



CERTIFIED SQUARE FOOTAGE REPORT

WATERS EDGE PLACE Oak Point, TX 75068

GROSS LIVING AREA (GLA)

- Floor 1 - 4235 sqft
- **Total - 4235 sqft**

Excluded Area:

- 3 Car Garage - 740 sqft
- Covered Patio - 423 sqft
- Attic - 4380 sqft

GLA = all areas in green including external walls using a standard 10 inch wall thickness (for brick exterior)



CERTIFIED SQUARE FOOTAGE

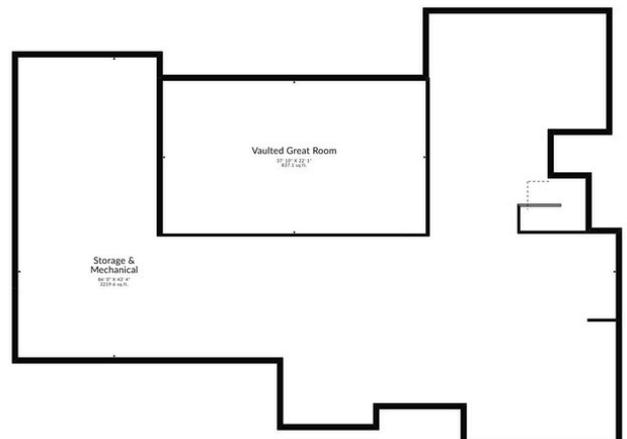
4235 SQ FT

accurate to at least 99.5%

GROSS INTERNAL AREA (GIA)

- Floor 1 - 4814 sqft
- Attic - 4056 sqft
- **Total - 8870 sqft**

GIA = the interior footprint area excluding the external walls (i.e., paint to paint)





FLOOR 1

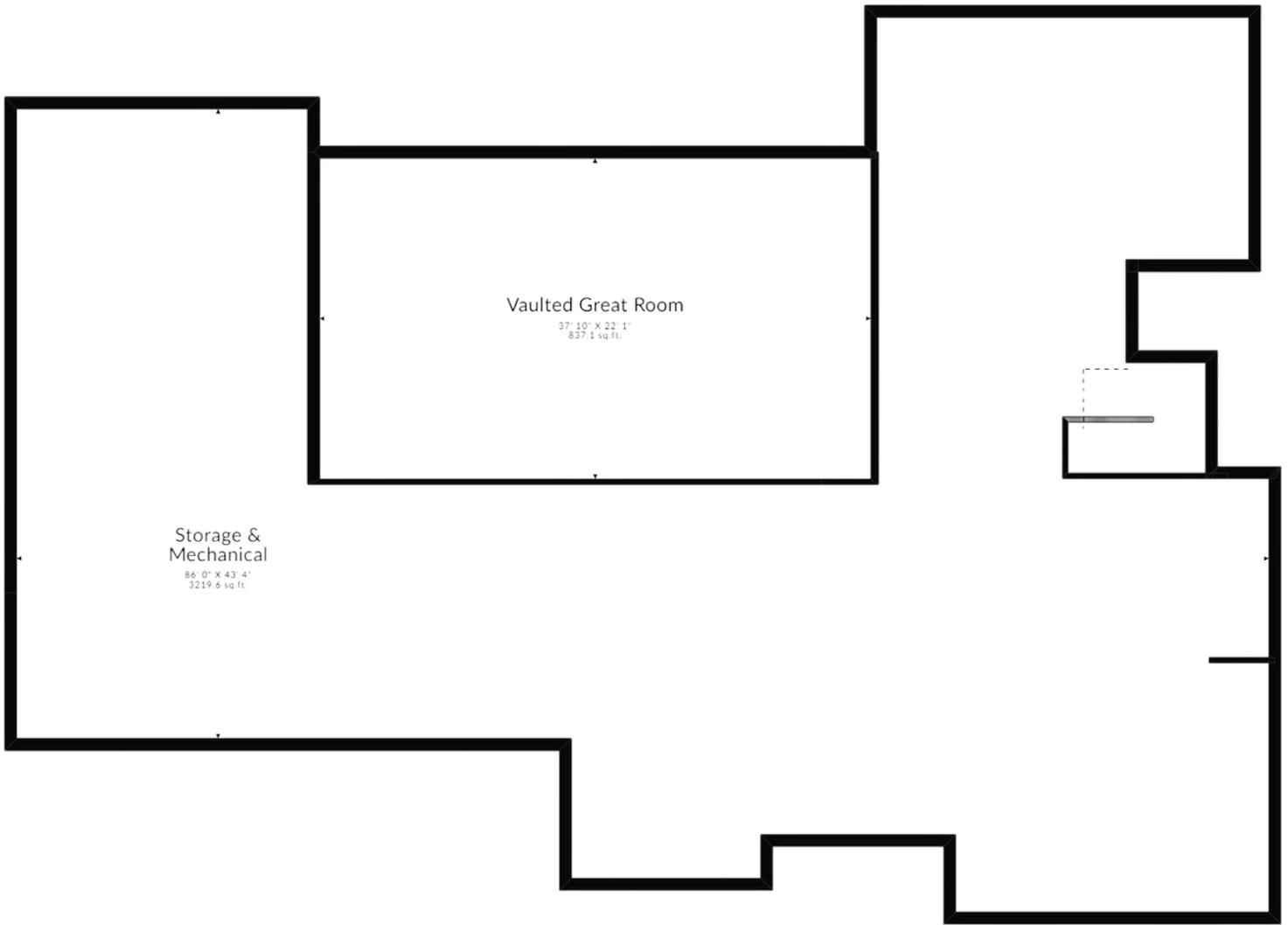
- **Gross Living Area - 4235 sqft**
- **Gross Internal Area - 4814 sqft**

Excluded Areas:

3 Car Garage - 740 sqft

Covered Patio - 423 sqft

GLA = all areas in green include external walls using a 10 inch wall thickness for the brick exterior. The GLA calculation was created pursuant to: Square Footage-Method for Calculating: ANSI® Z765-2021 (American National Standards Institute®) measuring standard for measuring, calculating, and reporting above and below grade square footage. Floor plan created using a 3D property scan via a Matterport Pro camera and HomeDiary's 3D floor plan system.



ATTIC

- **Gross Living Area - none**
- **Gross Internal Area - 4056 sqft**

GLA = all areas in green include external walls using a 10 inch wall thickness for the brick exterior. The GLA calculation was created pursuant to: Square Footage-Method for Calculating: ANSI® Z765-2021 (American National Standards Institute®) measuring standard for measuring, calculating, and reporting above and below grade square footage. Floor plan created using a 3D property scan via a Matterport Pro camera and HomeDiary's 3D floor plan system.