



# Accurate Home Measuring

## Statement of Square Footage

Address: 7132 Brandon Park Court, Franklin, Tennessee 37064

Agent: George Hatcher Agency: Hatcher Realty

Email: hatcherrealty@gmail.com

Phone: 615-202-7586

Measured On: July 7, 2017

<u>Summary:</u>	<u>Finished Sq. Ft</u>	<u>Unfinished Sq. Ft.</u>	<u>Other Finished Sq. Ft.</u>
First Floor	3,741		
Second Floor	1,460		
Basement - Unfinished Storage & Finished Area		1003	2,756
<b><u>Finished Square Feet</u></b>	<b><u>7,957</u></b>		
Covered Porch		473	
1 Car Garage		318	
2 Car Garage		510	
Area for Possible Future Living		1,071	
<b><u>Total Square Feet Measured</u></b>		<b><u>11,332</u></b>	

### Major Rooms Listed to the Nearest Foot:

#### 1st Floor

Den	18'	X	25'
Kitchen	22'	X	16'
Breakfast	14'	X	14'
Office	24'	X	14'
Dining Room	17'	X	15'
Laundry	10'	X	12'
Master Bedroom	14'	X	20'
Master Bath	15'	X	15'
WIC	14'	X	9'
WIC	11'	X	10'
Half Bath	3'	X	8'
Foyer	12'	X	14'

#### Unfinished possible Future Living Areas

Future Liv. A	13'	X	9'
Future Liv. B	12'	X	17'
Future Liv. C	31'	X	19'

#### 2nd Floor

Bedroom #2	16'	X	15'
WIC	4'	X	9'
Full Bath	15'	X	6'
Bedroom #3	15'	X	16'
Full Bath	11'	X	8'
WIC	6'	X	8'
Access Bridge	40'	X	16'
WIC	4'	X	5'

#### Below Grade Walk-Out Basement

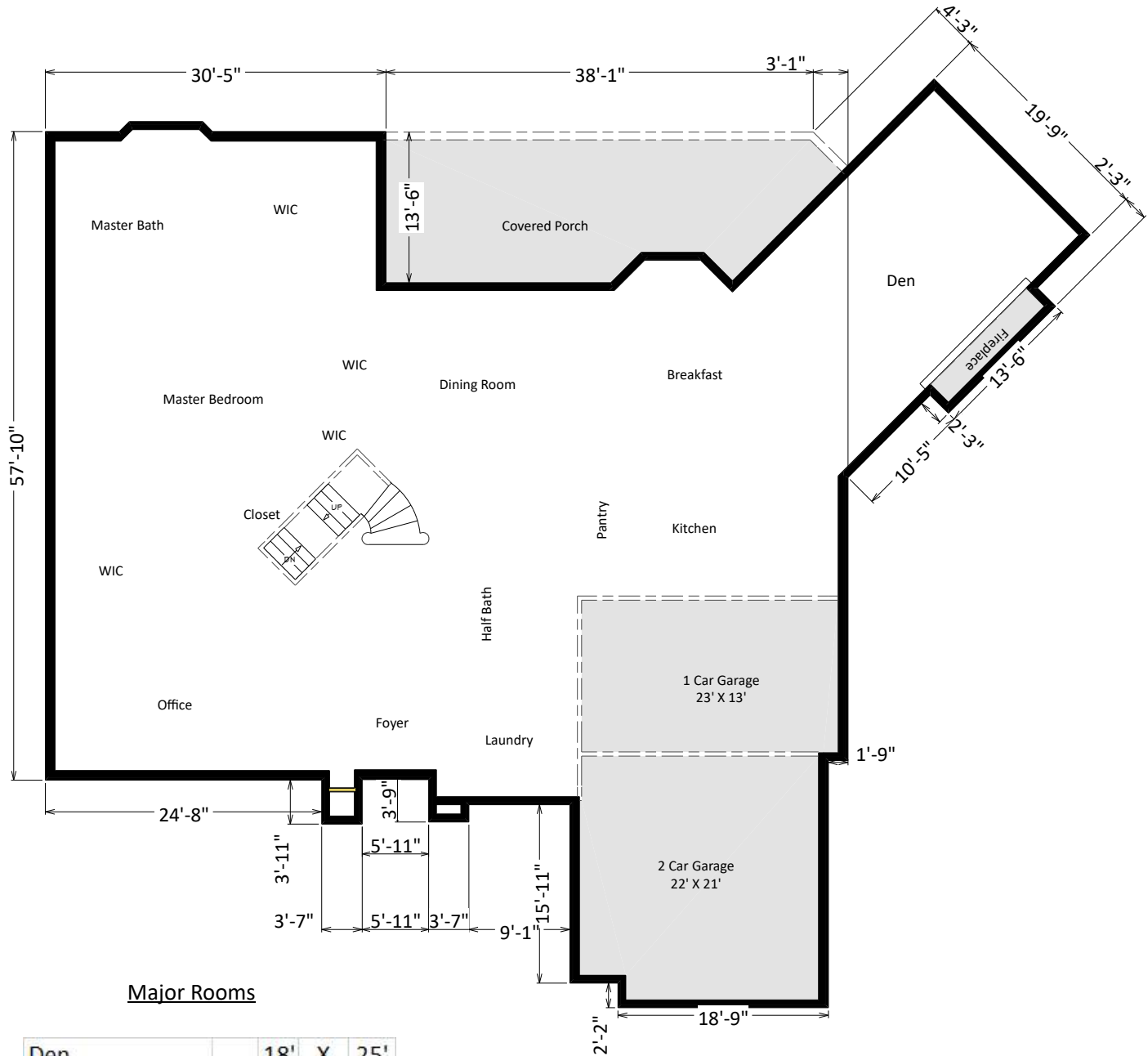
Rec. Room	28'	X	20'
Wet Bar	21'	X	7'
Media Room	20'	X	25'
Exercise Room	28'	X	13'
Bedroom #4	16'	X	18'
Full Bath	12'	X	8'
Half Bath	7'	X	6'

**Features:** Two story , single family home with 3 bedrooms, 3 full baths and 1 half bath, containing 5,201 square feet of finished living area. In addition, there is a partially finished below grade walk-out basement with 1 bedroom, 1 full Bath and 1 half bath containing 2,756 square feet of finished living area.

**Description of Measurement Technique:** The square footage measurements were derived by using the "AMERICAN NATIONAL STANDARD FOR SINGLE FAMILY RESIDENTIAL BUILDINGS, SQUARE FOOTAGE-METHOD FOR CALCULATING: ANSI -Z765-2003," (ANSI standard). Finished Square Footage calculations were made based on direct measurement of exterior dimensions with an inspection of interior space to confirm finished area when possible. In some cases the nature of the terrain, structure or other obstacles may preclude exact physical measurement of the exterior in the time available. In such a case, finished square footage calculations may be based on estimated dimensions only, and may vary somewhat from actual dimensions. The measurements contained in the Statement of Square Footage should not be relied upon, conveyed or communicated without the accompaniment of the above Description Measurement Technique.

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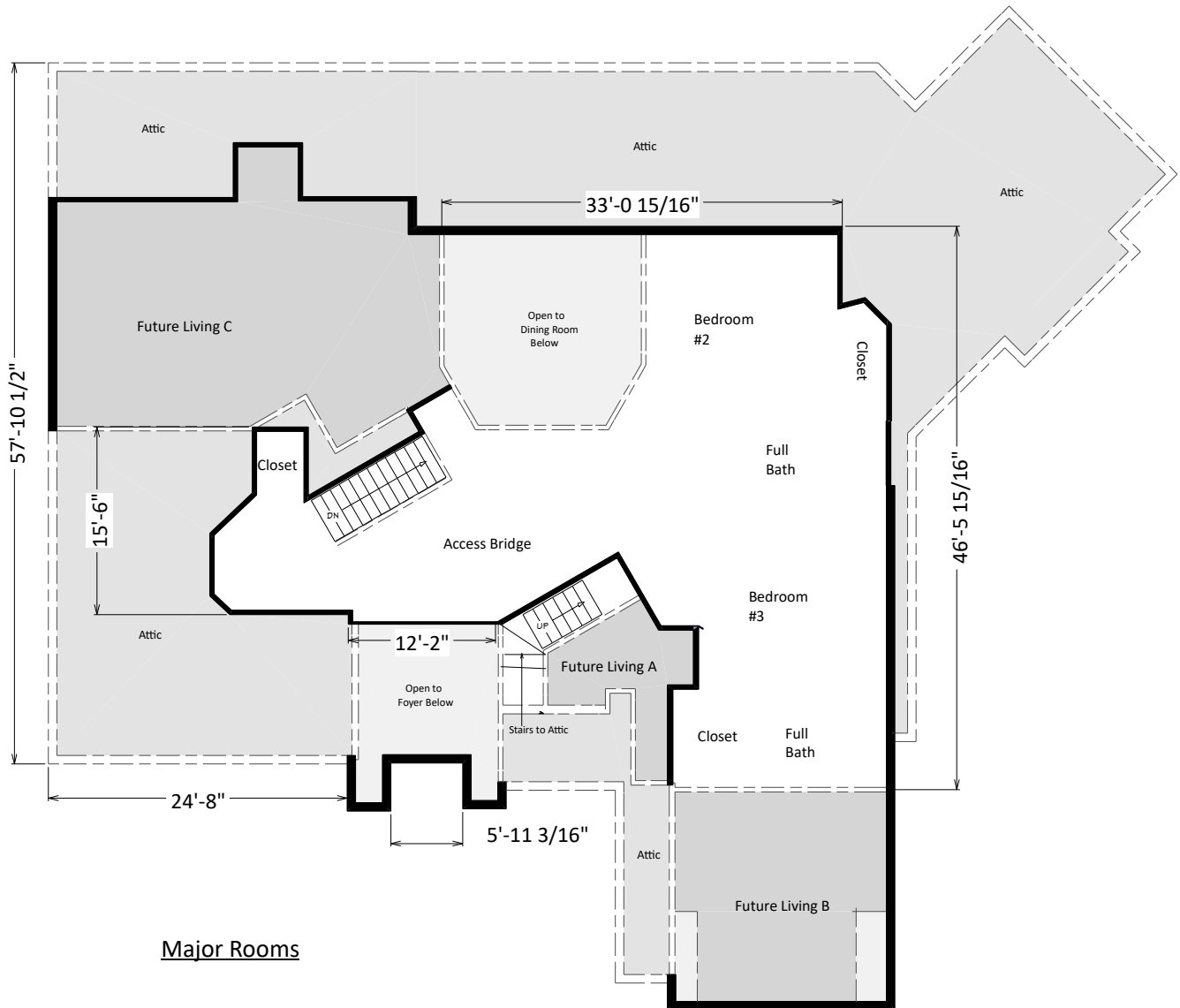
First Floor Footprint, Finished living Area 3,741 Sq. Ft.



Den	18'	X	25'
Kitchen	22'	X	16'
Breakfast	14'	X	14'
Office	24'	X	14'
Dining Room	17'	X	15'
Laundry	10'	X	12'
Master Bedroom	14'	X	20'
Master Bath	15'	X	15'
WIC	14'	X	9'
WIC	11'	X	10'
Half Bath	3'	X	8'
Foyer	12'	X	14'



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Second Floor Footprint, Finished Living Area 1,460 Sq. Ft.



Major Rooms

Bedroom #2	16'	X	15'
WIC	4'	X	9'
Full Bath	15'	X	6'
Bedroom #3	15'	X	16'
Full Bath	11'	X	8'
WIC	6'	X	8'
Access Bridge	40'	X	16'
WIC	4'	X	5'

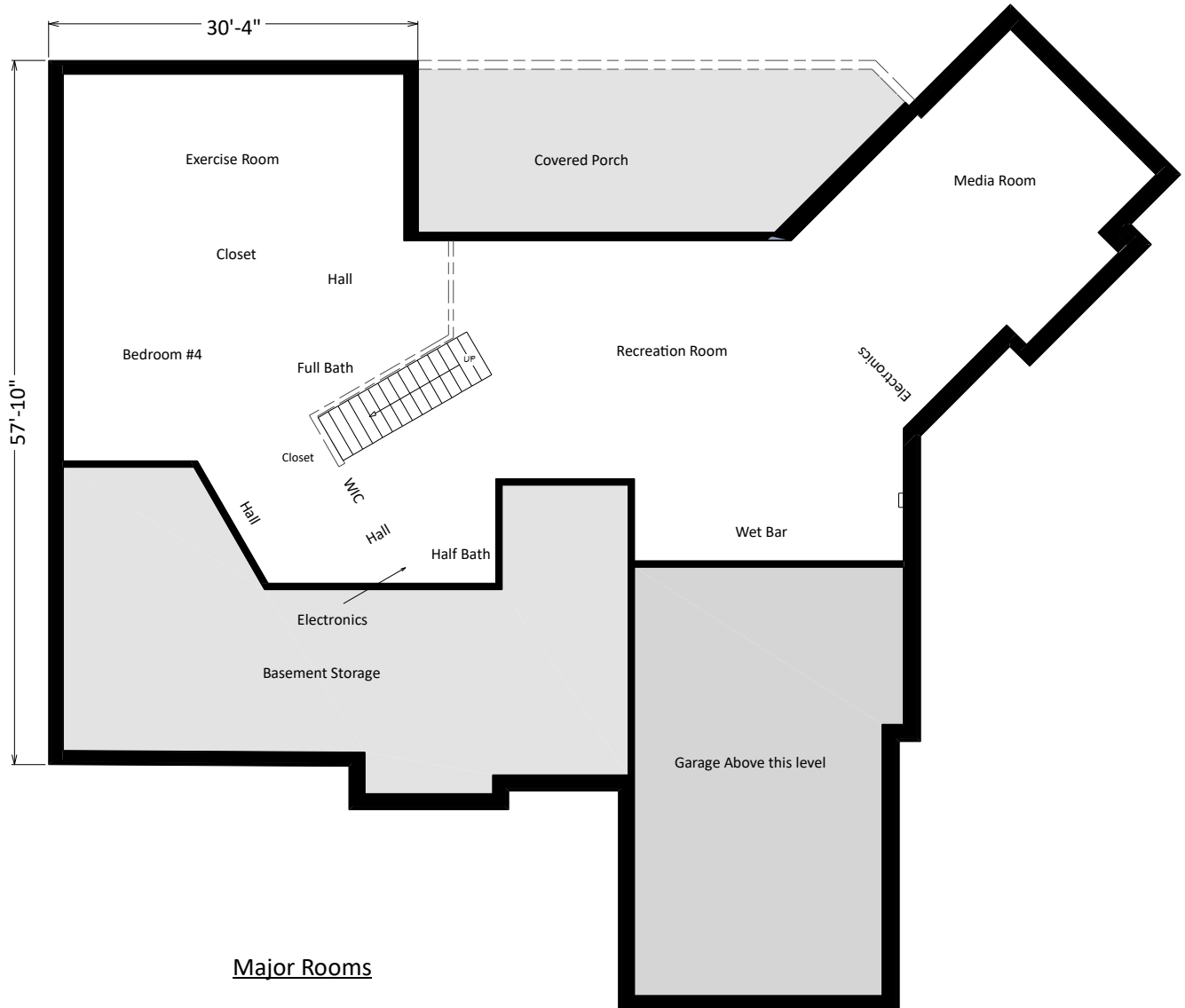
Unfinished possible Future Living Areas

Future Liv. A	13'	X	9'
Future Liv. B	12'	X	17'
Future Liv. C	31'	X	19'



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Below Grade Walk-Out Basement Footprint Finished Living Area 2,756 Sq. Ft.



Rec. Room	28'	X	20'
Wet Bar	21'	X	7'
Media Room	20'	X	25'
Exercise Room	28'	X	13'
Bedroom #4	16'	X	18'
Full Bath	12'	X	8'
Half Bath	7'	X	6'

