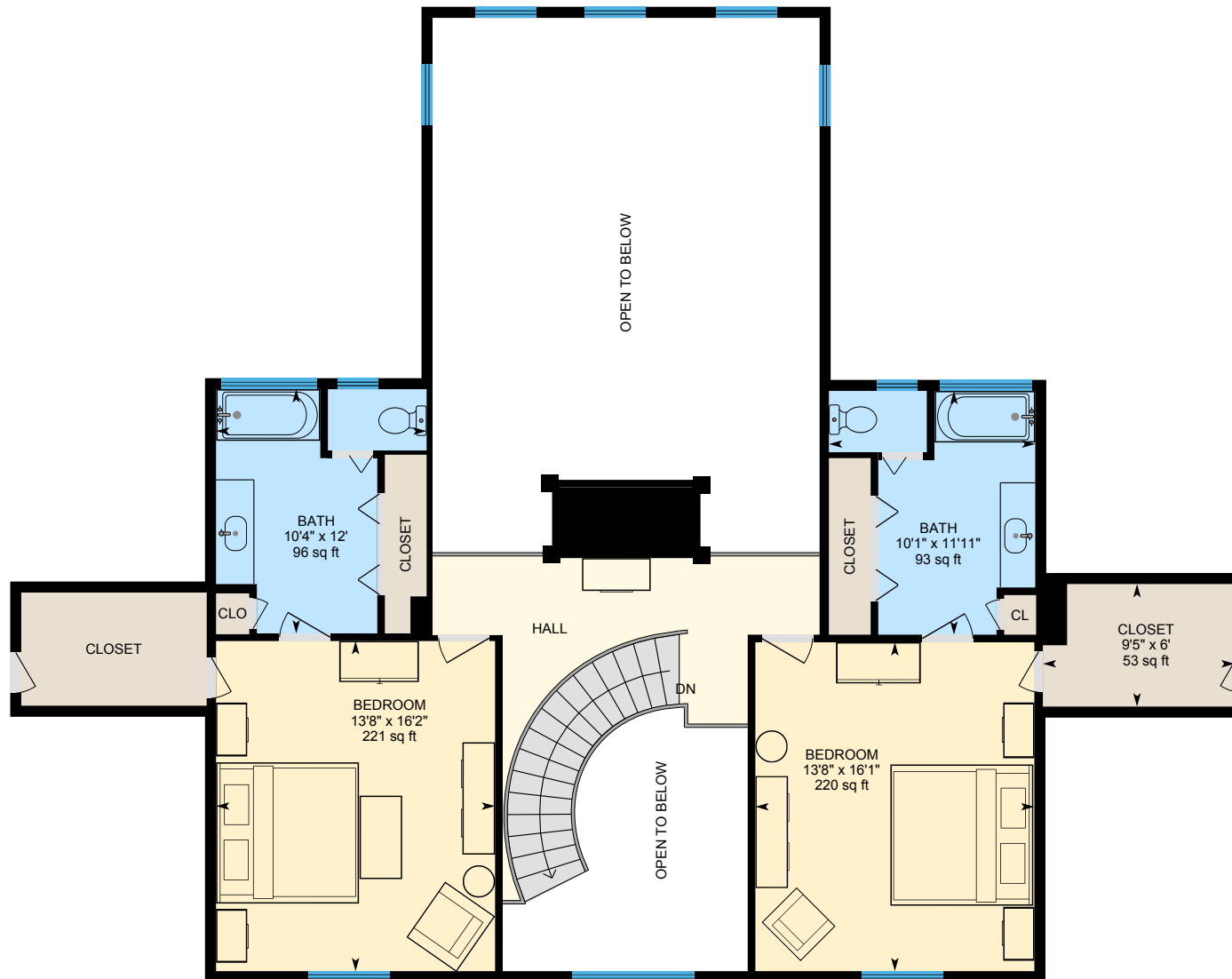
PREPARED: 2025/10/24



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.

755 Grandview Dr, Sparta, NC

Main House 2nd Floor Finished Area 1068.88 sq ft
Unfinished Area 25.22 sq ft



0 5 10
ft

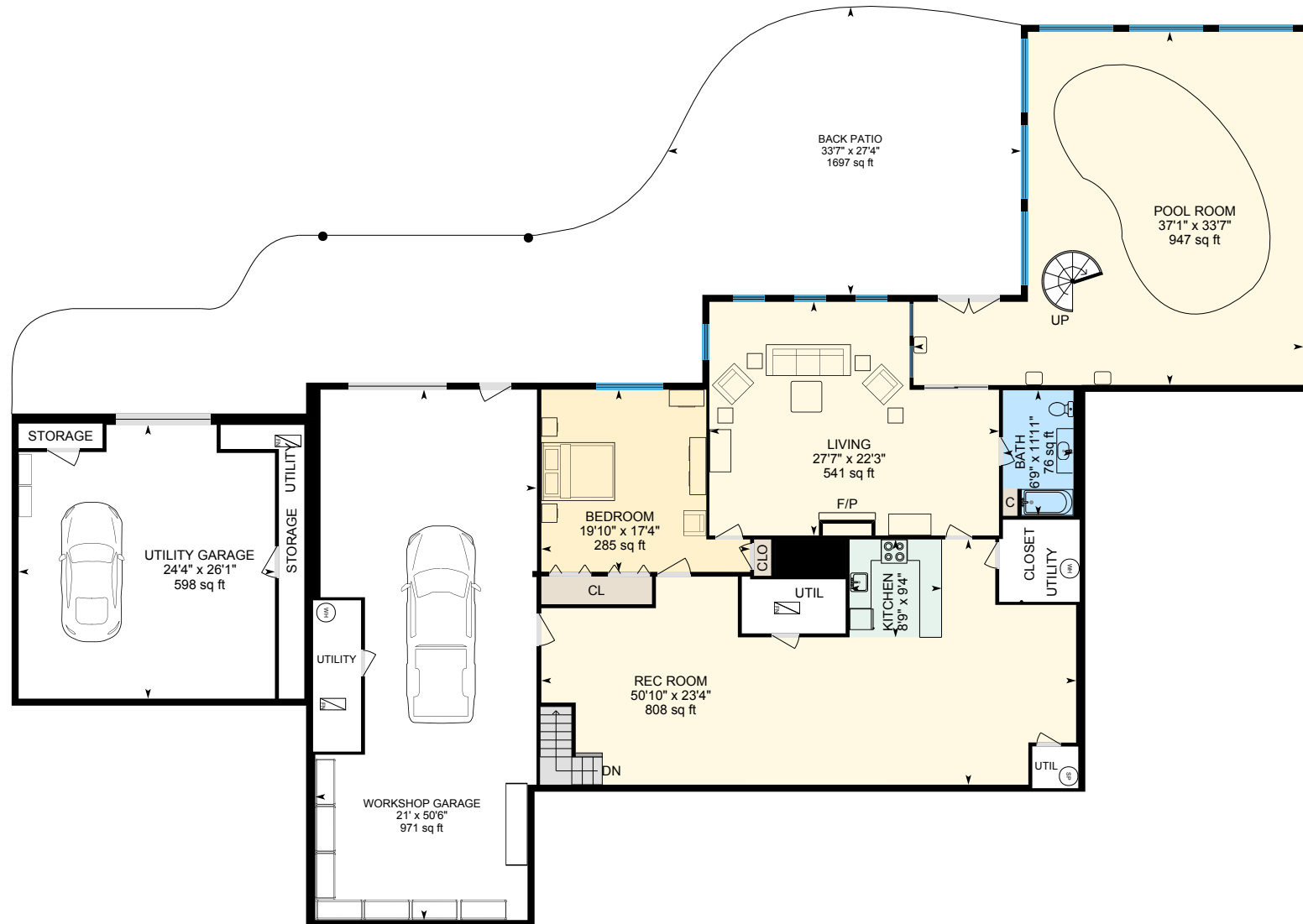
PREPARED: 2025/10/24



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.

755 Grandview Dr, Sparta, NC

Main House Basement (Below Grade) Finished Area 3077.76 sq ft
Unfinished Area 2051.62 sq ft



0 9 18
ft

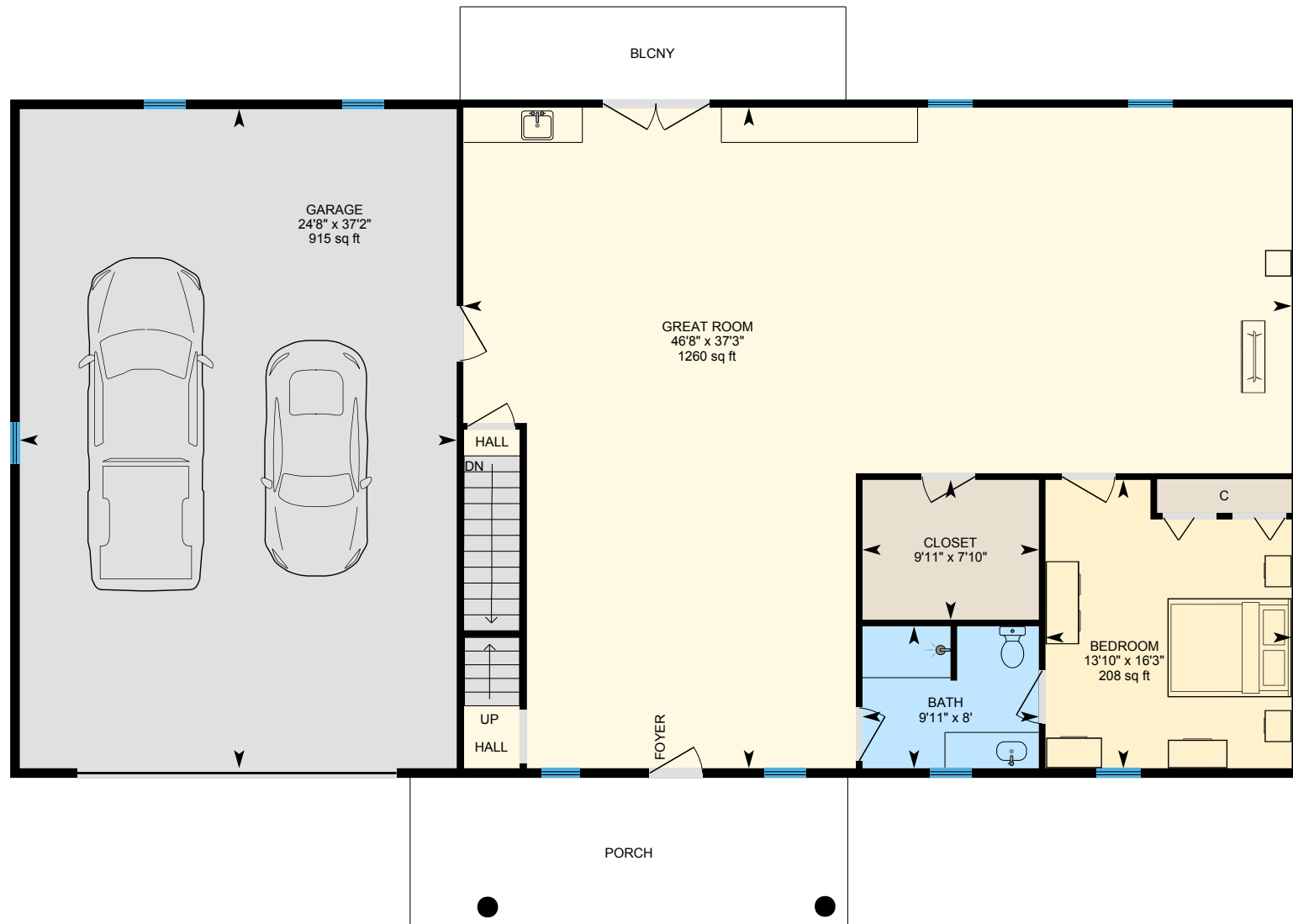
PREPARED: 2025/10/24



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.

755 Grandview Dr, Sparta, NC

Guest House Finished Area 2785.80 sq ft



0 6 12 ft

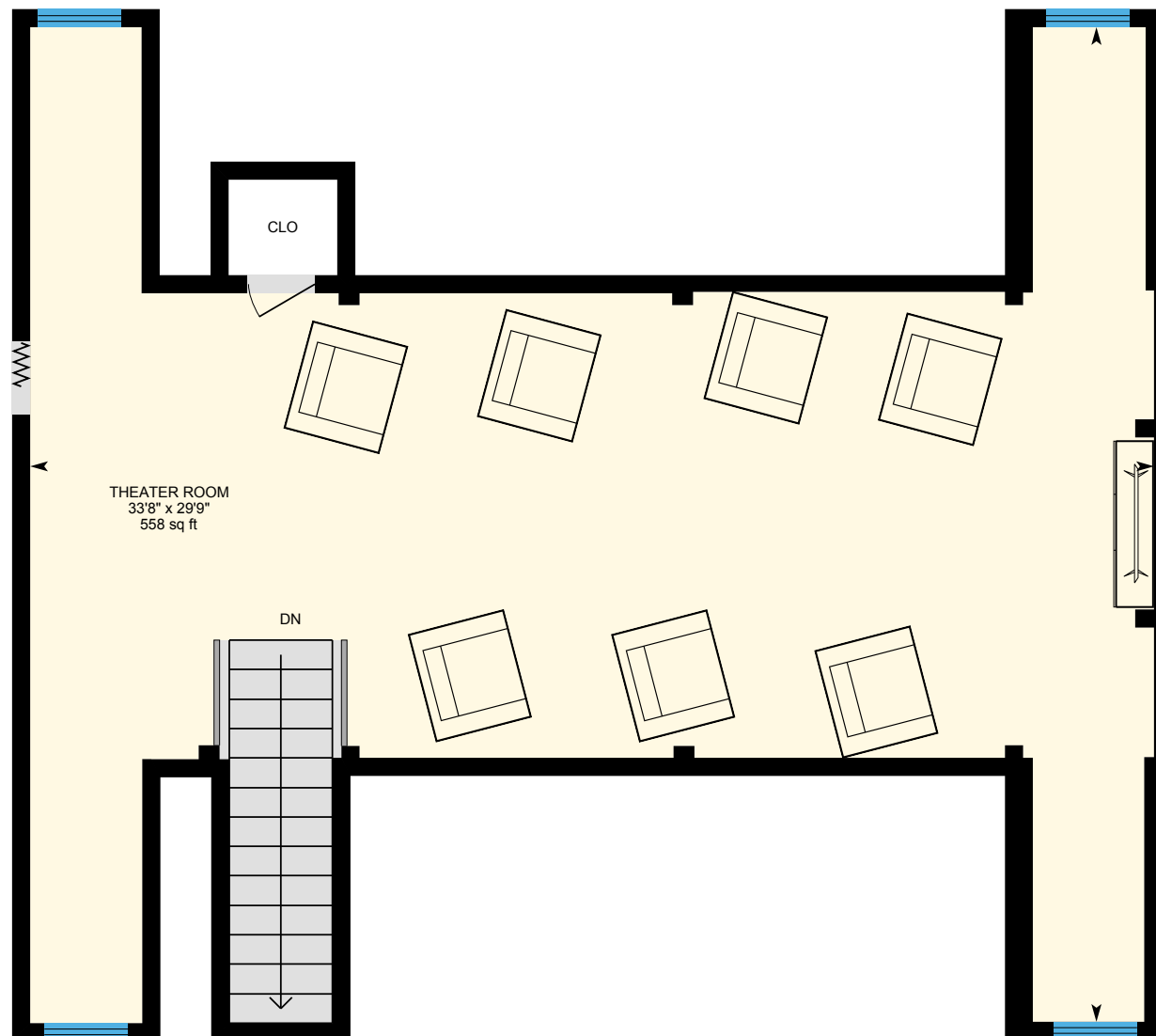
PREPARED: 2025/10/24



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.

755 Grandview Dr, Sparta, NC

Guest House Theater Room Finished Area 694.63 sq ft
Unfinished Area 15.01 sq ft



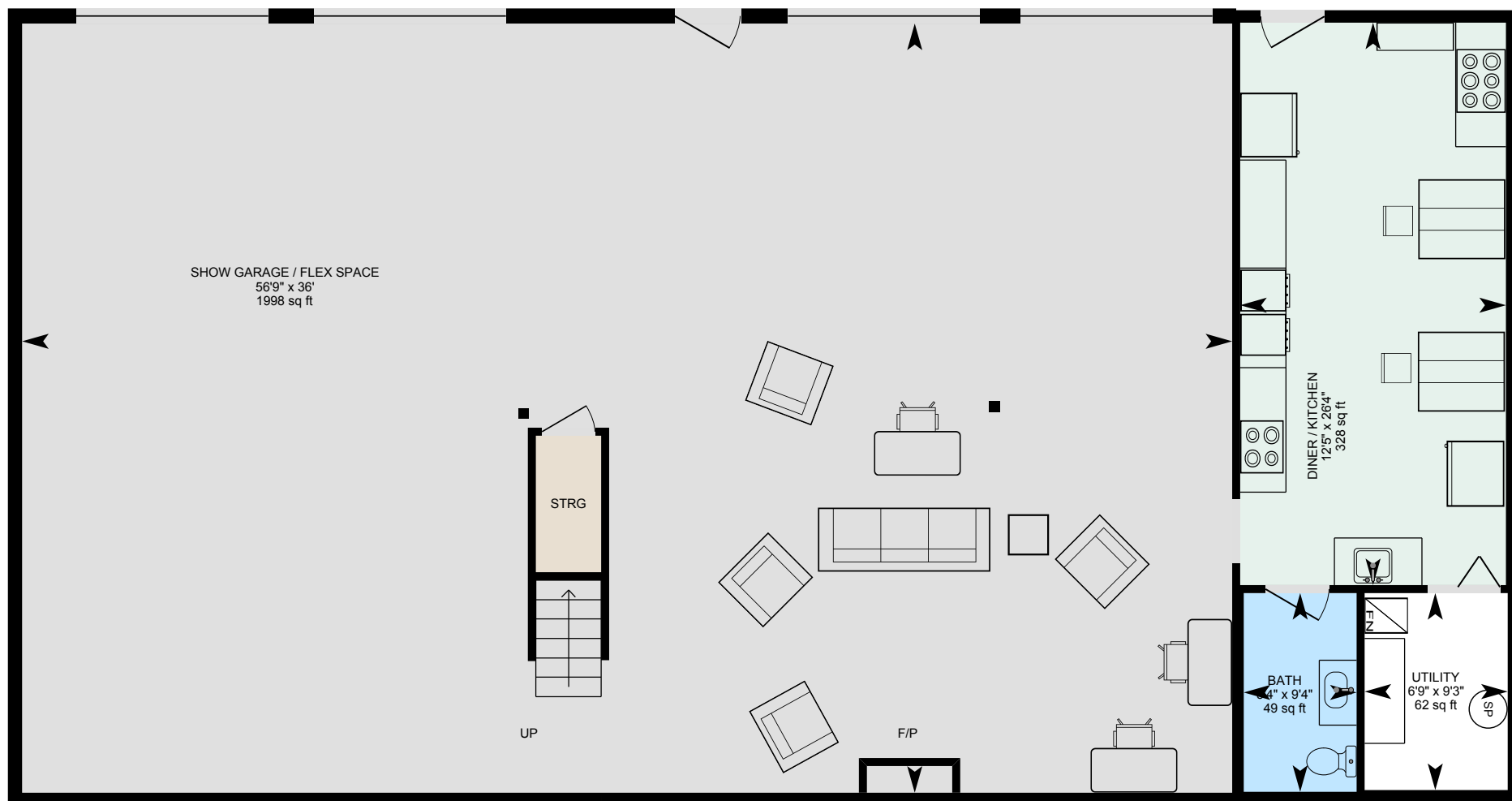
0 3 6 ft

PREPARED: 2025/10/24



755 Grandview Dr, Sparta, NC

Guest House Garage Level Finished Area 2576.37 sq ft
Unfinished Area 73.17 sq ft



0 5 10
ft

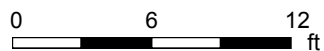
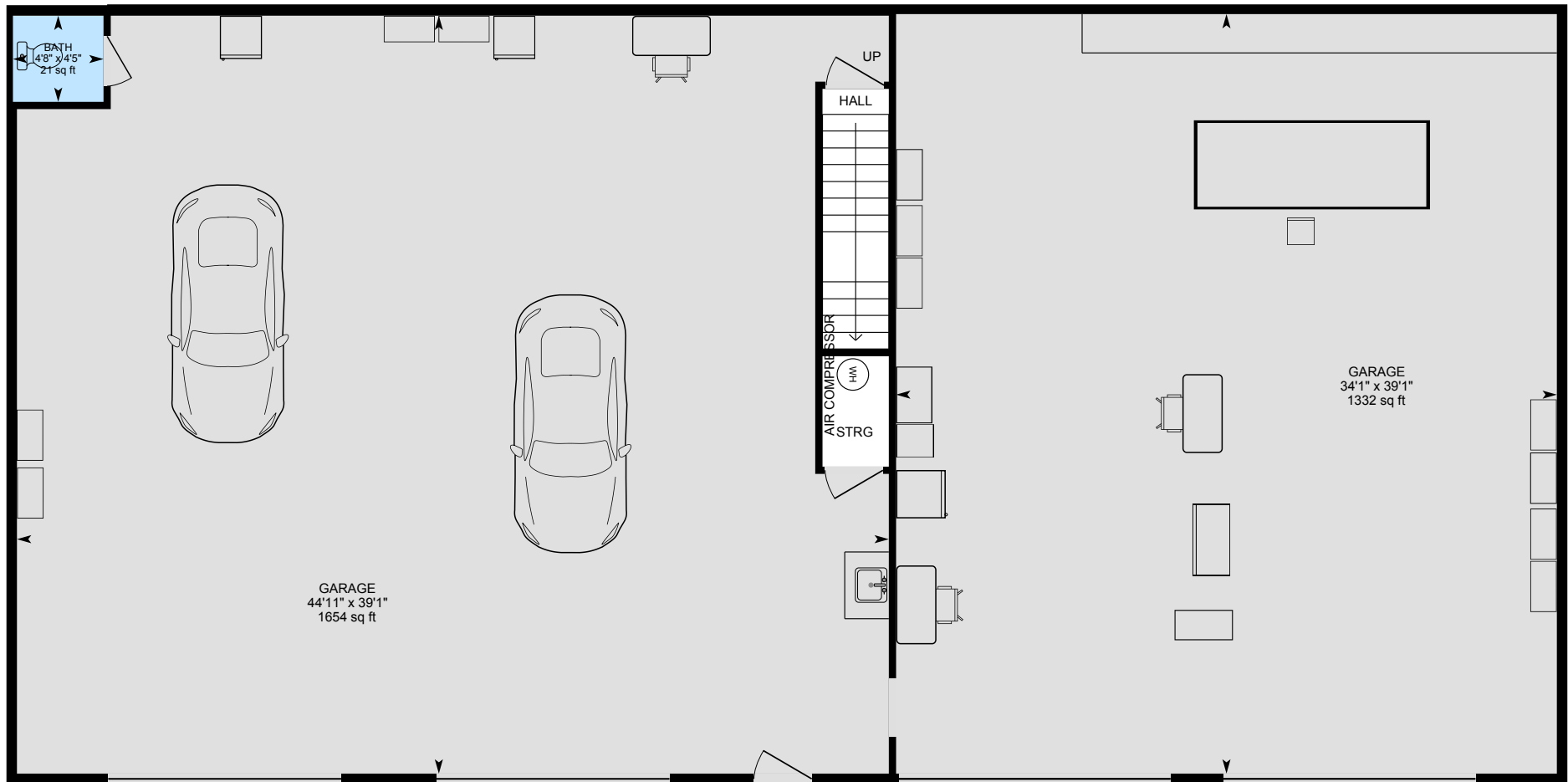
PREPARED: 2025/10/24



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.

755 Grandview Dr, Sparta, NC

Work Garage Finished Area 3163.91 sq ft
Unfinished Area 66.55 sq ft



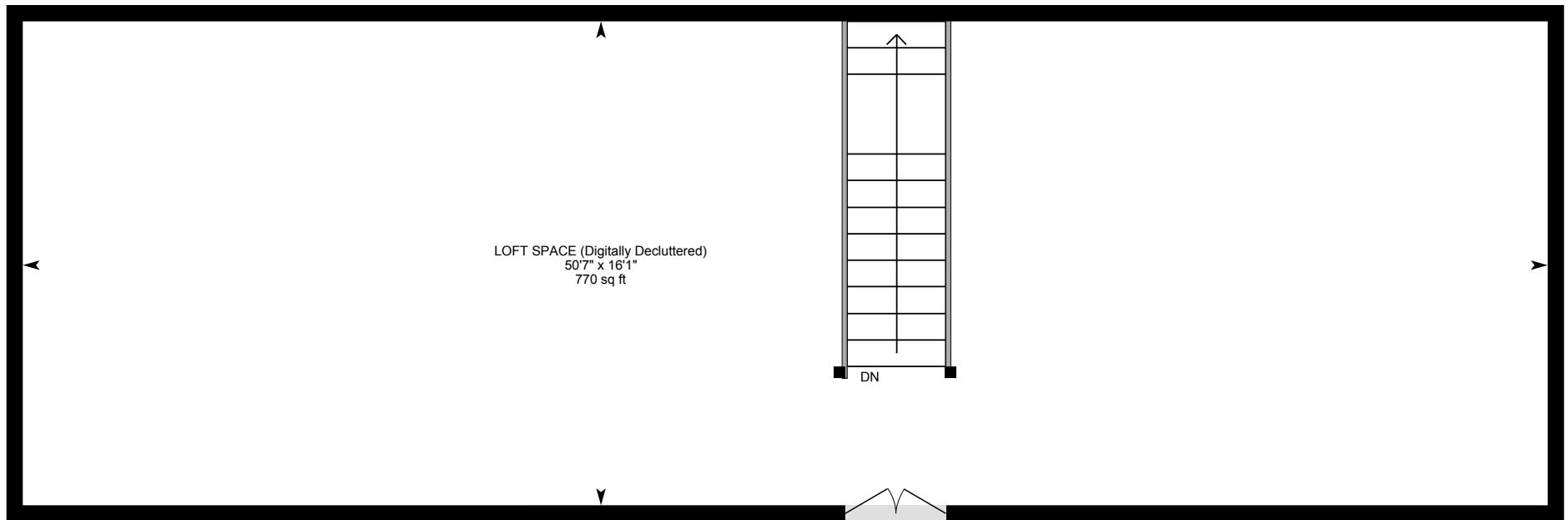
PREPARED: 2025/10/24



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.

755 Grandview Dr, Sparta, NC

Work Garage 2nd Floor Unfinished Area 884.39 sq ft



0 4 8 ft

PREPARED: 2025/10/24



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.

755 Grandview Dr, Sparta, NC

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 HOUSE 1ST FLOOR

1st Primary Bedroom: 20'11" x 21'9" | 455 sq ft
2nd Primary Bedroom: 26'9" x 17'2" | 460 sq ft
Bath: 8' x 9'9" | 76 sq ft
Breakfast: 21'7" x 10'6" | 219 sq ft
Bth: 9'1" x 4'1" | 37 sq ft
Closet: 14'1" x 9'9" | 137 sq ft
Dining Room: 16'4" x 13'8" | 224 sq ft
Garage: 29'5" x 20'11" | 616 sq ft
Great Room: 30' x 18'11" | 569 sq ft
Kitchen: 21'7" x 18'6" | 389 sq ft
Laundry: 12'2" x 8'10"
Living Room: 16'4" x 15'9" | 257 sq ft
Office: 17'7" x 15'7" | 274 sq ft
Pool Balcony: 6'4" x 37'7" | 329 sq ft
Primary Bath: 12'2" x 16'2" | 196 sq ft
Primary Closet: 17'7" x 10'9" | 188 sq ft
Primary Closet: 17'7" x 10'8" | 186 sq ft
Storage: 10'3" x 5'11" | 60 sq ft

MAIN HOUSE 2ND FLOOR

Bath: 12' x 10'4" | 96 sq ft
Bath: 11'11" x 10'1" | 93 sq ft
Bedroom: 16'2" x 13'8" | 221 sq ft
Bedroom: 16'1" x 13'8" | 220 sq ft
Closet: 6' x 9'5" | 53 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 HOUSE 1ST FLOOR

Finished Area: 5727.01 sq ft
Unfinished Area: 63.81 sq ft

MAIN HOUSE 2ND FLOOR

Finished Area: 1068.88 sq ft
Unfinished Area: 25.22 sq ft

MAIN HOUSE BASEMENT (Below Grade)

Finished Area: 3077.76 sq ft
Unfinished Area: 2051.62 sq ft

Guest House

GUEST HOUSE

Finished Area: 2785.80 sq ft
Unfinished Area: N/A

GUEST HOUSE THEATER ROOM

Finished Area: 694.63 sq ft
Unfinished Area: 15.01 sq ft

GUEST HOUSE GARAGE LEVEL

Finished Area: 2576.37 sq ft
Unfinished Area: 73.17 sq ft

755 Grandview Dr, Sparta, NC

Property Details

Room Measurements

MAIN HOUSE BASEMENT

Back Patio: 27'4" x 33'7" | 1697 sq ft
Bath: 11'11" x 6'9" | 76 sq ft
Bedroom: 17'4" x 19'10" | 285 sq ft
Kitchen: 9'4" x 8'9"
Living: 22'3" x 27'7" | 541 sq ft
Pool Room: 33'7" x 37'1" | 947 sq ft
Rec Room: 23'4" x 50'10" | 808 sq ft
Utility Garage: 26'1" x 24'4" | 598 sq ft
Workshop Garage: 50'6" x 21' | 971 sq ft

Guest House

GUEST HOUSE

Bath: 8' x 9'11" | 78 sq ft
Bedroom: 16'3" x 13'10" | 208 sq ft
Closet: 7'10" x 9'11"
Garage: 37'2" x 24'8" | 915 sq ft
Great Room: 37'3" x 46'8" | 1260 sq ft

GUEST HOUSE THEATER ROOM

Theater Room: 29'9" x 33'8" | 558 sq ft

GUEST HOUSE GARAGE LEVEL

Bath: 9'4" x 5'4" | 49 sq ft
Diner / Kitchen: 26'4" x 12'5" | 328 sq ft
Show Garage / Flex Space: 36' x 56'9" | 1998 sq ft
Utility: 9'3" x 6'9" | 62 sq ft

Work Garage

WORK GARAGE

Bath: 4'5" x 4'8" | 21 sq ft

Floor Area Information

Work Garage

WORK GARAGE

Finished Area: 3163.91 sq ft
Unfinished Area: 66.55 sq ft

WORK GARAGE 2ND FLOOR

Finished Area: N/A
Unfinished Area: 884.39 sq ft

ANSI Z765-2021, Main Building

Above Grade Finished Area: 6795.89 sq ft
Above Grade Unfinished Area: 89.02 sq ft
Below Grade Finished Area: 3077.76 sq ft
Below Grade Unfinished Area: 2051.62 sq ft

ANSI Z765-2021, Guest House

Above Grade Finished Area: 6056.80 sq ft
Above Grade Unfinished Area: 88.17 sq ft
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

ANSI Z765-2021, Work Garage

Above Grade Finished Area: 3163.91 sq ft
Above Grade Unfinished Area: 950.94 sq ft
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

755 Grandview Dr, Sparta, NC

Property Details

Room Measurements

Garage: 39'1" x 34'1" | 1332 sq ft

Garage: 39'1" x 44'11" | 1654 sq ft

WORK GARAGE 2ND FLOOR

Loft Space (digitally Decluttered): 16'1" x 50'7" | 770 sq ft

Floor Area Information

755 Grandview Dr, Sparta, NC

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>