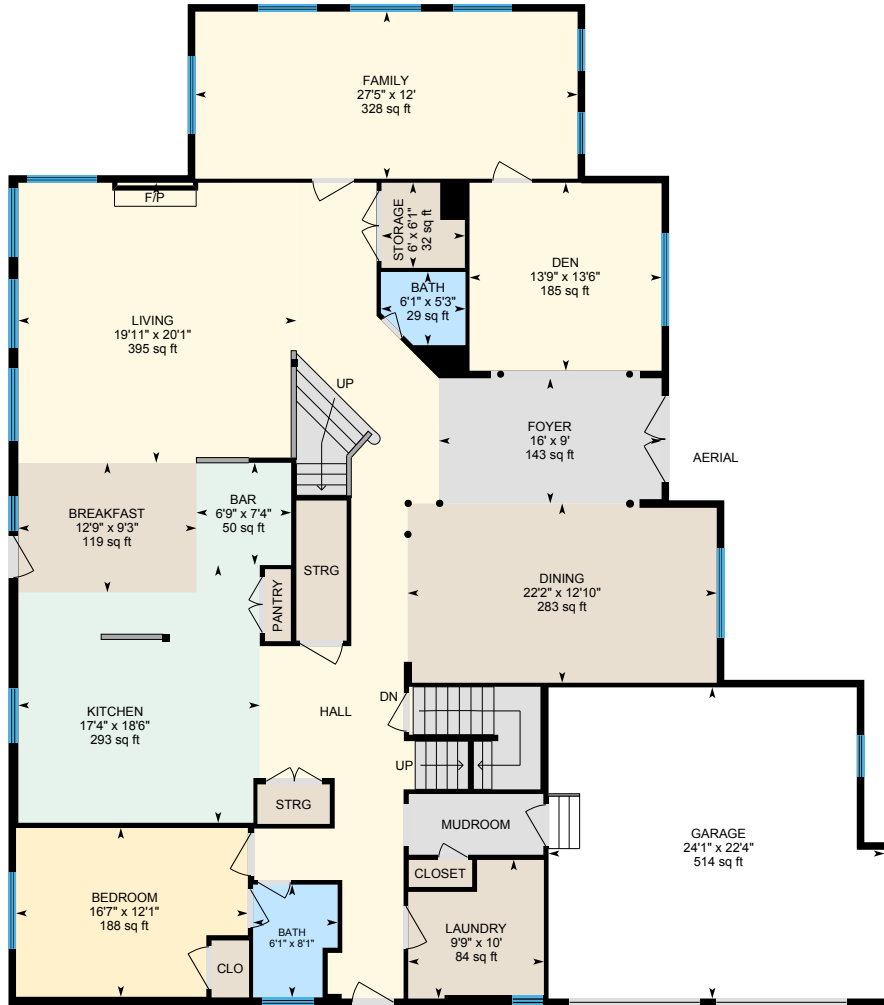
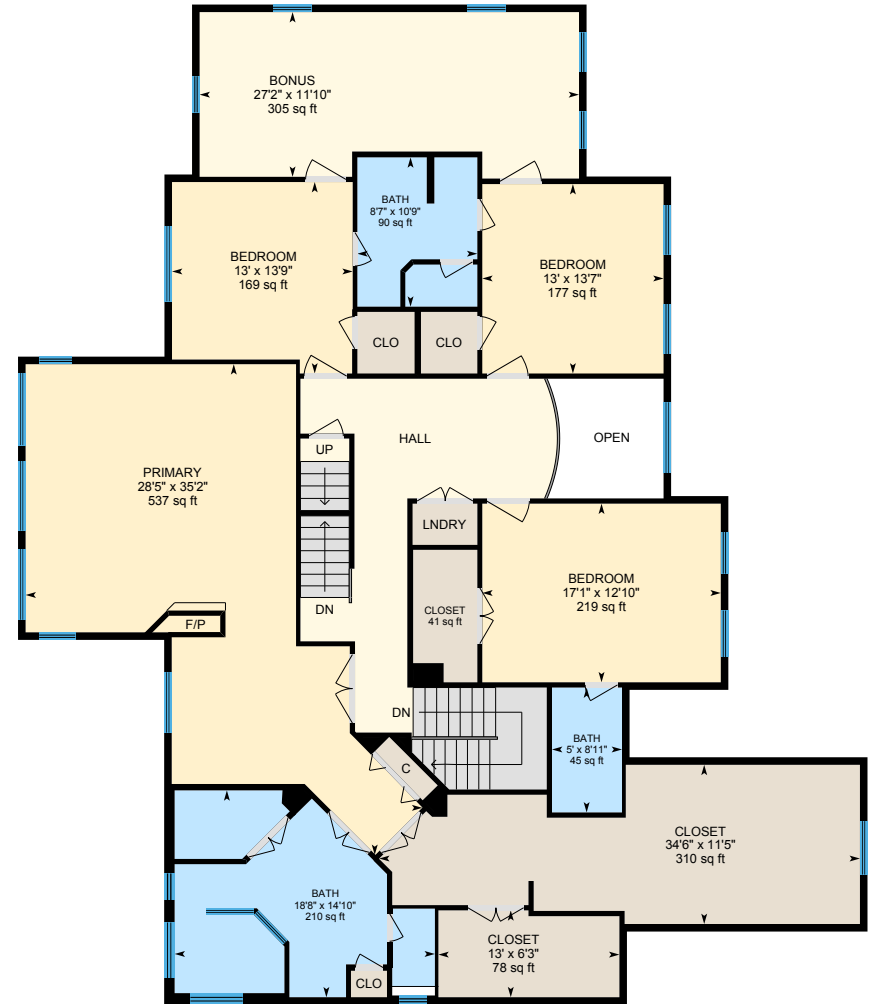


# 3740 Larkview Ct, Dunkirk, MD

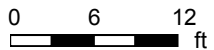
Main Building: Above Grade Finished Area 7036.28 sq ft



**Main Floor**  
Finished Area 3015.13 sq ft



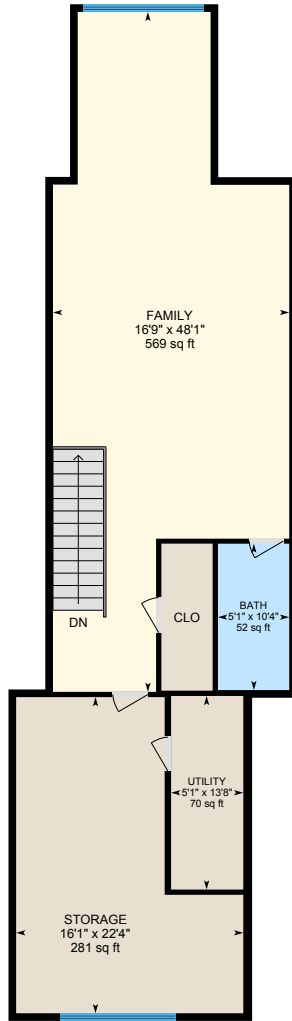
**Upper 1**  
Finished Area 2844.61 sq ft



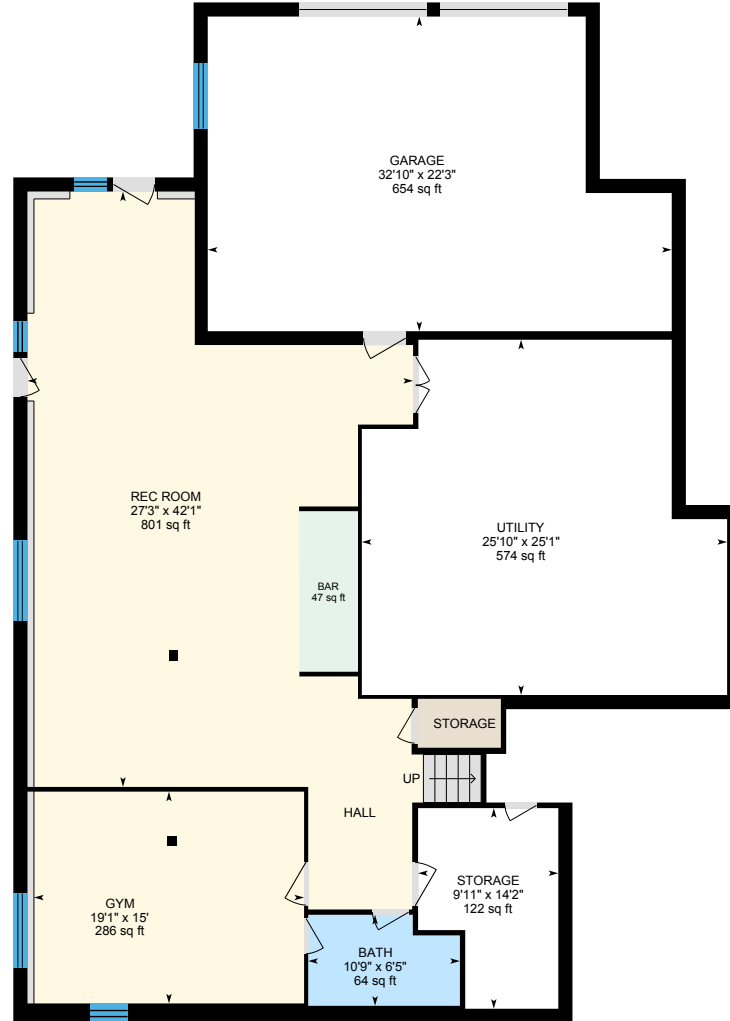
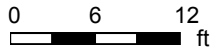
PREPARED: 2026/05/19

# 3740 Larkview Ct, Dunkirk, MD

Main Building: Above Grade Finished Area 7036.28 sq ft



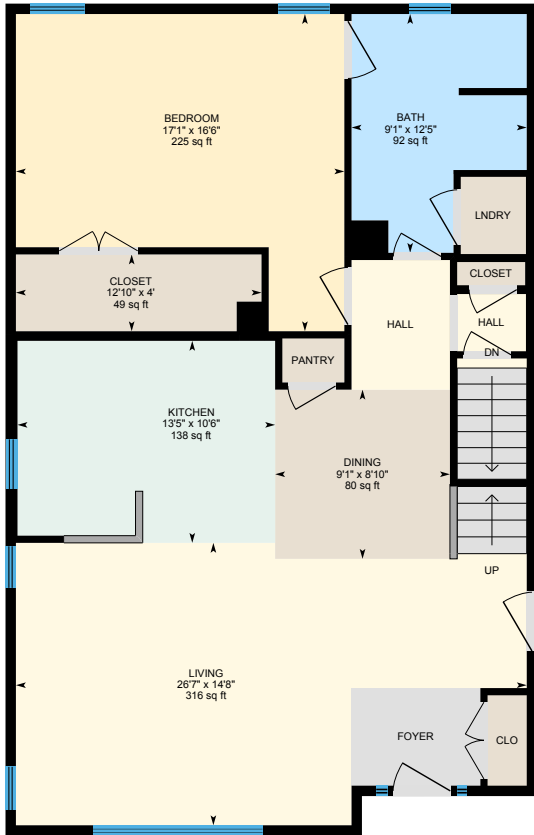
**Upper 2**  
Finished Area 1176.54 sq ft



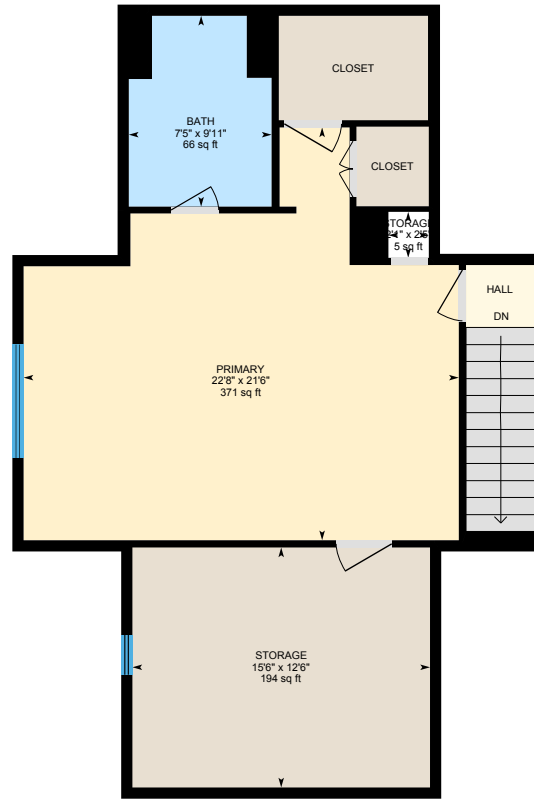
**Basement (Below Grade)**  
Finished Area 1536.48 sq ft

# 3740 Larkview Ct, Dunkirk, MD

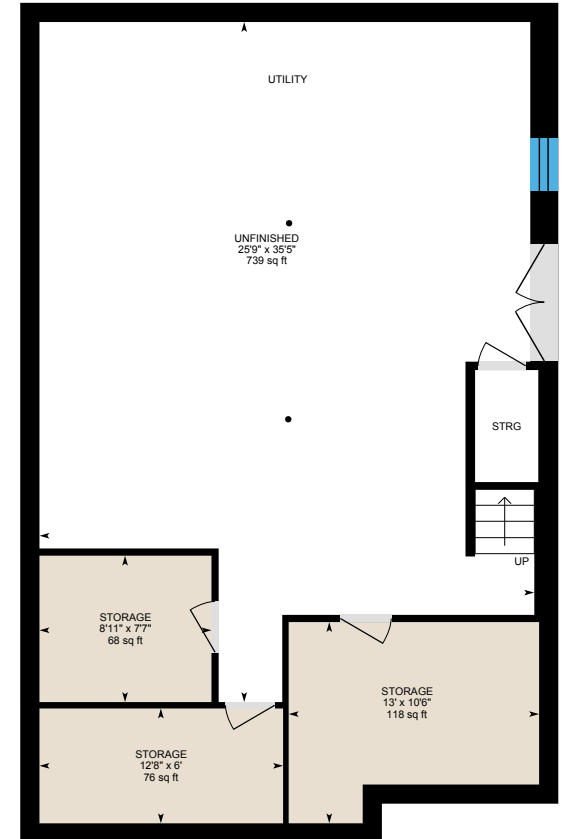
Guest House: Above Grade Finished Area 2361.90 sq ft



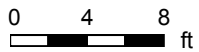
Guest House-main



Guest House-2nd Level



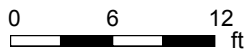
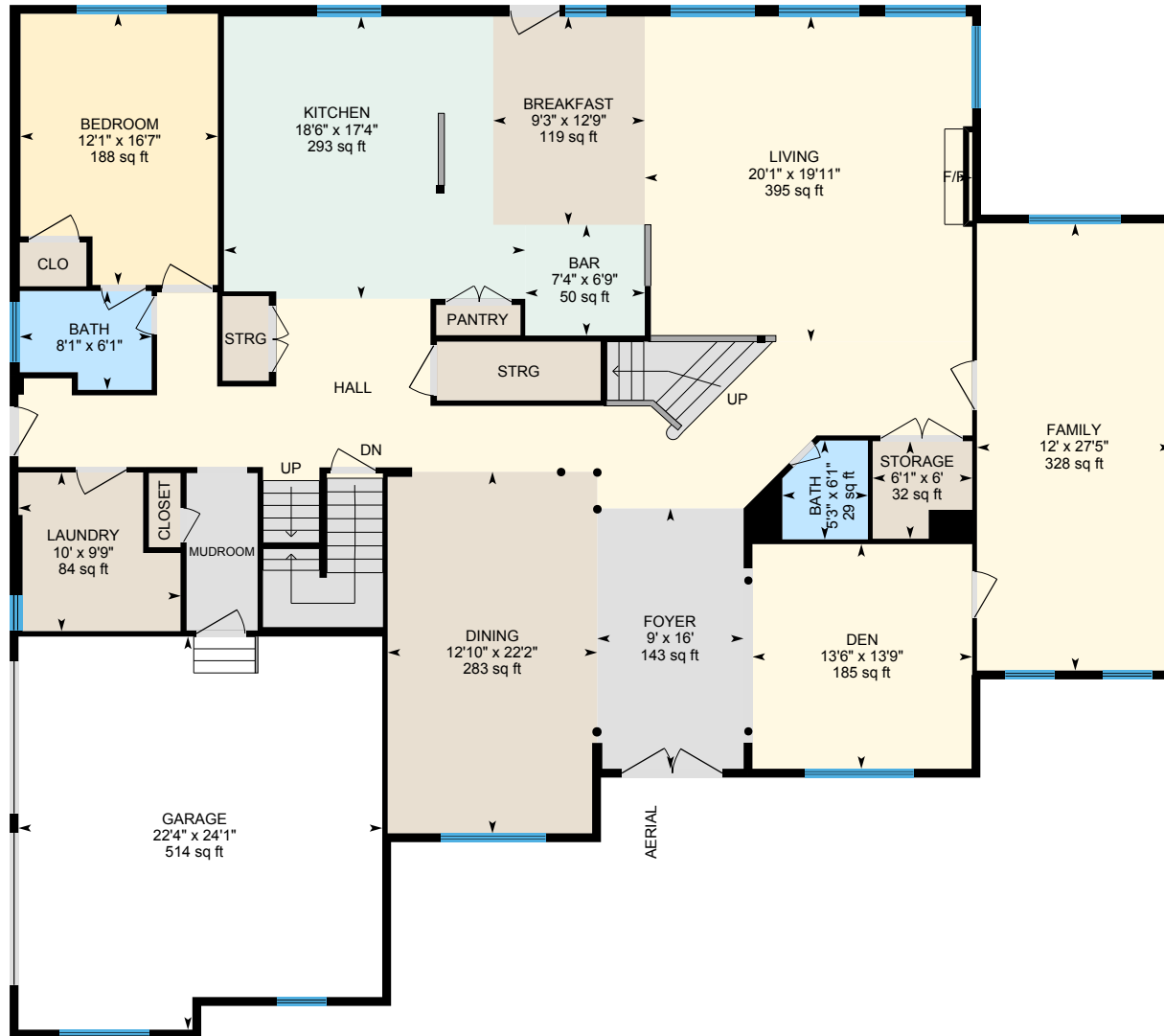
Guest House-basement



PREPARED: 2026/05/19

# 3740 Larkview Ct, Dunkirk, MD

Main Floor Finished Area 3015.13 sq ft  
Unfinished Area 546.68 sq ft



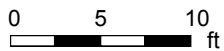
PREPARED: 2026/05/19



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.

# 3740 Larkview Ct, Dunkirk, MD

Upper 1 Finished Area 2844.61 sq ft



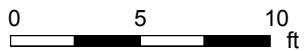
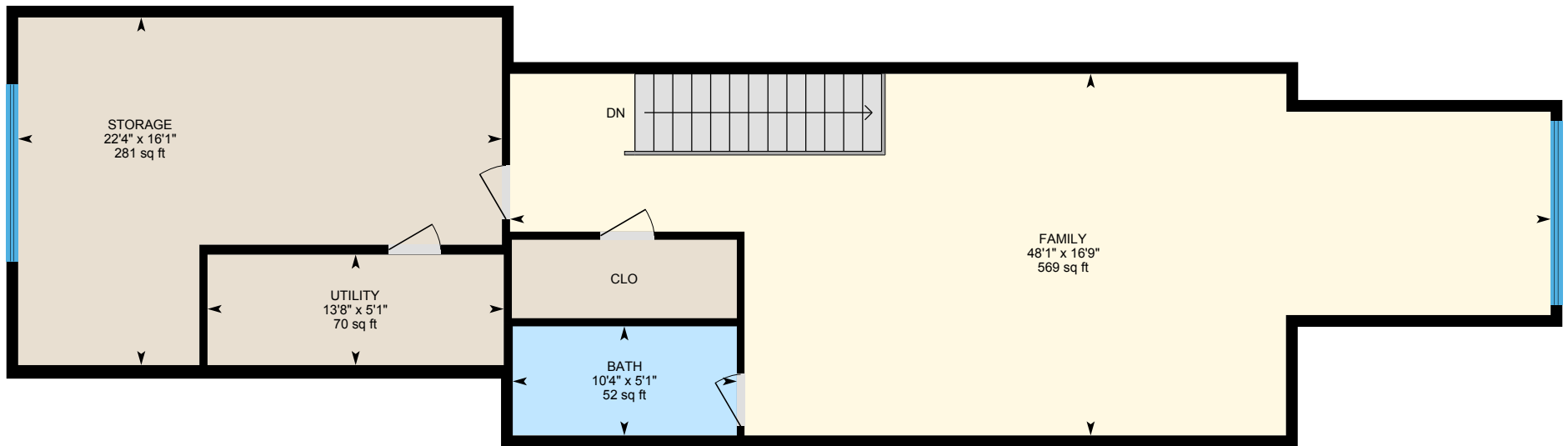
PREPARED: 2026/05/19



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.

# 3740 Larkview Ct, Dunkirk, MD

Upper 2 Finished Area 1176.54 sq ft

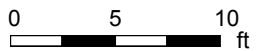
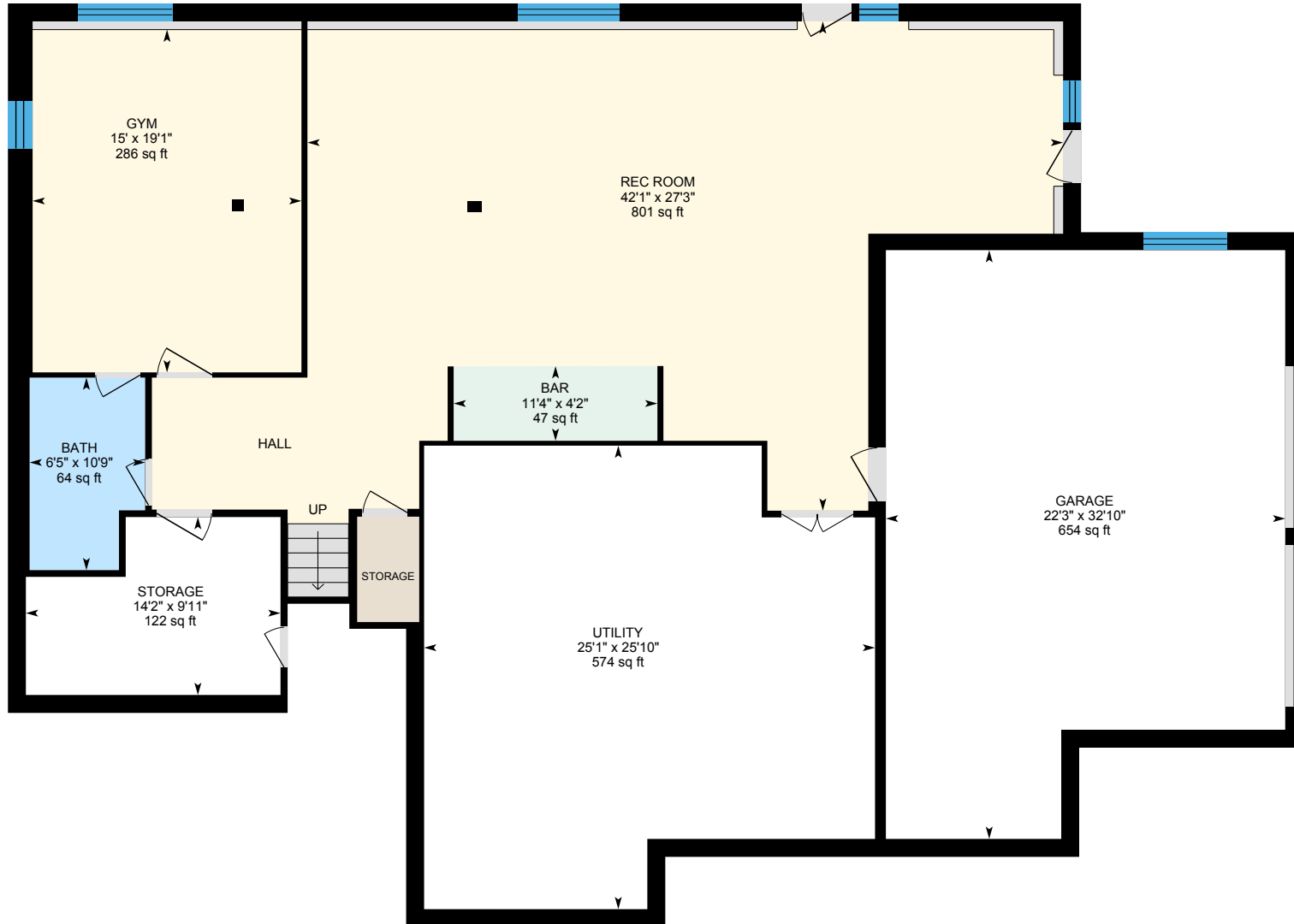


PREPARED: 2026/05/19



# 3740 Larkview Ct, Dunkirk, MD

Basement (Below Grade) Finished Area 1536.48 sq ft  
Unfinished Area 1504.40 sq ft

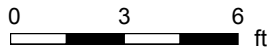
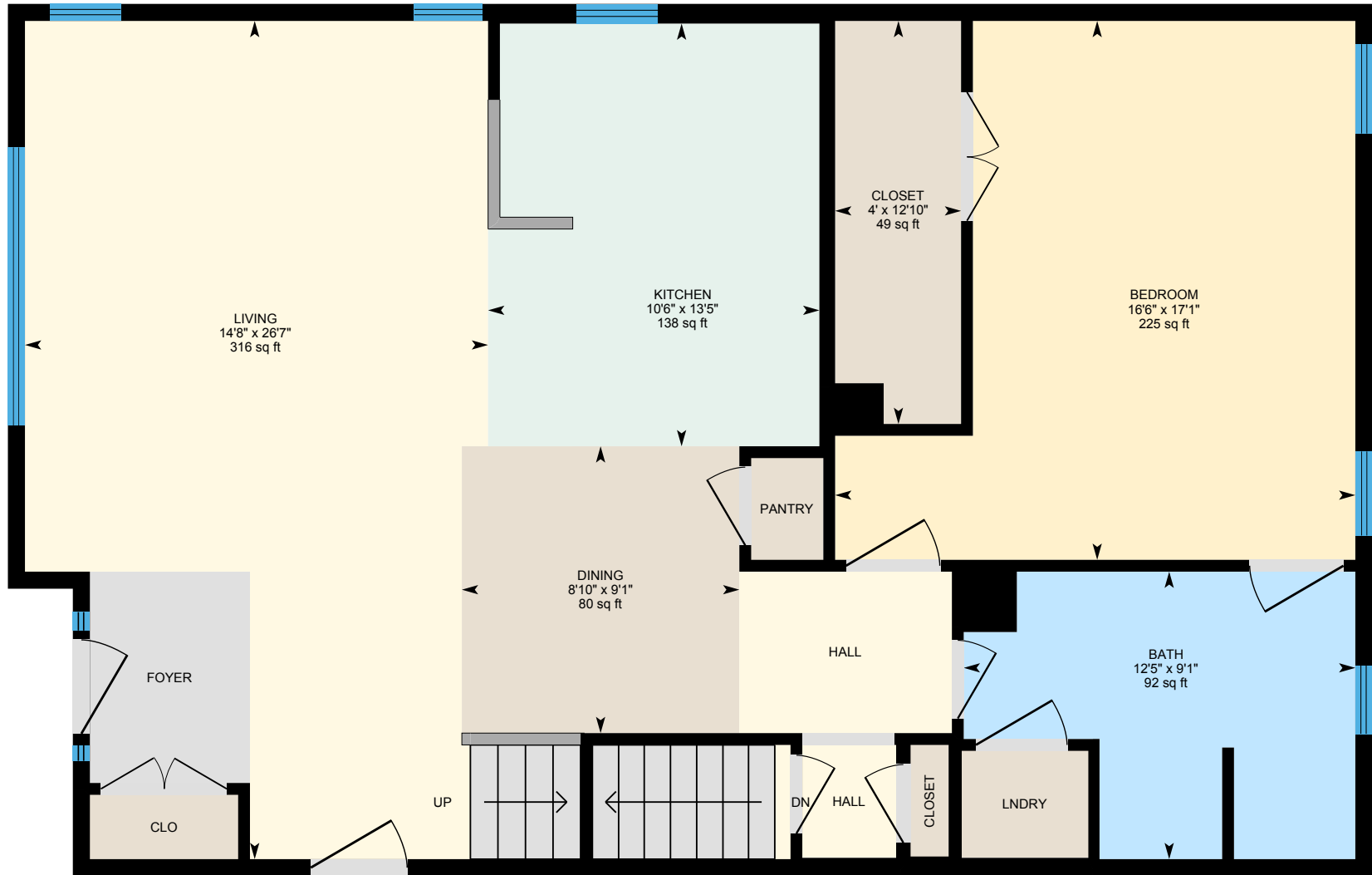


PREPARED: 2026/05/19



# 3740 Larkview Ct, Dunkirk, MD

Guest House-main Finished Area 1179.60 sq ft



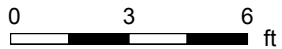
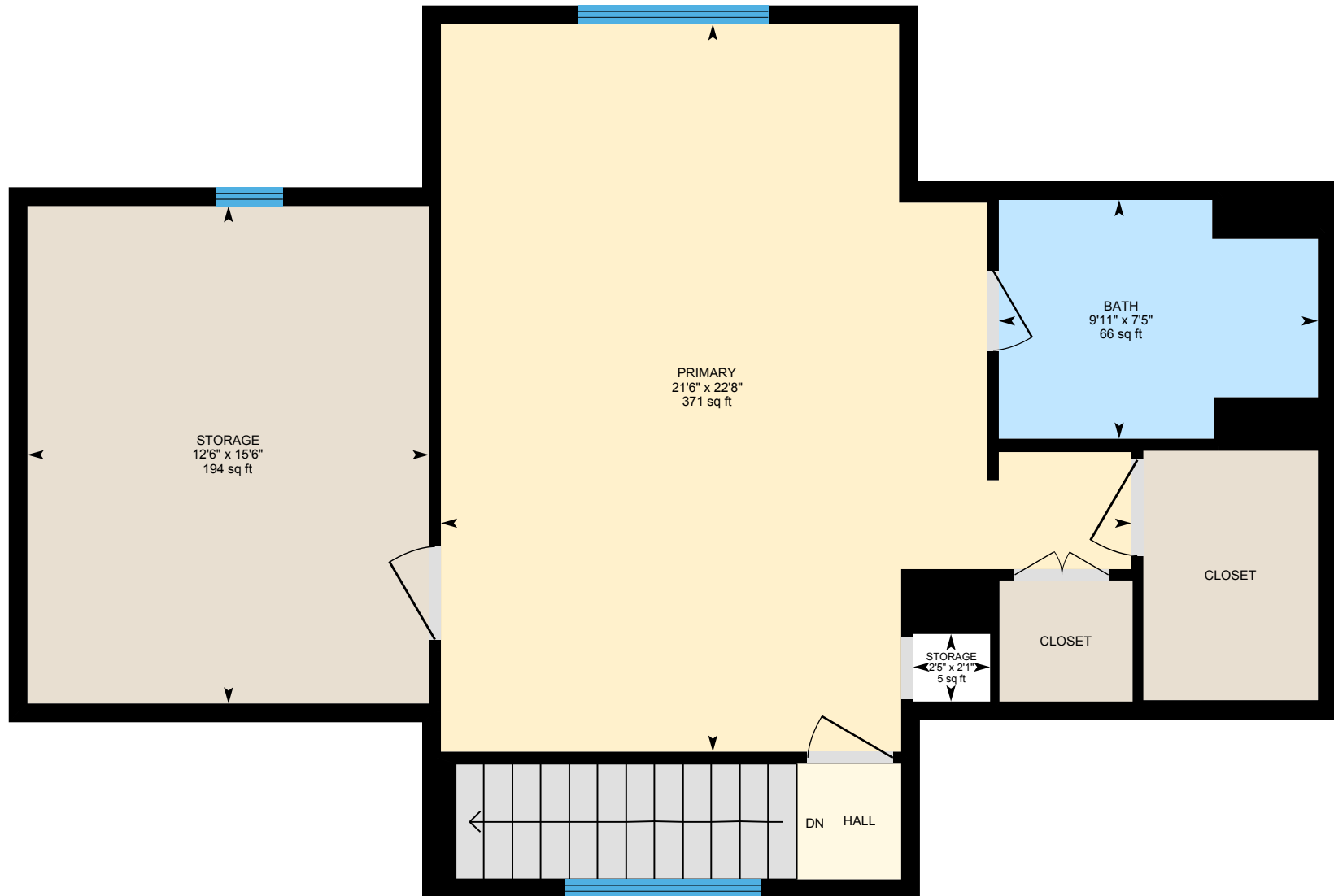
PREPARED: 2026/05/19



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.

# 3740 Larkview Ct, Dunkirk, MD

Guest House-2nd Level Finished Area 848.84 sq ft  
Unfinished Area 6.52 sq ft

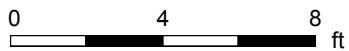


PREPARED: 2026/05/19



# 3740 Larkview Ct, Dunkirk, MD

Guest House-basement Finished Area 333.46 sq ft  
Unfinished Area 862.44 sq ft



PREPARED: 2026/05/19



# 3740 Larkview Ct, Dunkirk, MD

## 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

Bar: 6'9" x 7'4" | 50 sq ft  
Bath: 6'1" x 8'1" | 45 sq ft  
Bath: 6'1" x 5'3" | 29 sq ft  
Bedroom: 16'7" x 12'1" | 188 sq ft  
Breakfast: 12'9" x 9'3" | 119 sq ft  
Den: 13'9" x 13'6" | 185 sq ft  
Dining: 22'2" x 12'10" | 283 sq ft  
Family: 27'5" x 12' | 328 sq ft  
Foyer: 16' x 9' | 143 sq ft  
Garage: 24'1" x 22'4" | 514 sq ft  
Kitchen: 17'4" x 18'6" | 293 sq ft  
Laundry: 9'9" x 10' | 84 sq ft  
Living: 19'11" x 20'1" | 395 sq ft  
Storage: 6' x 6'1" | 32 sq ft

##### UPPER 1

Bath: 5' x 8'11" | 45 sq ft  
Bath: 18'8" x 14'10" | 210 sq ft  
Bath: 8'7" x 10'9" | 90 sq ft  
Bedroom: 17'1" x 12'10" | 219 sq ft  
Bedroom: 13' x 13'7" | 177 sq ft  
Bedroom: 13' x 13'9" | 169 sq ft  
Bonus: 27'2" x 11'10" | 305 sq ft  
Closet: 4'7" x 9'6" | 41 sq ft  
Closet: 34'6" x 11'5" | 310 sq ft  
Closet: 13' x 6'3" | 78 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: 3015.13 sq ft  
Unfinished Area: 546.68 sq ft

##### UPPER 1

Finished Area: 2844.61 sq ft  
Unfinished Area: N/A

##### UPPER 2

Finished Area: 1176.54 sq ft  
Unfinished Area: N/A

##### BASEMENT (Below Grade)

Finished Area: 1536.48 sq ft  
Unfinished Area: 1504.40 sq ft

#### Guest House

##### GUEST HOUSE-MAIN

Finished Area: 1179.60 sq ft  
Unfinished Area: N/A

##### GUEST HOUSE-2ND LEVEL

Finished Area: 848.84 sq ft  
Unfinished Area: 6.52 sq ft

# 3740 Larkview Ct, Dunkirk, MD

## Property Details

### Room Measurements

Primary: 28'5" x 35'2" | 537 sq ft

#### UPPER 2

Bath: 5'1" x 10'4" | 52 sq ft

Family: 16'9" x 48'1" | 569 sq ft

Storage: 16'1" x 22'4" | 281 sq ft

Utility: 5'1" x 13'8" | 70 sq ft

#### BASEMENT

Bar: 4'2" x 11'4" | 47 sq ft

Bath: 10'9" x 6'5" | 64 sq ft

Garage: 32'10" x 22'3" | 654 sq ft

Gym: 19'1" x 15' | 286 sq ft

Rec Room: 27'3" x 42'1" | 801 sq ft

Storage: 9'11" x 14'2" | 122 sq ft

Utility: 25'10" x 25'1" | 574 sq ft

### Guest House

#### GUEST HOUSE-MAIN

Bath: 9'1" x 12'5" | 92 sq ft

Bedroom: 17'1" x 16'6" | 225 sq ft

Closet: 12'10" x 4' | 49 sq ft

Dining: 9'1" x 8'10" | 80 sq ft

Kitchen: 13'5" x 10'6" | 138 sq ft

Living: 26'7" x 14'8" | 316 sq ft

#### GUEST HOUSE-2ND LEVEL

Bath: 7'5" x 9'11" | 66 sq ft

Primary: 22'8" x 21'6" | 371 sq ft

Storage: 2'1" x 2'5" | 5 sq ft

Storage: 15'6" x 12'6" | 194 sq ft

### Floor Area Information

#### GUEST HOUSE-BASEMENT

Finished Area: 333.46 sq ft

Unfinished Area: 862.44 sq ft

#### ANSI Z765-2021, Main Building

Above Grade Finished Area: 7036.28 sq ft

Above Grade Unfinished Area: 546.68 sq ft

Below Grade Finished Area: 1536.48 sq ft

Below Grade Unfinished Area: 1504.40 sq ft

#### ANSI Z765-2021, Guest House

Above Grade Finished Area: 2361.90 sq ft

Above Grade Unfinished Area: 868.96 sq ft

Below Grade Finished Area: N/A

Below Grade Unfinished Area: N/A

# 3740 Larkview Ct, Dunkirk, MD

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## Property Details

### Room Measurements

#### GUEST HOUSE-BASEMENT

Storage: 13' x 10'6" | 118 sq ft

Storage: 8'11" x 7'7" | 68 sq ft

Storage: 12'8" x 6' | 76 sq ft

Unfinished: 25'9" x 35'5" | 739 sq ft

### Floor Area Information

Prepared: May 19, 2026

Generated by RECreative Visual

[www.RECreativeVisual.com](http://www.RECreativeVisual.com)

443-230-5311

# 3740 Larkview Ct, Dunkirk, MD

## 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>