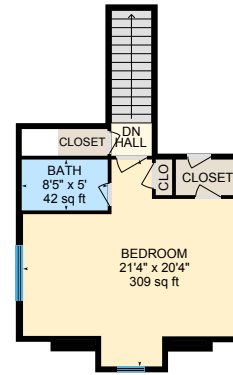
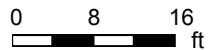


# 65 Wildlife Dr, St Simons Island, GA

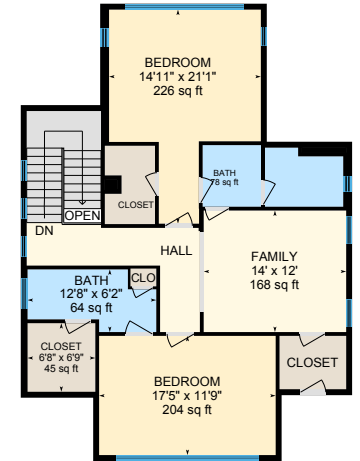
Main Building: Above Grade Finished Area 6397.79 sq ft



**1st Floor**  
Finished Area 4685.03 sq ft



**2nd Floor**  
Finished Area 536.98 sq ft

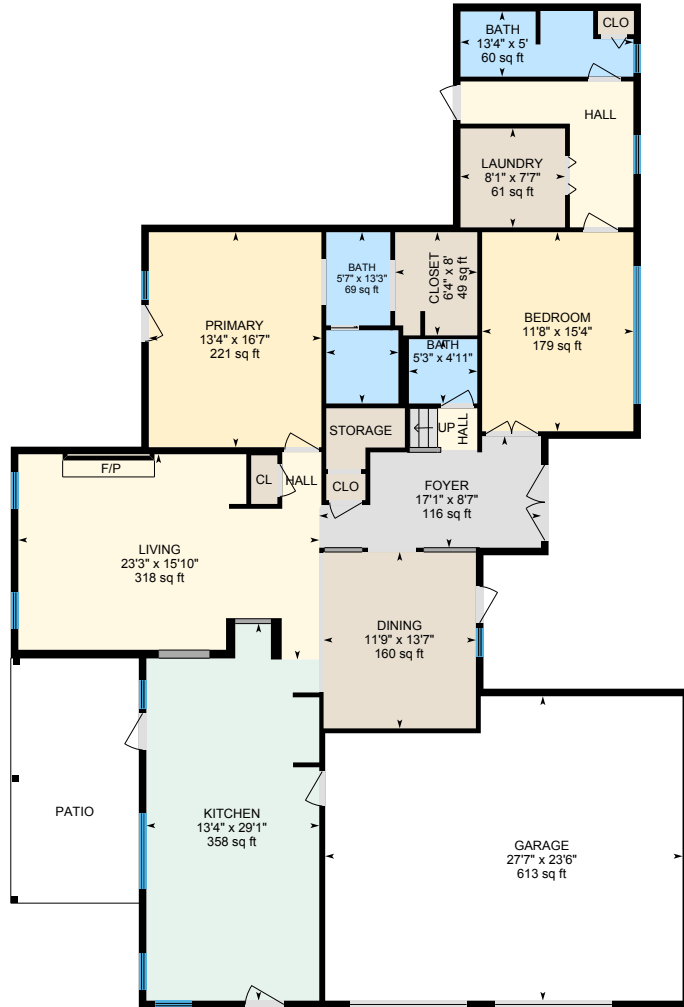


**2nd Floor Left**  
Finished Area 1175.77 sq ft

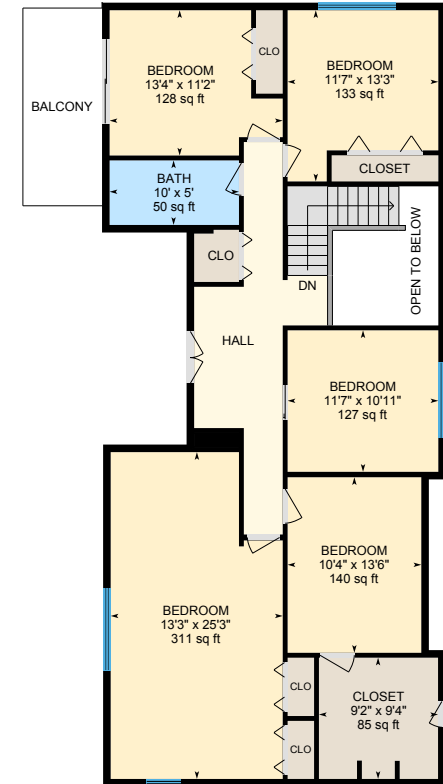
PREPARED: 2026/06/11

# 65 Wildlife Dr, St Simons Island, GA

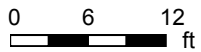
Guest House: Above Grade Finished Area 3398.31 sq ft



1st Floor



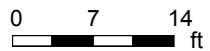
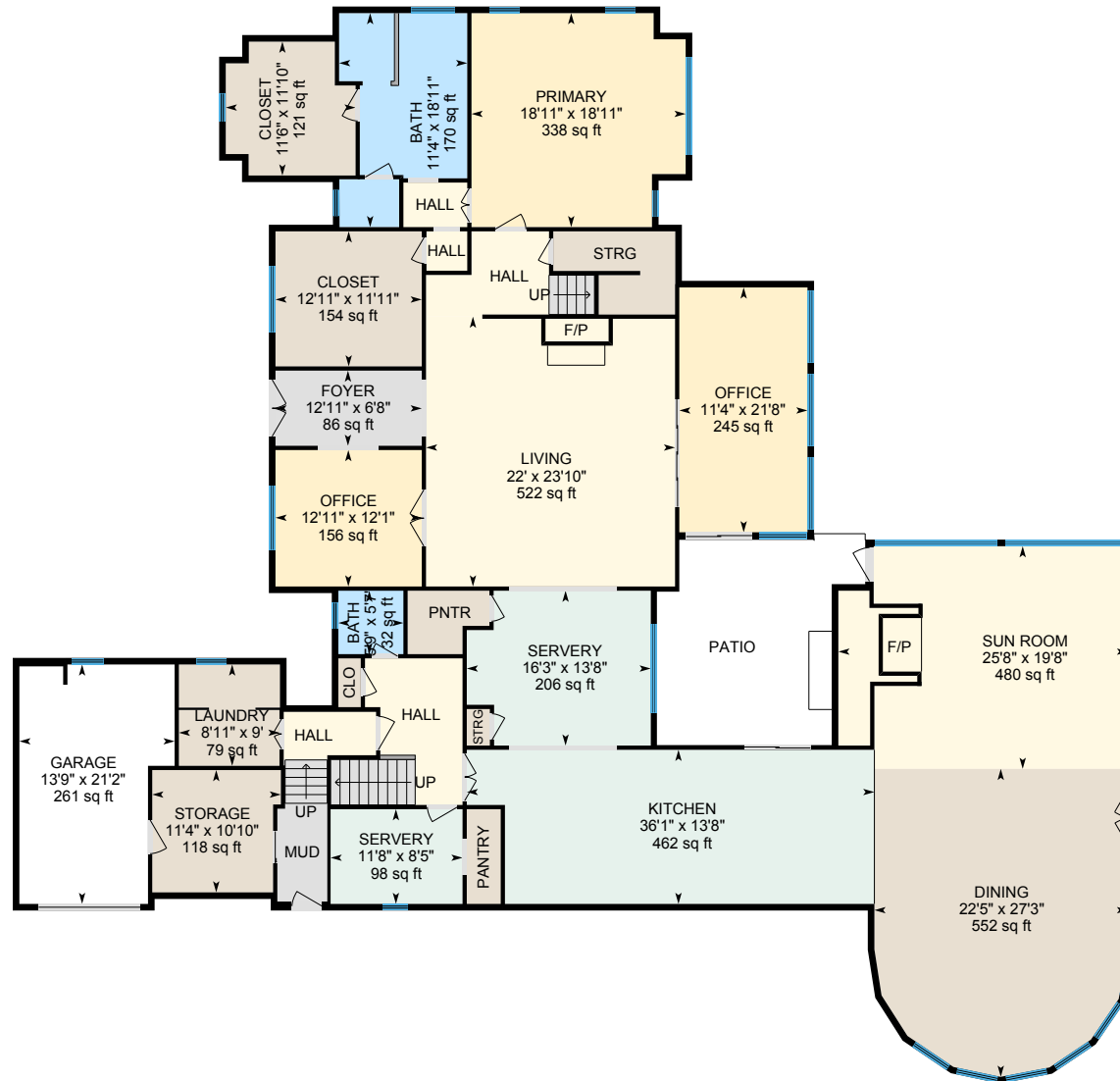
2nd Floor



PREPARED: 2026/06/11

# 65 Wildlife Dr, St Simons Island, GA

1st Floor Finished Area 4685.03 sq ft  
Unfinished Area 289.68 sq ft

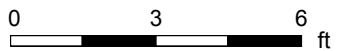


PREPARED: 2026/06/11



# 65 Wildlife Dr, St Simons Island, GA

2nd Floor Finished Area 536.98 sq ft  
Unfinished Area 13.20 sq ft

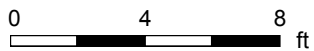


PREPARED: 2026/06/11



# 65 Wildlife Dr, St Simons Island, GA

2nd Floor Left Finished Area 1175.77 sq ft

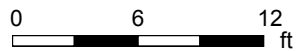


PREPARED: 2026/06/11



# 65 Wildlife Dr, St Simons Island, GA

1st Floor Finished Area 1997.56 sq ft  
Unfinished Area 652.68 sq ft



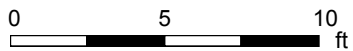
PREPARED: 2026/06/11



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.

# 65 Wildlife Dr, St Simons Island, GA

2nd Floor Finished Area 1400.75 sq ft

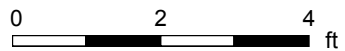
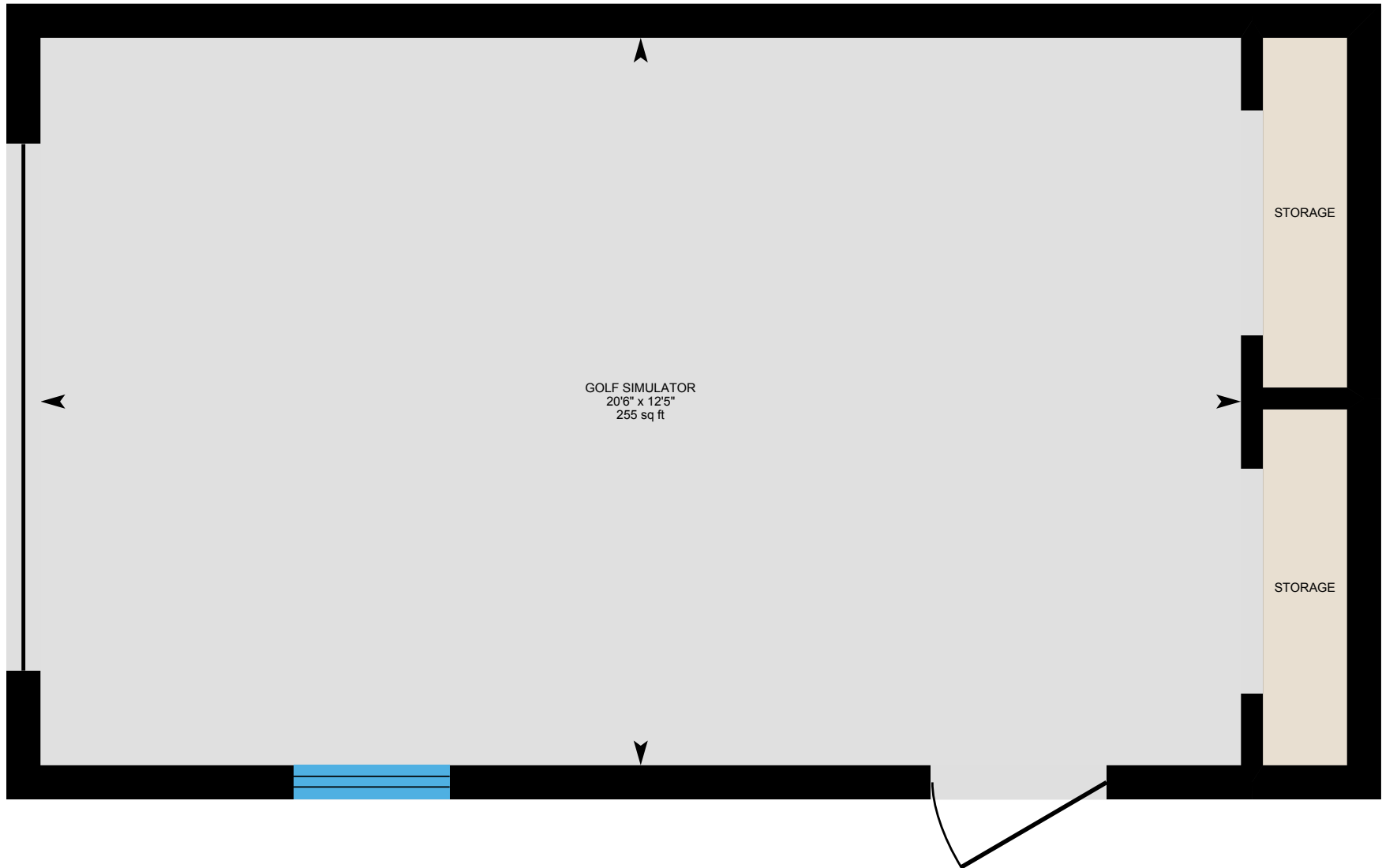


PREPARED: 2026/06/11

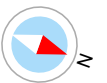


# 65 Wildlife Dr, St Simons Island, GA

Golf Simulator Finished Area 319.75 sq ft



PREPARED: 2026/06/11



# 65 Wildlife Dr, St Simons Island, GA

## 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

##### 1ST FLOOR

Bath: 5'7" x 5'9" | 32 sq ft  
Bath: 18'11" x 11'4" | 170 sq ft  
Closet: 11'11" x 12'11" | 154 sq ft  
Closet: 11'10" x 11'6" | 121 sq ft  
Dining: 27'3" x 22'5" | 552 sq ft  
Foyer: 6'8" x 12'11" | 86 sq ft  
Garage: 21'2" x 13'9" | 261 sq ft  
Kitchen: 13'8" x 36'1" | 462 sq ft  
Laundry: 9' x 8'11" | 79 sq ft  
Living: 23'10" x 22' | 522 sq ft  
Office: 21'8" x 11'4" | 245 sq ft  
Office: 12'1" x 12'11" | 156 sq ft  
Primary: 18'11" x 18'11" | 338 sq ft  
Server: 8'5" x 11'8" | 98 sq ft  
Server: 13'8" x 16'3" | 206 sq ft  
Storage: 10'10" x 11'4" | 118 sq ft  
Sun Room: 19'8" x 25'8" | 480 sq ft

##### 2ND FLOOR

Bath: 8'5" x 5' | 42 sq ft  
Bedroom: 21'4" x 20'4" | 309 sq ft

##### 2ND FLOOR LEFT

Bath: 12'8" x 6'2" | 64 sq ft  
Bath: 13'10" x 6'1" | 78 sq ft  
Bedroom: 14'11" x 21'1" | 226 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

##### 1ST FLOOR

Finished Area: 4685.03 sq ft  
Unfinished Area: 289.68 sq ft

##### 2ND FLOOR

Finished Area: 536.98 sq ft  
Unfinished Area: 13.20 sq ft

##### 2ND FLOOR LEFT

Finished Area: 1175.77 sq ft  
Unfinished Area: N/A

#### Guest House

##### 1ST FLOOR

Finished Area: 1997.56 sq ft  
Unfinished Area: 652.68 sq ft

##### 2ND FLOOR

Finished Area: 1400.75 sq ft  
Unfinished Area: N/A

# 65 Wildlife Dr, St Simons Island, GA

## Property Details

### Room Measurements

Bedroom: 17'5" x 11'9" | 204 sq ft  
Closet: 6'8" x 6'9" | 45 sq ft  
Family: 14' x 12' | 168 sq ft

### Guest House

#### 1ST FLOOR

Bath: 5'3" x 4'11" | 26 sq ft  
Bath: 13'4" x 5' | 60 sq ft  
Bath: 5'7" x 13'3" | 69 sq ft  
Bedroom: 11'8" x 15'4" | 179 sq ft  
Closet: 6'4" x 8' | 49 sq ft  
Dining: 11'9" x 13'7" | 160 sq ft  
Foyer: 17'1" x 8'7" | 116 sq ft  
Garage: 27'7" x 23'6" | 613 sq ft  
Kitchen: 13'4" x 29'1" | 358 sq ft  
Laundry: 8'1" x 7'7" | 61 sq ft  
Living: 23'3" x 15'10" | 318 sq ft  
Primary: 13'4" x 16'7" | 221 sq ft

#### 2ND FLOOR

Bath: 10' x 5' | 50 sq ft  
Bedroom: 13'4" x 11'2" | 128 sq ft  
Bedroom: 11'7" x 13'3" | 133 sq ft  
Bedroom: 13'3" x 25'3" | 311 sq ft  
Bedroom: 10'4" x 13'6" | 140 sq ft  
Bedroom: 11'7" x 10'11" | 127 sq ft  
Closet: 9'2" x 9'4" | 85 sq ft

### Golf Simulator

#### GOLF SIMULATOR

Golf Simulator: 12'5" x 20'6" | 255 sq ft

### Floor Area Information

#### Golf Simulator

##### GOLF SIMULATOR

Finished Area: 319.75 sq ft  
Unfinished Area: N/A

#### ANSI Z765-2021, Main Building

Above Grade Finished Area: 6397.79 sq ft  
Above Grade Unfinished Area: 302.87 sq ft  
Below Grade Finished Area: N/A  
Below Grade Unfinished Area: N/A

#### ANSI Z765-2021, Guest House

Above Grade Finished Area: 3398.31 sq ft  
Above Grade Unfinished Area: 652.68 sq ft  
Below Grade Finished Area: N/A  
Below Grade Unfinished Area: N/A

#### ANSI Z765-2021, Golf Simulator

Above Grade Finished Area: 319.75 sq ft  
Above Grade Unfinished Area: N/A  
Below Grade Finished Area: N/A  
Below Grade Unfinished Area: N/A

# 65 Wildlife Dr, St Simons Island, GA

## 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>