

SKETCH/AREA TABLE ADDENDUM

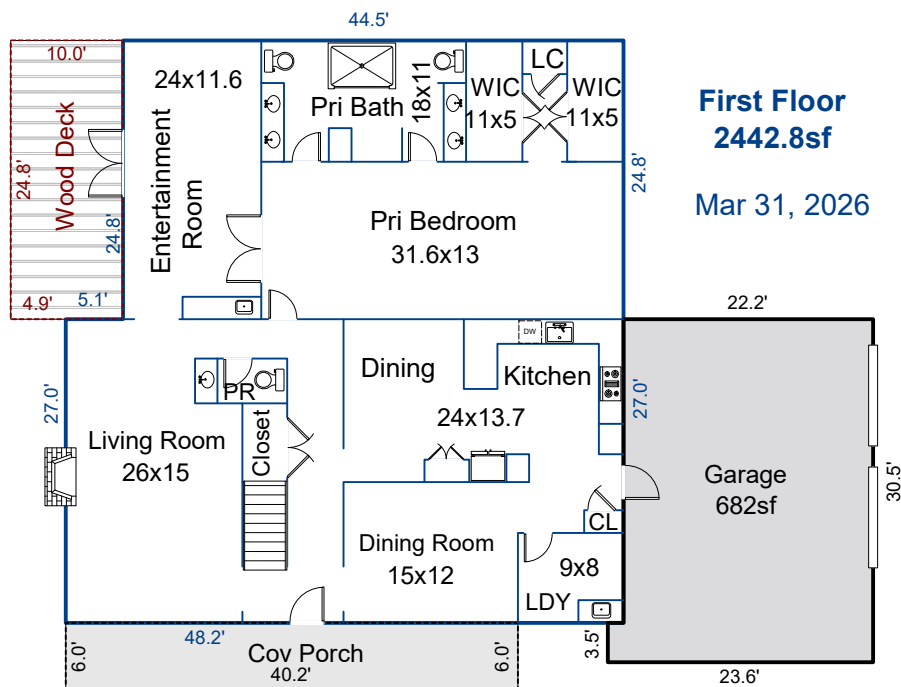
SUBJECT INFO

File No.: Parcel No.:
 Property Address: 10307 Westbank Ct, SE
 City: Leland County: Brunswick State: NC ZipCode:
 Owner:
 Client: Riley Jones Real Estate Media Client Address:
 Verifier Name: Size Matters - Paul Hayden 910-797-0439 Inspection Date: 03/31/2026

SKETCH

10307 Westbank Ct, SE Leland NC

4,720 SF



Disclosure: Interior walls and room sizes are approximate

Floor Plan by Size Matters 910-797-0439

NC Real Estate License 249188

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	2442.8	202.8	2442.8	First Floor		44.5 x	24.8 =	1103.6
GAR	Garage	1.0	682.0	108.2	682.0			27.0 x	1.4 =	37.8
P/P	Wood Deck	1.0	248.0	69.6				48.2 x	27.0 =	1301.4
	Cov Porch	1.0	241.2	92.4	489.2					
	Net LIVABLE	cnt	1 (rounded)	2,443		3 total items			(rounded)	2,443

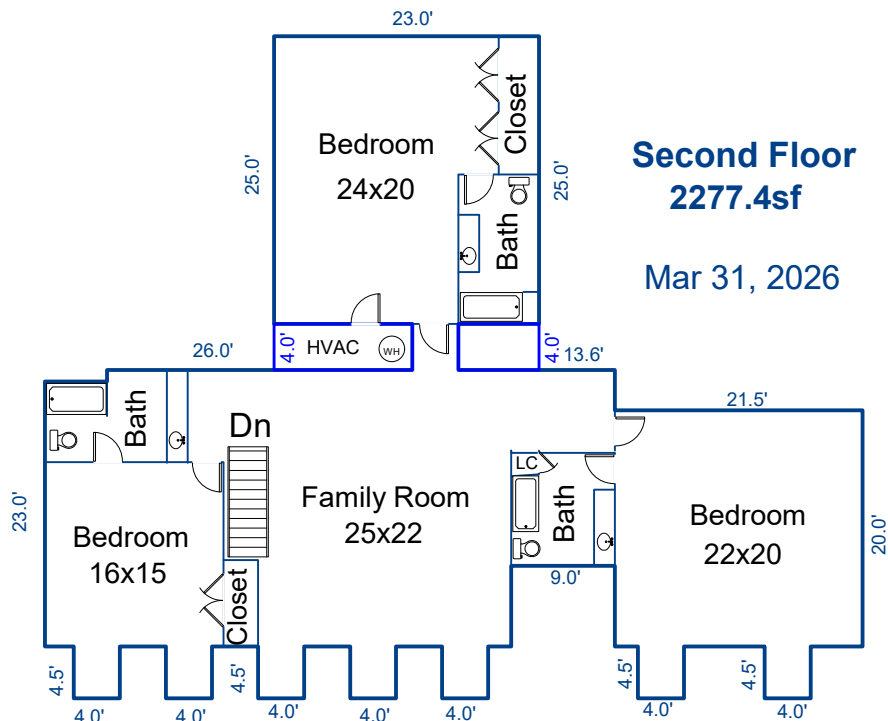
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AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA2	Second Floor	1.0	2277.4	363.0	2277.4	Second Floor		4.5 x	4.0 =	18.0
								4.5 x	4.0 =	18.0
								4.5 x	4.0 =	18.0
								4.5 x	4.0 =	18.0
								4.5 x	4.0 =	18.0
								25.0 x	23.0 =	575.0
								4.0 x	4.0 =	16.0
								40.5 x	23.0 =	931.5
								35.1 x	1.0 =	35.1
								17.0 x	9.0 =	153.0
								4.5 x	4.0 =	18.0
								4.5 x	4.0 =	18.0
								21.5 x	20.5 =	440.8
	Net LIVABLE	cnt	1 (rounded)		2,277	13 total items			(rounded)	2,277

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SKETCH

First Floor (GLA1)

44.50 x 24.80 = 1103.60
27.00 x 1.40 = 37.80
48.20 x 27.00 = 1301.40
Total area: 2442.80

Garage (GAR)

23.60 x 3.50 = 82.60
27.00 x 22.20 = 599.40
Total area: 682.00

Wood Deck (P/P)

24.80 x 10.00 = 248.00
Total area: 248.00

Cov Porch (P/P)

40.20 x 6.00 = 241.20
Total area: 241.20

Second Floor (GLA2)

4.50 x 4.00 = 18.00
4.50 x 4.00 = 18.00
4.50 x 4.00 = 18.00
4.50 x 4.00 = 18.00
4.50 x 4.00 = 18.00
25.00 x 23.00 = 575.00
4.00 x 4.00 = 16.00
40.50 x 23.00 = 931.50
35.10 x 1.00 = 35.10
17.00 x 9.00 = 153.00
4.50 x 4.00 = 18.00
4.50 x 4.00 = 18.00
21.50 x 20.50 = 440.75
Total area: 2277.35

Non-Calculated Area (NCA)

7.00 x 4.00 = 28.00
Total area: 28.00

Non-Calculated Area (NCA)

12.00 x 4.00 = 48.00
Total area: 48.00