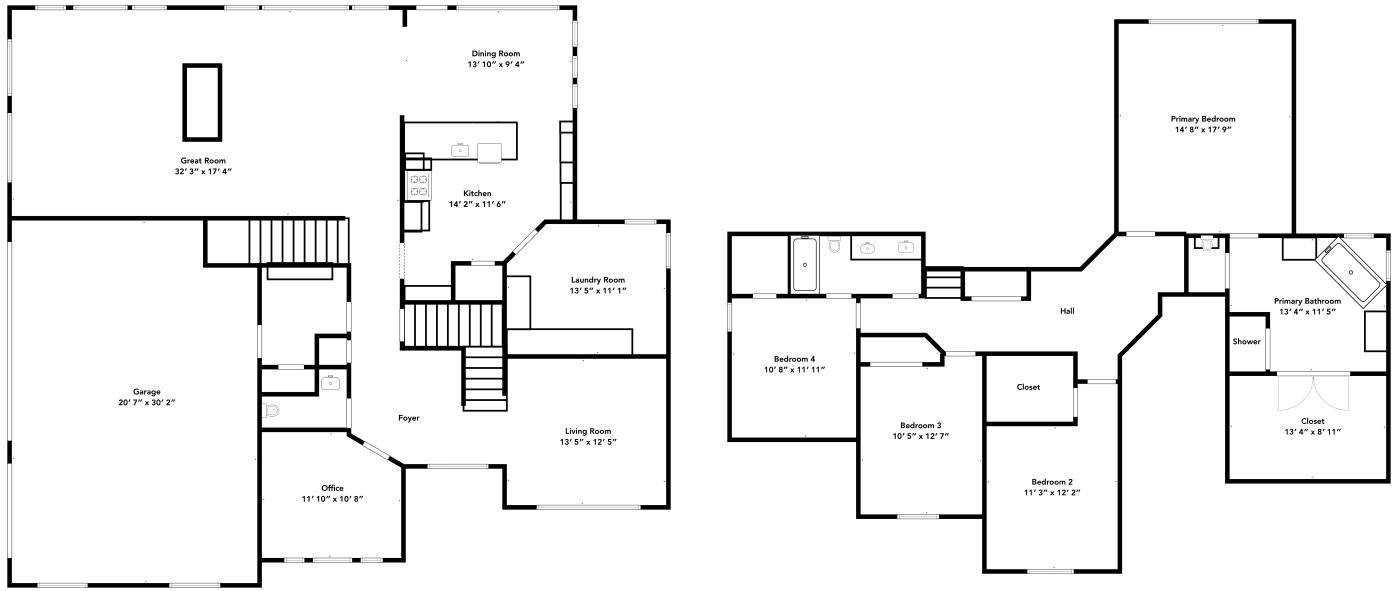


12065 Landwood Dr

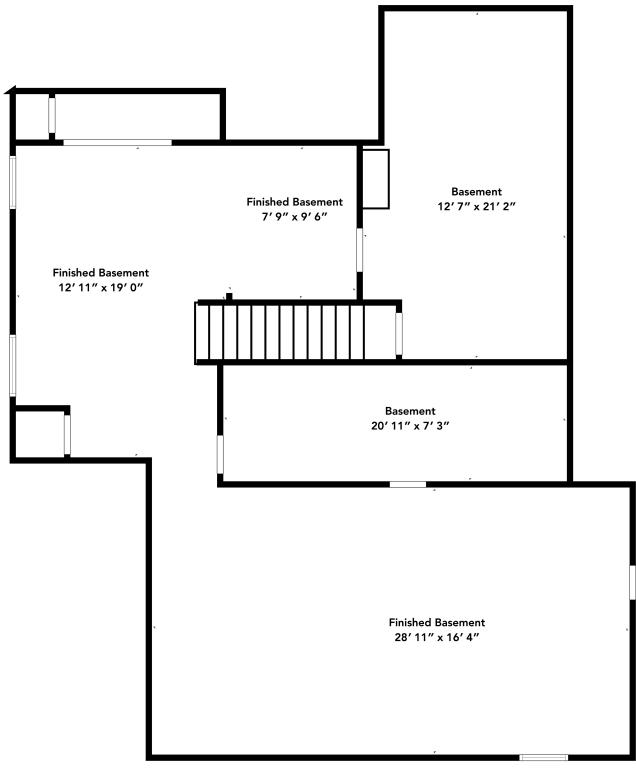
Fishers, IN 46037

Gross Living Area: 4,124 sq ft



1st Floor

2nd Floor



Basement

Room Dimensions

1st Floor

- Office: 11' 10" x 10' 8"
- Living Room: 13' 5" x 12' 5"
- Laundry Room: 13' 5" x 11' 1"
- Kitchen: 14' 2" x 11' 6"
- Dining Room: 13' 10" x 9' 4"
- Great Room: 32' 3" x 17' 4"
- Garage: 20' 7" x 30' 2"

2nd Floor

- Primary Bedroom: 14' 8" x 17' 9"
- Primary Bathroom: 13' 4" x 11' 5"
- Closet: 13' 4" x 8' 11"
- Bedroom 2: 11' 3" x 12' 2"
- Bedroom 3: 10' 5" x 12' 7"
- Bedroom 4: 10' 8" x 11' 11"

Basement

- Finished Basement : 28' 11" x 16' 4"
- Finished Basement : 12' 11" x 19' 0"
- Finished Basement : 7' 9" x 9' 6"
- Basement: 20' 11" x 7' 3"
- Basement: 12' 7" x 21' 2"

Gross Living Area

1st Floor

- Finished:1,751 sq ft
- Unfinished:605 sq ft

2nd Floor

- Finished:1,409 sq ft

Basement

- Finished:963 sq ft
- Unfinished:401 sq ft

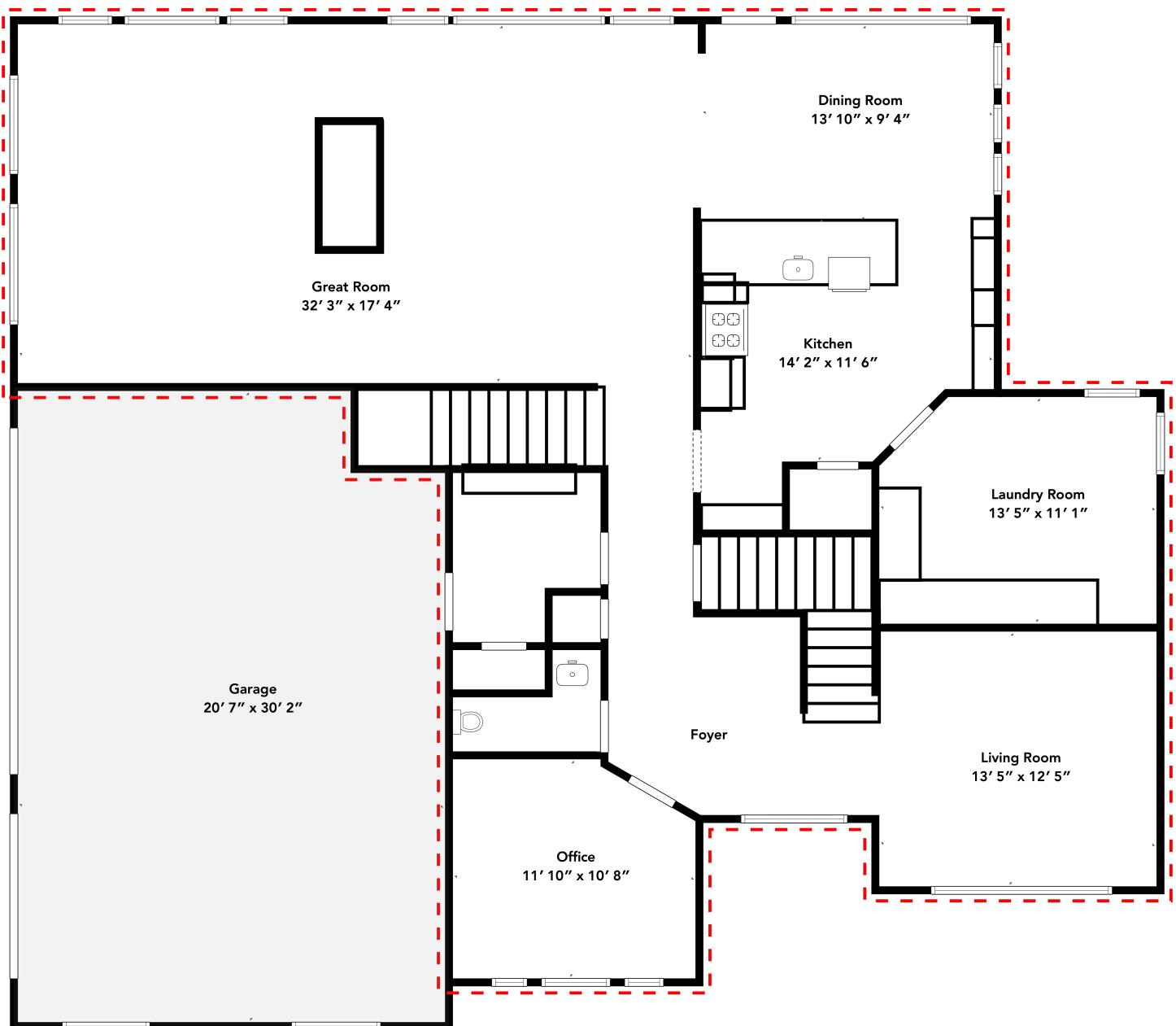
Room dimensions are provided solely for principal rooms. It should be noted that certain spaces, such as garages, may be excluded from the aggregate interior floor area calculations. The dimensions specified represent the maximal extent in terms of length and width for each room, acknowledging that certain segments of the room may exhibit reduced dimensions. Consequently, the actual surface area of a room may not correspond directly to the simple multiplication of its length by its width. Pertaining to the Gross Living Area, our quantifications encompass the entire footprint area, inclusive of the spaces encompassed by the exterior walls. All measurements pertaining to floor areas are subject to rounding to the nearest integral value. It is imperative to recognize that the aggregate area computation is executed prior to this rounding process. As a result, the sum of the individually rounded floor areas may not precisely align with the pre-rounded total computed area.

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Gross Living Area: 4,124 sq ft

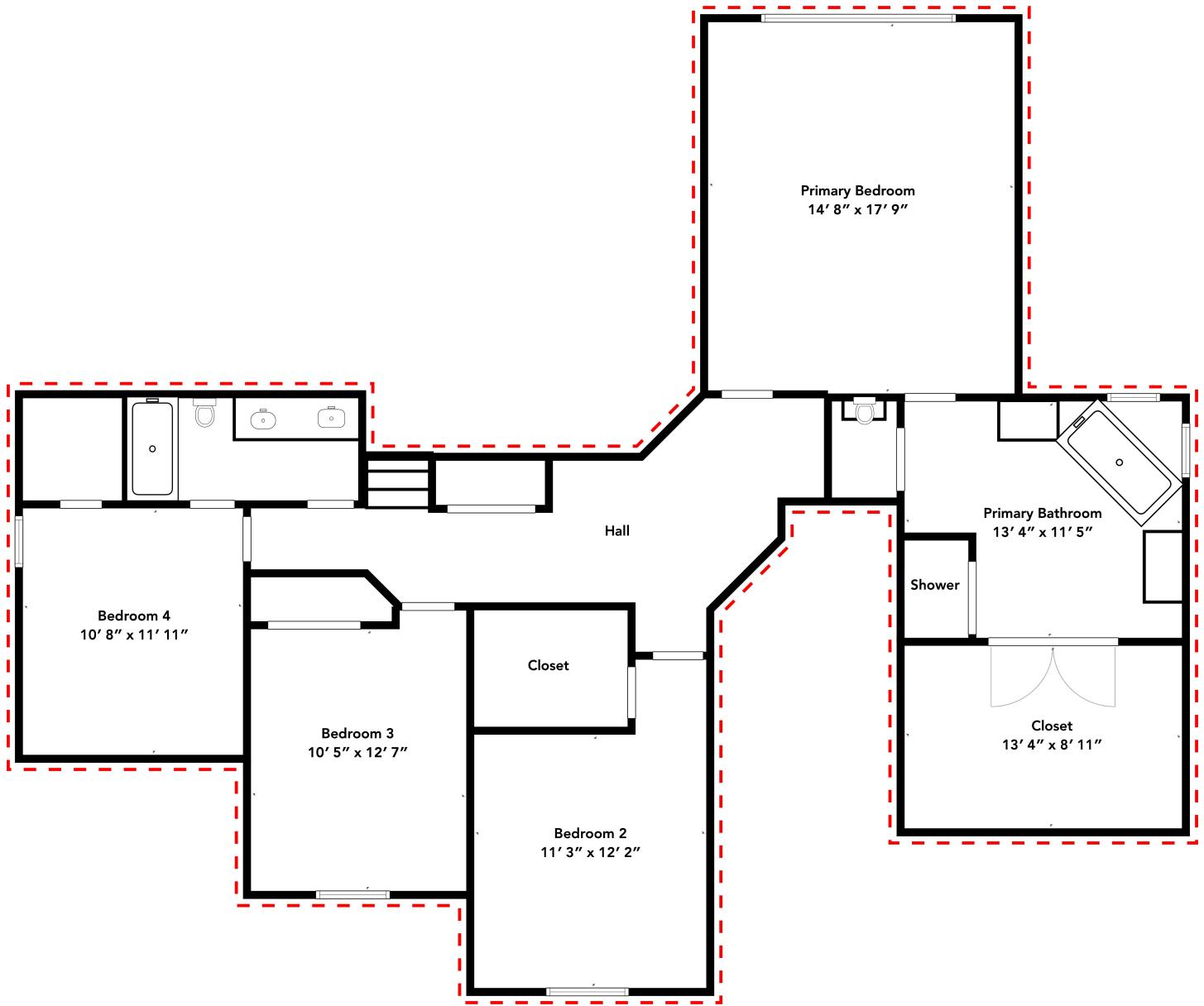
1st Floor



Area Calculation

$$(-8.4 * -7.1 - (-8.4 * -1.5 / 2) + (-8.4 * -7.1 - (6.1 * -7.1 / 2) + (6.1 * -1.7 - (6.1 * -7.1 / 2) + (6.1 * -1.7 - (8.4 * -1.7 / 2) + (8.4 * 5.8 - (8.4 * -1.7 / 2) + (8.4 * 5.8 - (4 * 5.8 / 2) + (4 * 4.7 - (4 * 5.8 / 2) + (4 * 4.7 - (1.8 * 4.7 / 2) + (1.8 * 7.1 - (1.8 * 4.7 / 2) + (1.8 * 7.1 - (-2.1 * 7.1 / 2) + (-2.1 * -0.3 - (-2.1 * 7.1 / 2) + (-2.1 * -0.3 - (-3.5 * -0.3 / 2) + (-3.5 * -1.5 - (-3.5 * -0.3 / 2) + (-3.5 * -1.5 - (-8.4 * -1.5 / 2)$$

2nd Floor



Area Calculation

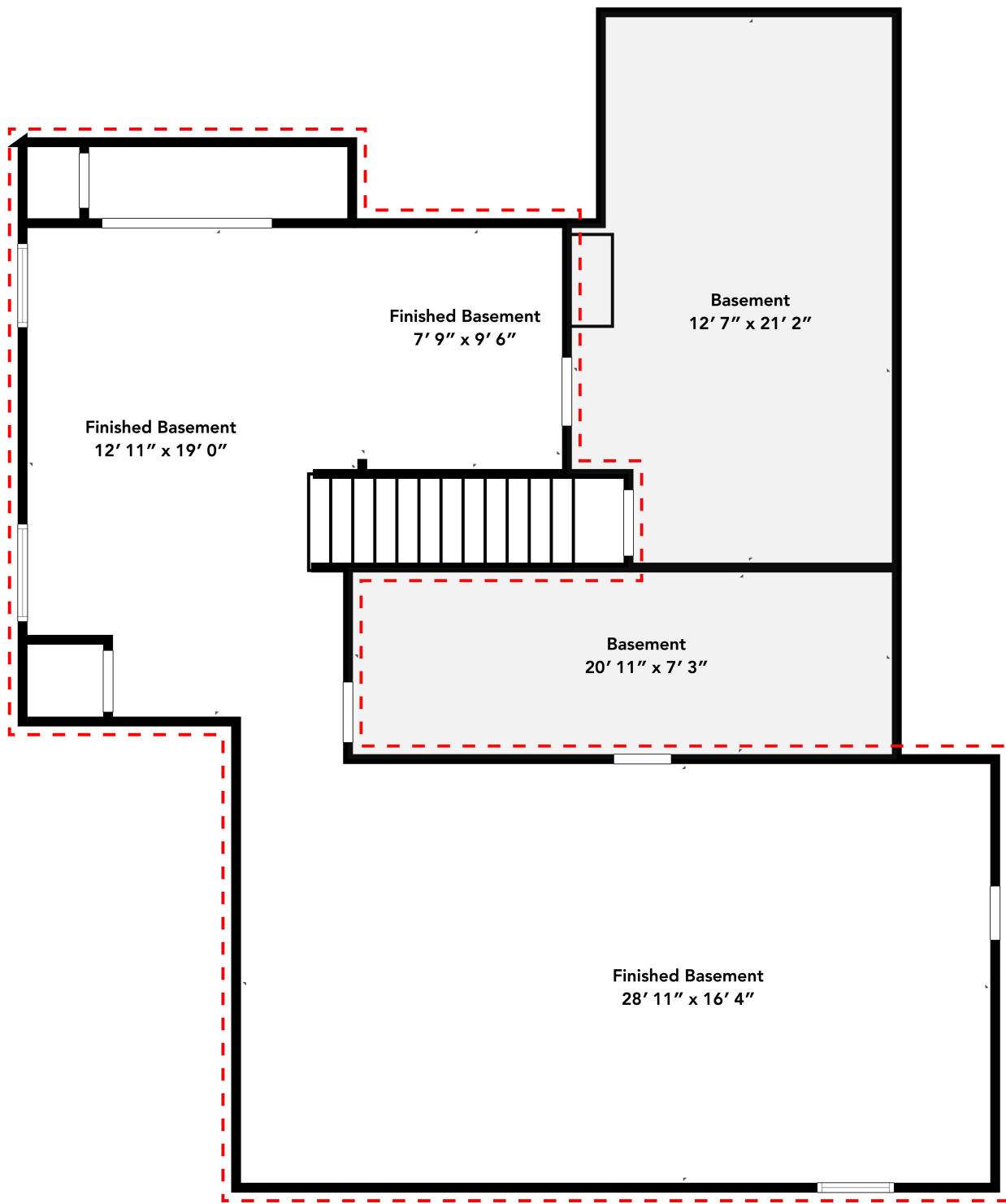
$$(-5.2 * 3.8 - (-8.5 * 3.8 / 2) + (-8.5 * -1.7 - (-8.5 * 3.8 / 2) + (-8.5 * -1.7 - (-3.3 * -1.7 / 2) + (-3.3 * -0.8 - (-3.3 * -1.7 / 2) + (-3.3 * -0.8 - (0.5 * -0.8 / 2) + (0.5 * -1.7 - (1.3 * -0.8 / 2) + (1.3 * -7.1 - (1.3 * -1.7 / 2) + (1.3 * -7.1 - (6.1 * -7.1 / 2) + (6.1 * -1.7 - (6.1 * -7.1 / 2) + (6.1 * -1.7 - (8.5 * -1.7 / 2) + (8.5 * 4.8 - (8.5 * -1.7 / 2) + (8.5 * 4.8 - (4.1 * 4.8 / 2) + (4.1 * 0.1 - (4.1 * 4.8 / 2) + (4.1 * 0.1 - (2.7 * 0.1 / 2) + (2.7 * 0.5 - (2.7 * 0.1 / 2) + (2.7 * 1.6 - (1.7 * 0.5 / 2) + (1.7 * 7.1 - (1.7 * 1.6 / 2) + (1.7 * 7.1 - (-2 * 7.1 / 2) + (-2 * 5.7 - (-2 * 7.1 / 2) + (-2 * 5.7 - (-5.2 * 5.7 / 2) + (-5.2 * 3.8 - (-5.2 * 5.7 / 2)$$

12065 Landwood Dr

Fishers, IN 46037

Gross Living Area: 4,124 sq ft

Basement



Area Calculation

$$(5.8 * 7 - (5.8 * 1.7 / 2) + (5.8 * 7 - (-3.3 * 7 / 2) + (-3.3 * 1.6 - (-3.3 * 7 / 2) + (-3.3 * 1.6 - (-5.8 * 1.6 / 2) + (-5.8 * -5.5 - (-5.8 * 1.6 / 2) + (-5.8 * -5.5 - (-1.7 * -5.5 / 2) + (-1.7 * -4.5 - (-1.7 * -5.5 / 2) + (-1.7 * -4.5 - (-0.8 * -4.5 / 2) + (0.8 * -1.6 - (0.8 * -4.5 / 2) + (0.8 * -1.6 - (1.5 * -1.6 / 2) + (1.5 * -0.2 - (1.5 * -1.6 / 2) + (1.5 * -0.2 - (-1.7 * -0.2 / 2) + (-1.7 * 1.7 - (-1.7 * -0.2 / 2) + (-1.7 * 1.7 - (5.8 * 1.7 / 2)$$

12065 Landwood Dr

Fishers, IN 46037

Gross Living Area: 4,124 sq ft

Details

- Gross Living Area (GLA): The total area of finished, above-grade residential space, measured from the exterior surfaces of the exterior walls in accordance with ANSI Z765-2021 standards. GLA includes only habitable, heated areas suitable for year-round use.
- Finished Area: Enclosed spaces within the property that are suitable for year-round living, featuring walls, floors, and ceilings consistent with the main living areas.
- Unfinished Area: Areas that do not meet the criteria for Finished Area, such as unfinished basements, attics without flooring, or spaces under construction.
- Room Dimensions: Measurements represent the maximum length and width of each principal room. Certain segments of a room may have reduced dimensions, and actual usable space may vary.
- Excluded Areas: Spaces not included in the GLA calculation, such as garages, open porches, balconies, and any areas not heated or suitable for year-round use.
- Above-Grade Areas: Finished living spaces that are entirely above ground level.
- Below-Grade Areas: Spaces partially or entirely below ground level, such as basements, whether finished or unfinished.
- Measurement Standards: All measurements and calculations adhere to the ANSI Z765-2021 standard for single-family residential buildings.

Notes

- Measurement Methodology: Measurements were obtained using LiDAR technology. While this technology offers high precision, minor discrepancies may occur due to factors like furniture placement, obstructions, or environmental conditions during scanning.
- Room Dimensions Clarification: Room dimensions are provided solely for principal rooms. Certain spaces, such as garages, may be excluded from the aggregate interior floor area calculations. The dimensions specified represent the maximum extent in terms of length and width for each room, acknowledging that certain segments of the room may exhibit reduced dimensions. Consequently, the actual surface area of a room may not correspond directly to the simple multiplication of its length by its width.
- Gross Living Area Calculation: Our calculations for GLA encompass the entire footprint area, including the spaces occupied by the exterior walls. Exterior wall thicknesses are estimated based on typical construction practices; actual wall thickness may vary.
- Rounding of Measurements: All measurements pertaining to floor areas are rounded to the nearest whole unit. The aggregate area computation is executed prior to this rounding process. As a result, the sum of the individually rounded floor areas may not precisely align with the pre-rounded total computed area.
- Exterior Wall Measurements: In cases where only interior measurements are available for exterior walls, standard estimations are applied to calculate exterior dimensions.

Disclaimer

- Accuracy of Information: All measurements and areas provided in this report are approximate and should be independently verified. While we strive for accuracy, we cannot guarantee that all measurements are free from error.
- Use of Technology: This report is generated using computer software and LiDAR scanning technology. Factors such as furniture placement, obstructions, or environmental conditions during scanning may affect the accuracy of measurements.