



Carolina MeasurePro

Measuring the Carolinas

168 Oakbrook Drive
Advance, NC 27006

336-355-7971

Don@CarolinaMeasurePro.com

These measurements and calculations are performed in accordance with the ANSI/BOMA z65.1 Measurement Standard. This form is used only when the full BOMA Standard is not applied, but meets the minimum needs of the client.

These measurements and calculations are certified as to their accuracy by the NCREC Licensee noted in this report

GREEN, BLUE & YELLOW TOTALS ARE BILLABLE SQUARE FOOTAGE

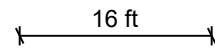
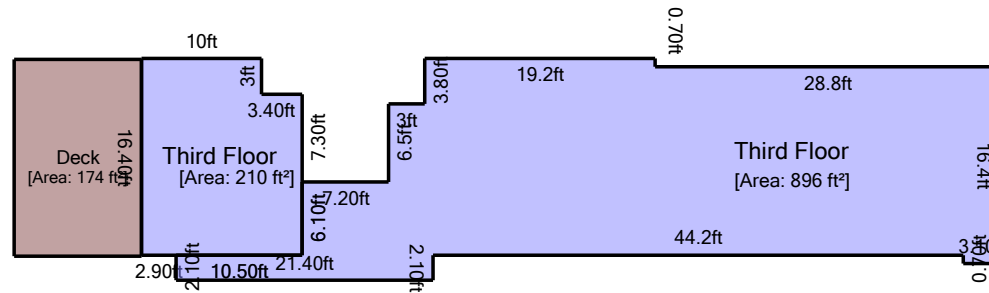
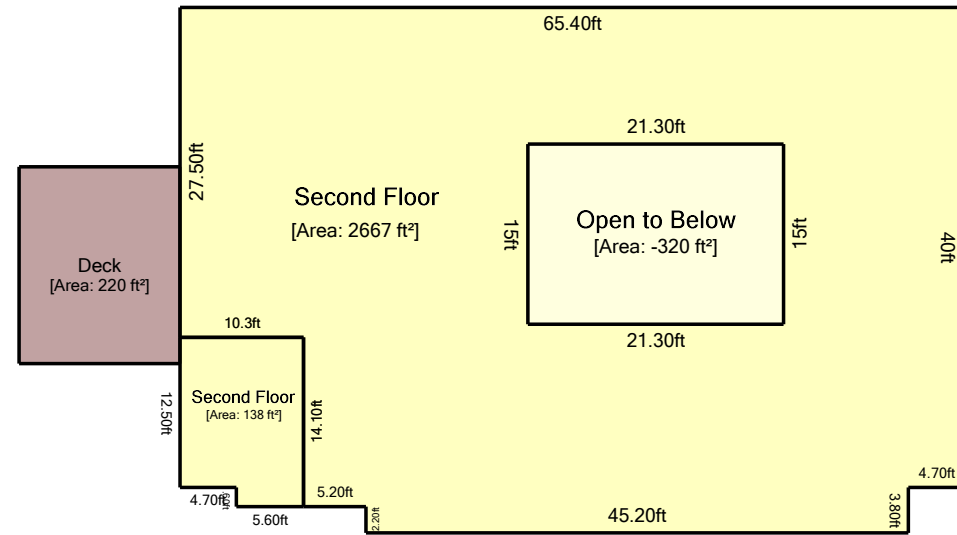
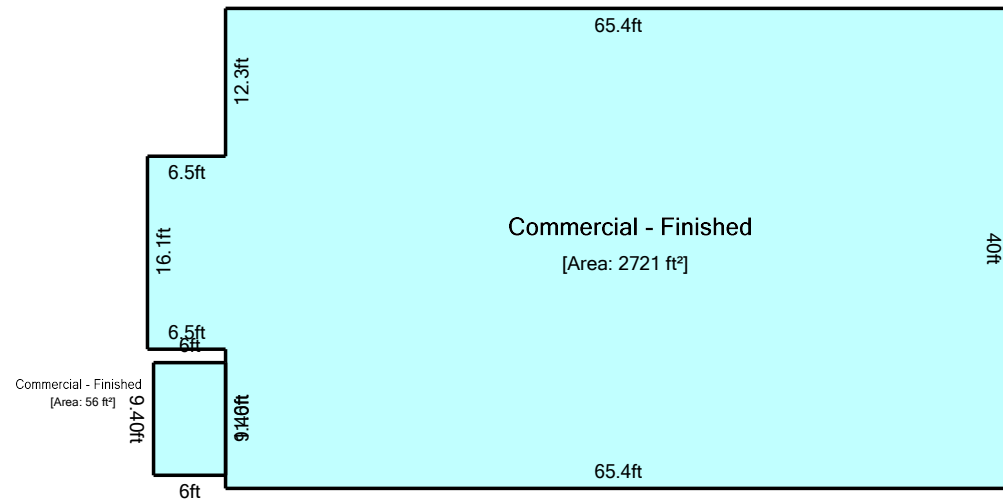
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Carolina MeasurePro®

Carolina Realty Services LLC

Certified Commercial Measure Report (NON-BOMA)		Report Date	Measure Date	Report/PIN #				
		21NOV24	19NOV24	28198218440				
Property Address:	3894 US HWY 321 S, Blowing Rock NC		AG Code:	TORI				
Property Description:	Commercial with Apartment	County:	Watauga	Measured By NCREC Licensee:	RD Williams			
Commercial Measure Calculations								
Area Description	Finished	Unfinished	Warehouse - Ind Floor	Mixed Unfinished	Ceiling Height	Cubic Capacity	Parking Spaces	Parking Ratio
1 st Floor	2721	56						
2 nd Floor	2347	138						
3 rd Floor	896	210						
Basement								
Lower Level								
TOTALS	5964	404						
Finished Area Square Footage	5964	0	Non-Finished Area Square Footage					
Warehouse/Industrial/Other Square Footage	404	6368	TOTAL SQUARE FOOTAGE					
*NOTES:								

Sketch



Living Area		Nonliving Area	
Second Floor	2667.33 ft²	Commercial - Finished	2720.65 ft²
		Commercial - Finished	56.40 ft²
		Deck	219.76 ft²
		Deck	173.84 ft²
		Second Floor	137.71 ft²
		Third Floor	209.56 ft²
		Third Floor	895.87 ft²
		Open to Below	-319.5 ft²
Total Living Area (rounded):	2667 ft²	Total Non-Living Area (rounded):	4094 ft²

See accompanying report to identify standard used on this measure. Appliances and furniture are representative only and may, or may not, exist. Not to be used for construction purposes.



▼ 1st Floor

HWY 321

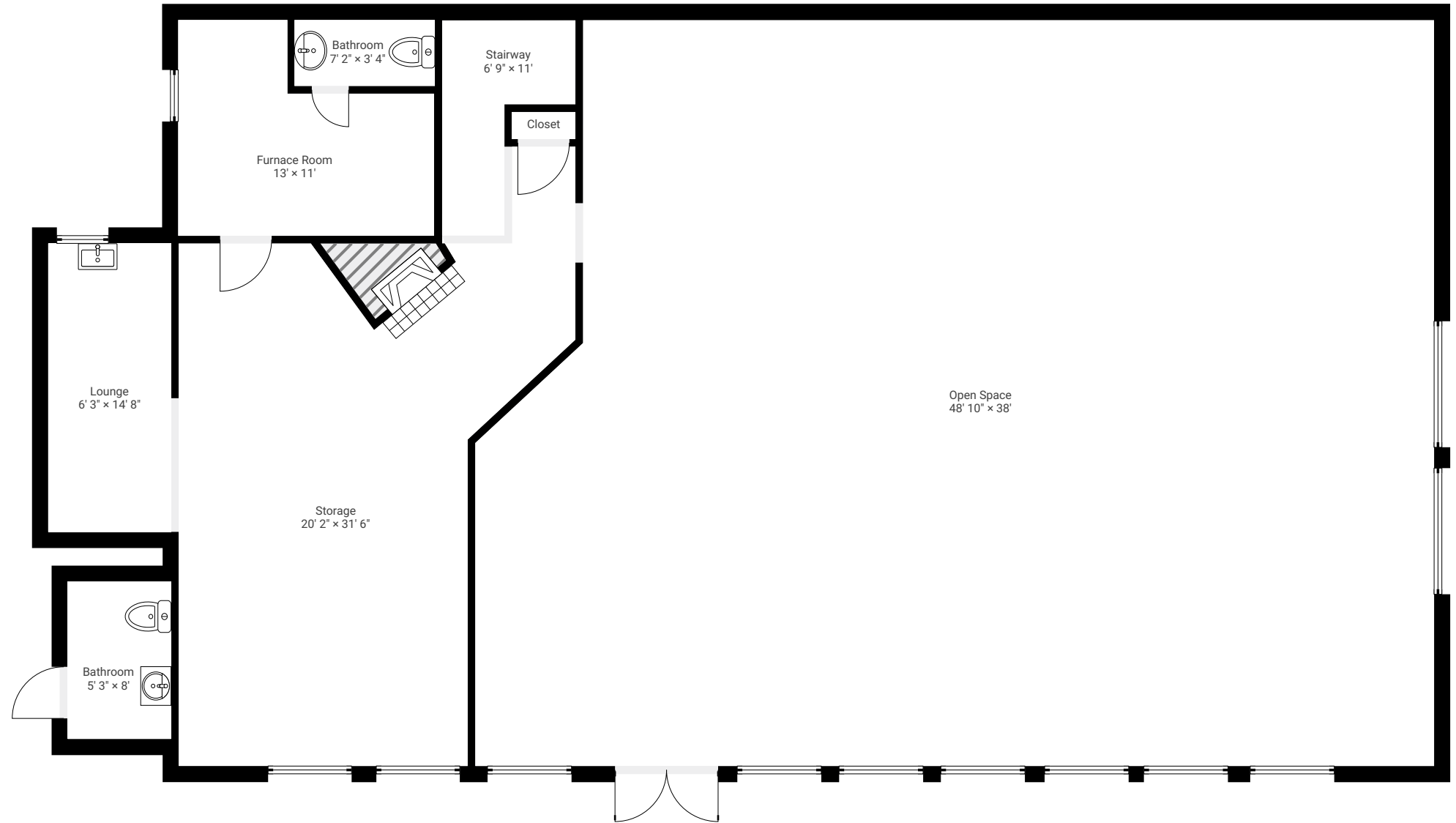
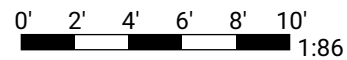
SUBMITTED BY
Raini Williams
raini@carolinameasurepro.com
📞 9196301479

CREATED ON
2025-11-19

LOCATION
3894 Hwy 321
Blowing Rock
Nc

Raini Williams
168 Oakbrook Dr
Advance
NC
Raini@carolinameasurepro.com
CarolinaMeasurePro.com
📞 919-630-1479

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▼ 2nd Floor

HWY 321

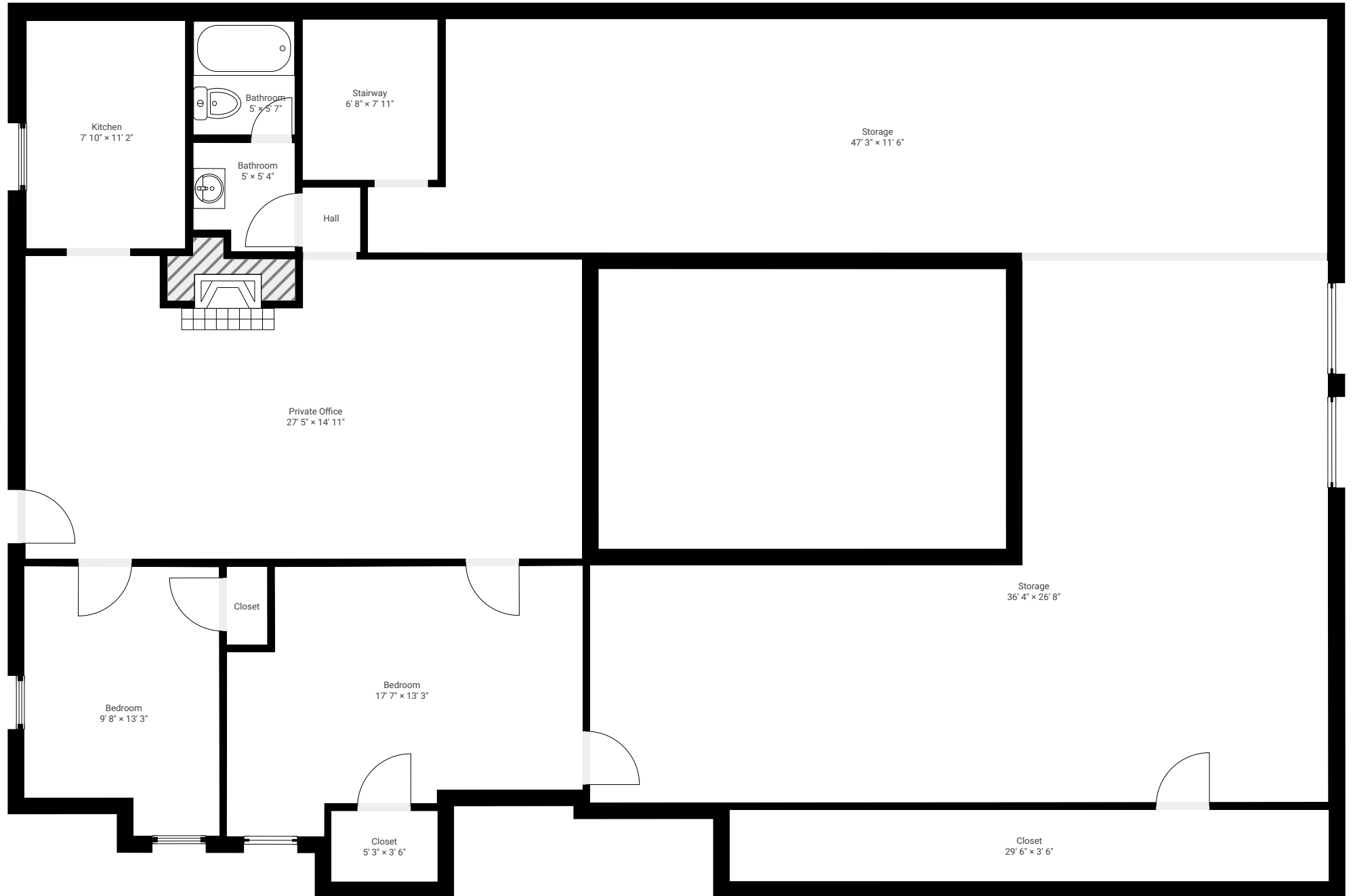
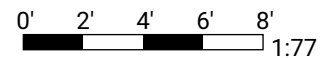
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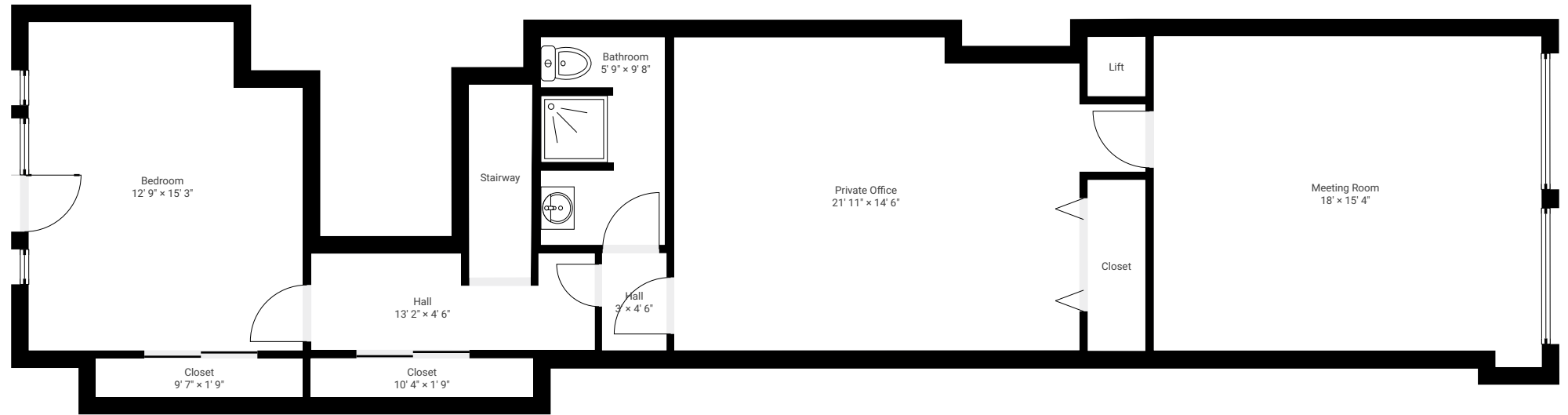
▼ 3rd Floor

HWY 321

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raini@carolinameasurepro.com
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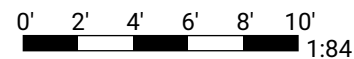
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upon completion These measurements and calculations are performed in accordance with the ANSI z765-2021 Measurement Standard for Calculating Square Footage in Single-Family Residential Buildings

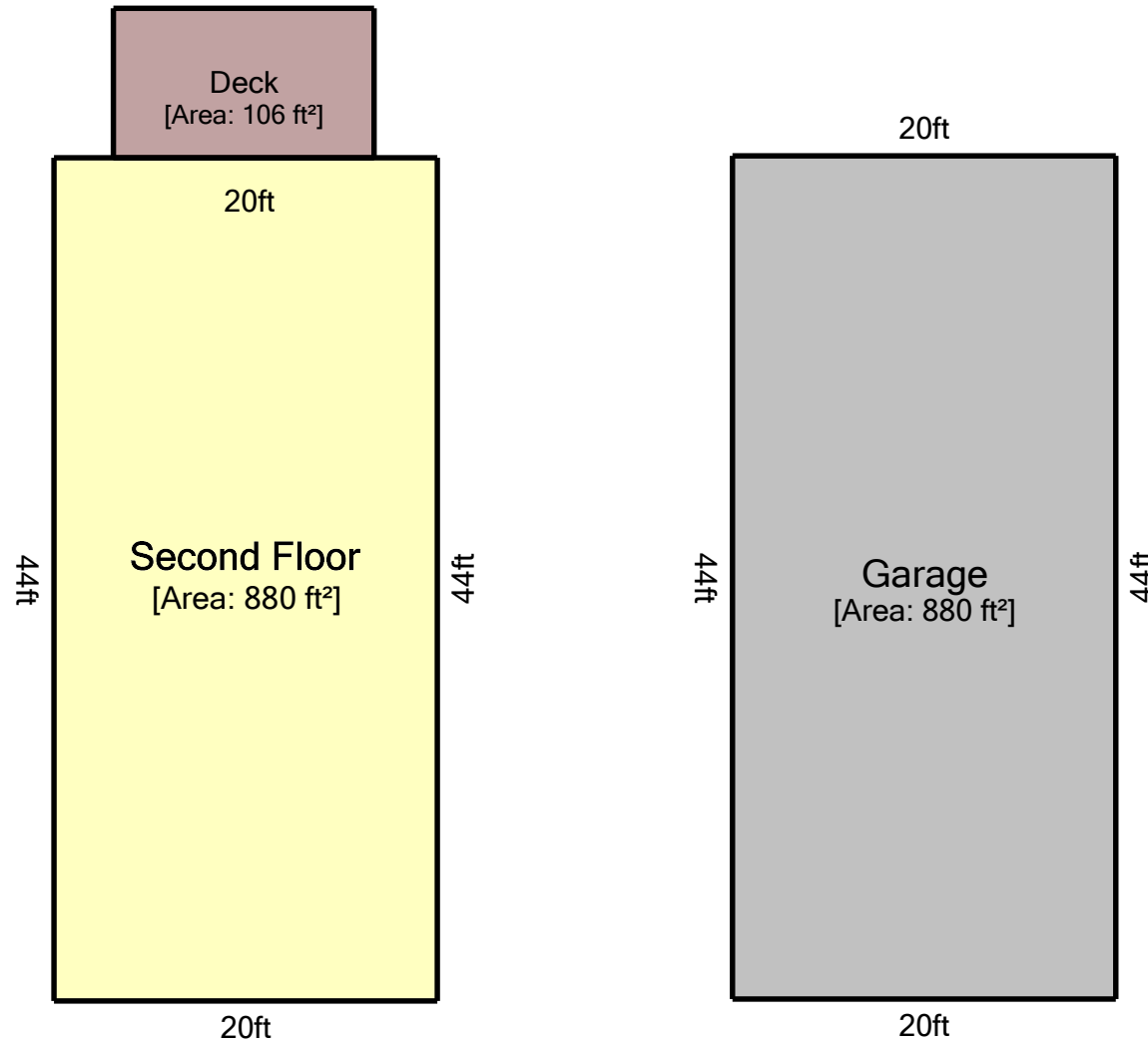
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GREEN & BLUE TOTALS ARE BILLABLE SQUARE FOOTAGE
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NCREC License C-39034

Certified Residential Measure Report				Report Date	Measure Date	Report/PIN #				
				21NOV225	19NOV25	28198218440				
Property Address:		3894 US HWY 321 S, Blowing Rock NC			AG Code:	TORI				
Property Type:		SFR	County:	Watauga	Measured By NCREC Licensee:		RD Williams			
Residential Measure Calculations										
Area Description	Below Grade	Above Grade Heated Living Area	Below Grade Heated Living Area	Heated Non-Living Area	Non-Heated Non-Living Area	Garage (HEATED) Carport Porte/Coch	Ceiling Height Area Exclusion	Other	Decks Porches Patios Balcony	
1 st Floor						880				
2 nd Floor		880								106
3 rd Floor										
Lower Level										
Basement	x									
Totals			880			880				
Heated Living Area Square Footage			880		880	Non-Heated and/or Non-Living Area Square Footage				
Tax Card HLA Comparison			NA		1760	TOTAL SQUARE FOOTAGE				+
*NOTES:										

Sketch



Living Area		Nonliving Area	
Second Floor	880.00 ft²	Garage	880.00 ft²
		Deck	106.08 ft²
Total Living Area (rounded):	880 ft²	Total Non-Living Area (rounded):	986 ft²

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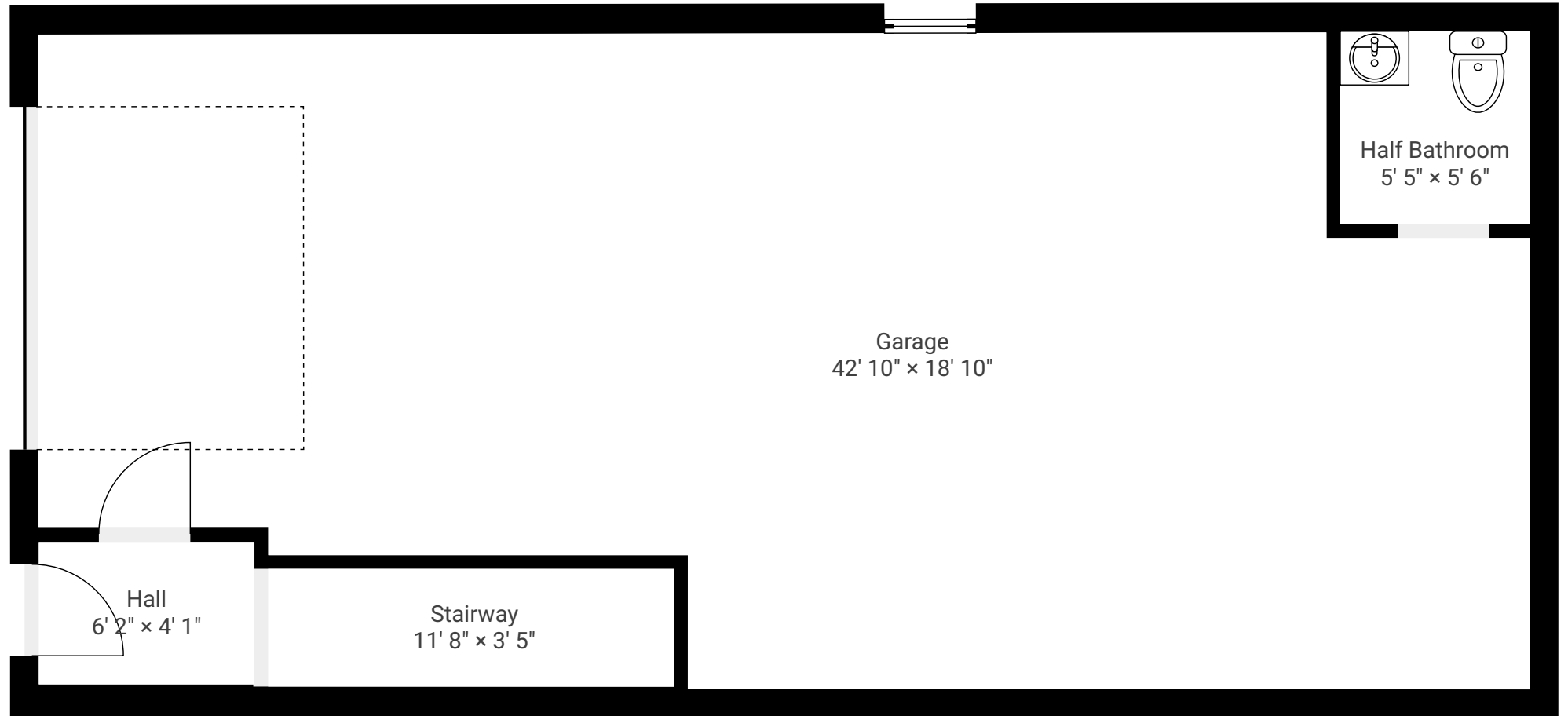
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0' 2' 4' 6'
1:52

▼ 1st Floor



▼ 2nd Floor

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