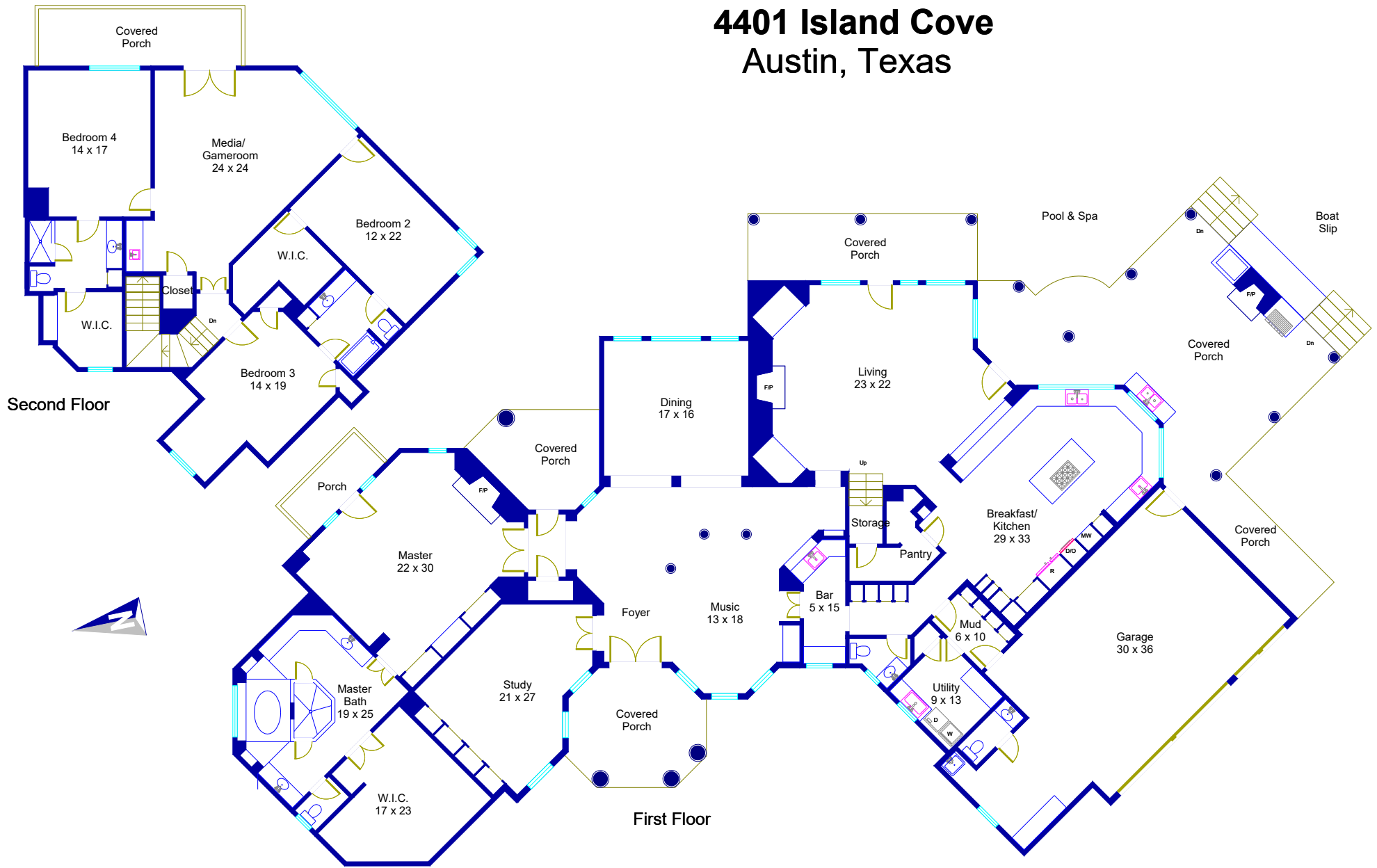


4401 Island Cove Austin, Texas



© Floor Plan Graphics LLC 2019. This floor plan is an artistic rendering only. All dimensions are approximate. Floor Plan Graphics LLC and Gottesman Residential Real Estate make no representation or warranty as to this rendering's accuracy and no measurements or dimensions should be relied upon without independent verification. This floor plan and its respective square footage materials remain the property of Floor Plan Graphics LLC.



Marketed by Shannon Windham, Gottesman Residential Real Estate, 512.451.2422, GottesmanResidential.com
Floor plan by Floor Plan Graphics LLC, 512.454.0383, FloorPlanGraphics.com

FLOOR PLAN GRAPHICS

March 8, 2019

File #010362.01.02

Shannon Windham
shannon@gottesmanresidential.com

Via Email:

Subject: Square Footage (SF) calculation for 4401 Island Cove, Austin, TX

Reference: (a) American National Standards Institute (ANSI) Z765-2013

In my opinion, regarding the above referenced property, the square footages (SF), as calculated from outside corner to outside corner, are outlined below:

4,007 SF - House, First Floor (Above Grade)
1,738 SF - House, Second Floor (Above Grade)
<hr/> 5,745 SF - House Total

The following are not included in the House Total above:

- 31 SF - Garage Half Bathroom - Accessed through Garage (Above Grade)
- 814 SF - Garage (Above Grade)
- 199 SF - Attached Covered Porch adjacent to Foyer, First Floor
- 71 SF - Attached Porch adjacent to Master, First Floor
- 143 SF - Attached Covered Porch adjacent to Master entrance, First Floor
- 210 SF - Attached Covered Porch adjacent to Living, First Floor
- 908 SF - Attached Covered Porch with steps adjacent to Living, Breakfast/Kitchen and Garage, First Floor
- 173 SF - Attached Covered Porch , Second Floor

Please contact me if you have any questions.

Sincerely,
Alan Birdsong
Floor Plan Graphics LLC

- NOTES:** (1) Square footage calculations are in accordance with reference (a).
(2) This document and its respective floor plans are the property of Floor Plan Graphics and are licensed to the above named person for his or her exclusive use until such time as the listing agreement is terminated or the property has sold. Floor Plan Graphics LLC retains the rights and ownership of all intellectual properties that it produces.