




Certified Residential Measure Report				Report Date		Measure Date		Report/PIN #			
				15APR25		15APR25		17311224			
Property Address:		2009 Edgewater Dr, Charlotte NC				AG Code:	ALJO				
Property Type:		SFR	Catawba	Meck		Measured By NCREC Licensee:		GD 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			562							80	
2 nd Floor			648								
3 rd Floor											
4 th Floor											
Basement		X									
Lower Level		X		575							
Detached Garage											
FROG											
TOTALS			1210	575							
Heated Living Area Square Footage			1785		0		Non-Heated and/or Non-Living Area Square Footage				
Tax Card HLA Comparison			1716		1785		TOTAL SQUARE FOOTAGE			+	
*NOTES:											

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO										
File No.:		Parcel No.: 17311224								
Property Address: 2009 Edgewater Dr										
City: Charlotte		County: Mecklenburg			State: NC			ZipCode:		
Owner:										
Client:		Client Address:								
Appraiser Name:				Inspection Date:						
SKETCH										
<div><div><div><div><div><div>23.2'</div><div>24.6'</div><div>18.8'</div><div>23.2'</div><div>26.9'</div><div>22.7'</div><div>23.2'</div><div>23.2'</div><div>562.4 sf</div><div>First Floor</div></div><div><div>23.9'</div><div>27.1'</div><div>23.9'</div><div>23.9'</div><div>23.9'</div><div>23.9'</div><div>23.9'</div><div>23.9'</div><div>647.7 sf</div><div>Second Floor</div></div><div><div>4.4'</div><div>9'</div><div>4.4'</div><div>9'</div><div>4.4'</div><div>9'</div><div>4.4'</div><div>9'</div><div>79.5 sf</div><div>Porch</div></div><div><div>22.8'</div><div>25.2'</div><div>22.8'</div><div>22.8'</div><div>25.2'</div><div>22.8'</div><div>22.8'</div><div>22.8'</div><div>574.6 sf</div><div>Lower Level</div></div><div><div>538.5 sf</div><div>Patio</div></div></div></div><div>Sketch by ApexSketch</div></div></div>										
AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	562.4	95.6	562.4	First Floor		23.2 x	22.7 =	526.6
GLA2	Second Floor	1.0	647.7	102.0	647.7			18.8 x	1.9 =	35.7
GLA3	Lower Level	1.0	574.6	96.0	574.6	Second Floor		23.9 x	0.5 =	12.0
P/P	Patio	1.0	538.5	93.3				26.6 x	23.9 =	635.7
	Porch	1.0	79.5	40.4	618.0	Lower Level		25.2 x	22.8 =	574.6
Net LIVABLE						(rounded)				
		cnt	3 (rounded)		1,785	5 total items		(rounded)		

Project 2553

SUBMITTED BY
Don Williams
don@carolinameasurepro.com
📞 336-355-7971

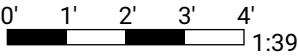
CREATED ON
2025-04-15

LOCATION
2009 Edgewater Drive
28210 Charlotte
North Carolina
US

DETAILS
Floors: 3
Rooms: 24

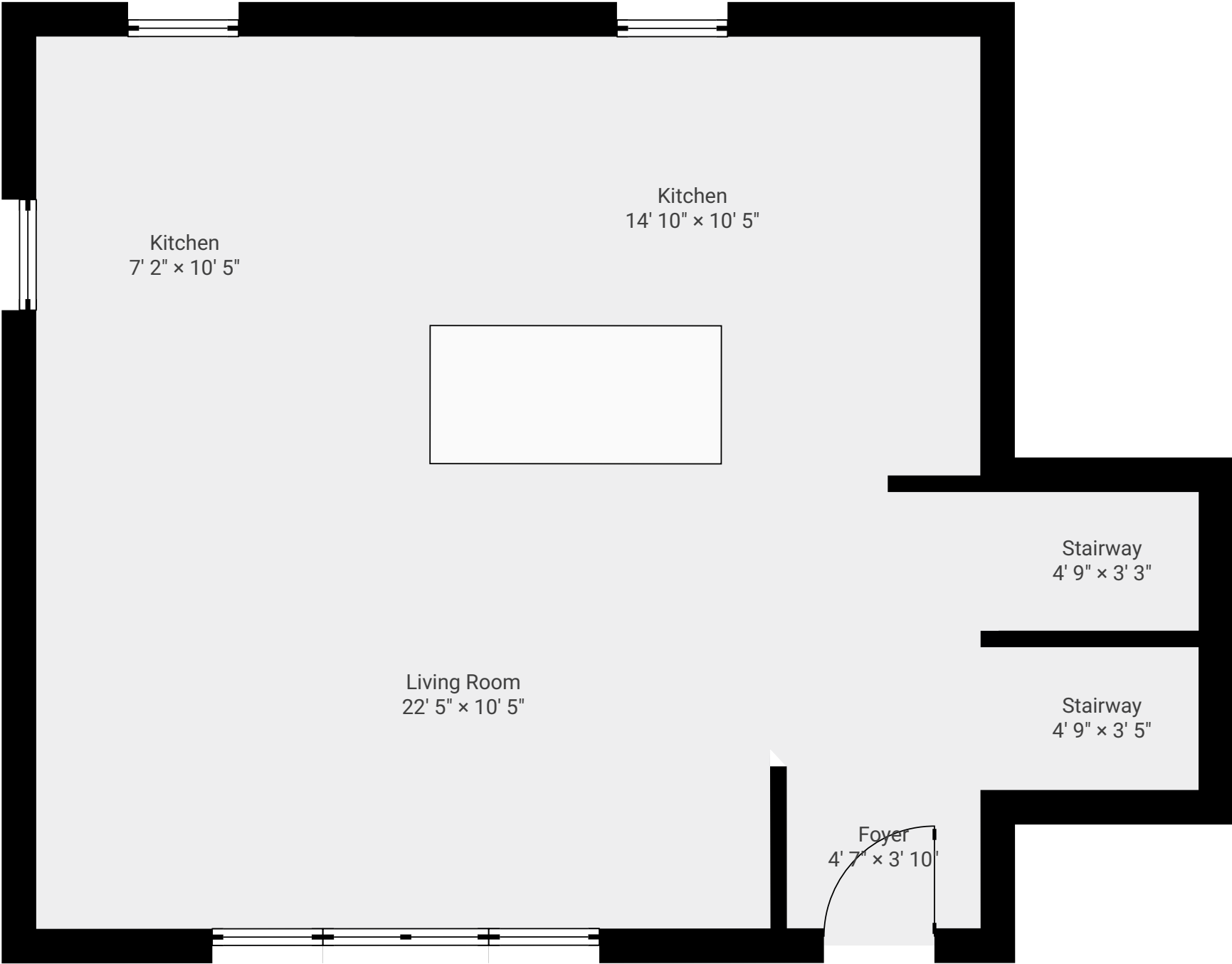
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Test



▼ 1st Floor

ROOMS: 6



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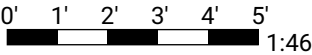
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Rooms: 24

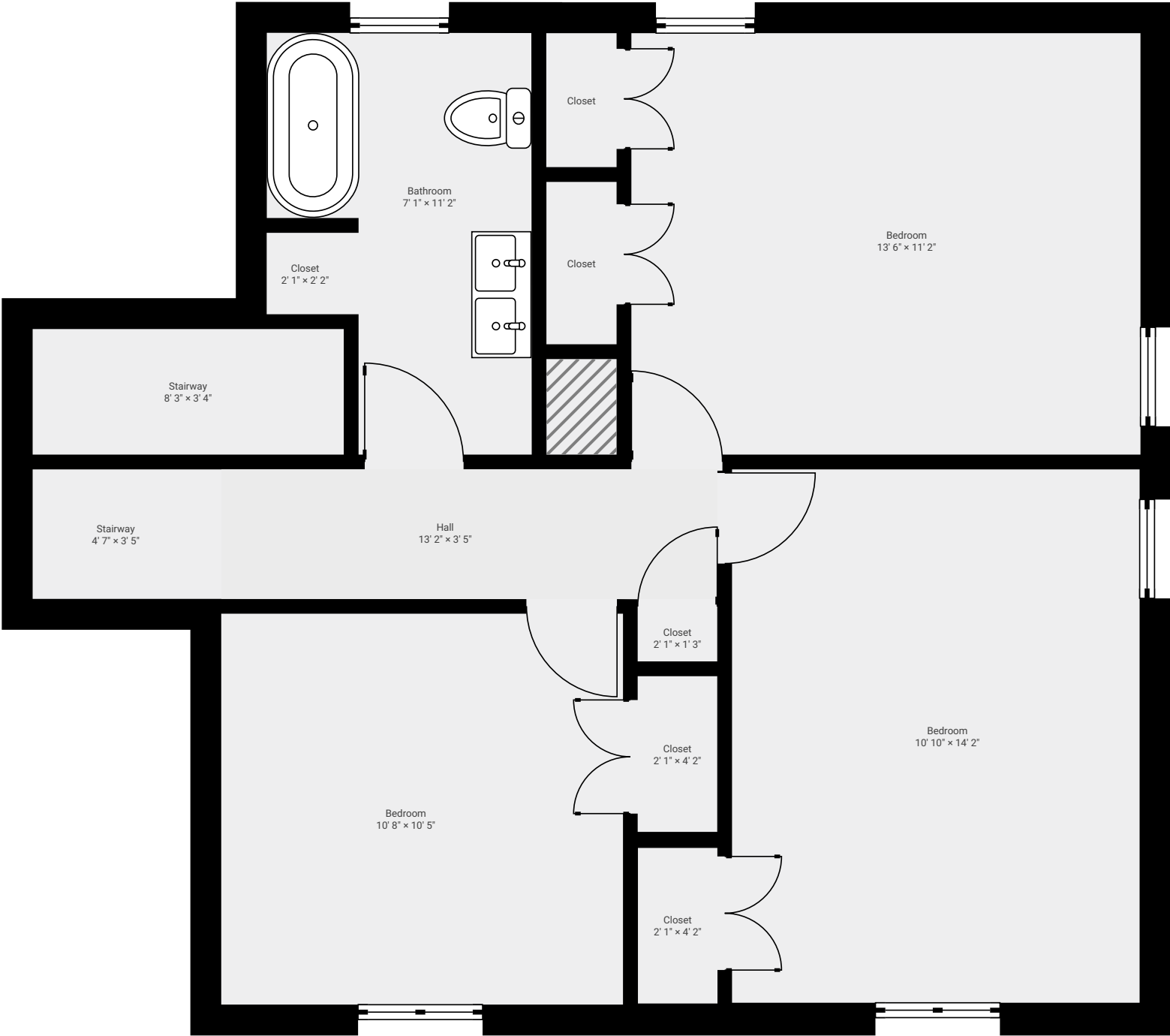
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Test



▼ 2nd Floor

ROOMS: 13



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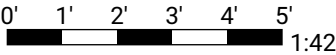
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Test



▼ Lower Level

ROOMS: 5

