



**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 z765-2021 Measurement Standard for Calculating Square Footage in Single-Family Residential Buildings*

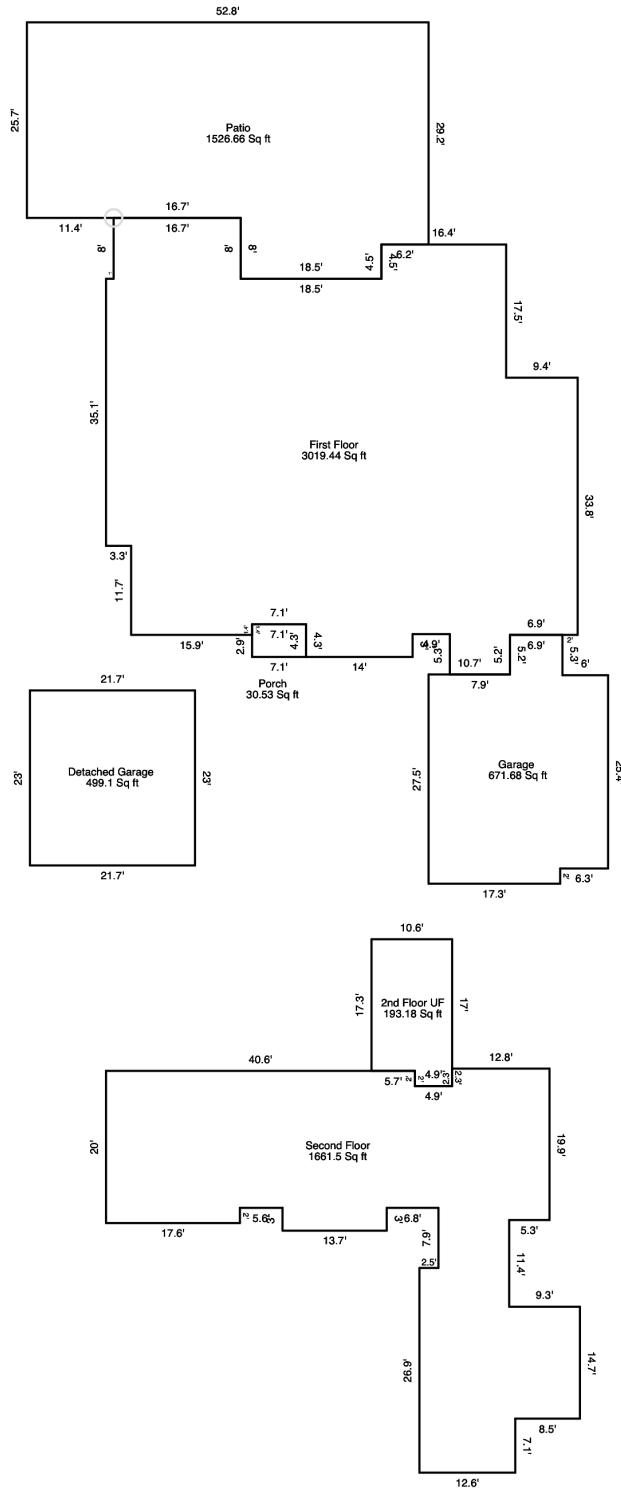
*These measurements and calculations are certified as to their accuracy by the NCREC Licensee noted in this report*

**GREEN & BLUE TOTALS ARE BILLABLE SQUARE FOOTAGE**

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Carolina Realty Services LLC

**NCREC License C-39034**

Certified Residential Measure Report		Report Date	Measure Date	Report/PIN #					
		17MAR26	17MAR26	06228287					
Property Address:	1008 Broadmoor Dr, Waxhaw NC		AG Code:	ANNO					
Measure Standard:	SFR/TWH	County:	Union	Measured By NCREC Licensee:	J A 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 <sup>st</sup> Floor		3019				672			1558
2 <sup>nd</sup> Floor		1662							
3 <sup>rd</sup> Floor									
4 <sup>th</sup> Floor									
Basement	X								
Lower Level	X								
Detached Garage						499			
Outbuilding									
<b>TOTALS</b>		<b>4681</b>				<b>1171</b>			
<b>Heated Living Area Square Footage</b>		<b>4681</b>		<b>1171</b>	<b>Non-Heated and/or Non-Living Area Square Footage</b>				
<b>Tax Card HLA Comparison</b>		<b>4635</b>		<b>5852</b>	<b>TOTAL SQUARE FOOTAGE</b>			+	
<b>*NOTES:</b>									



Sketch - Page 1

**Project 3080 - 1008  
Broadmoor Dr**

**SUBMITTED BY**  
Alex Williams  
alex.cmpclt@gmail.com  
3369773672

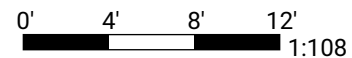
**CREATED ON**  
March 17, 2026

**LOCATION**  
1008 Broadmoor Dr  
28173 Marvin  
NC

**DETAILS**  
Floors: 2  
Rooms: 33

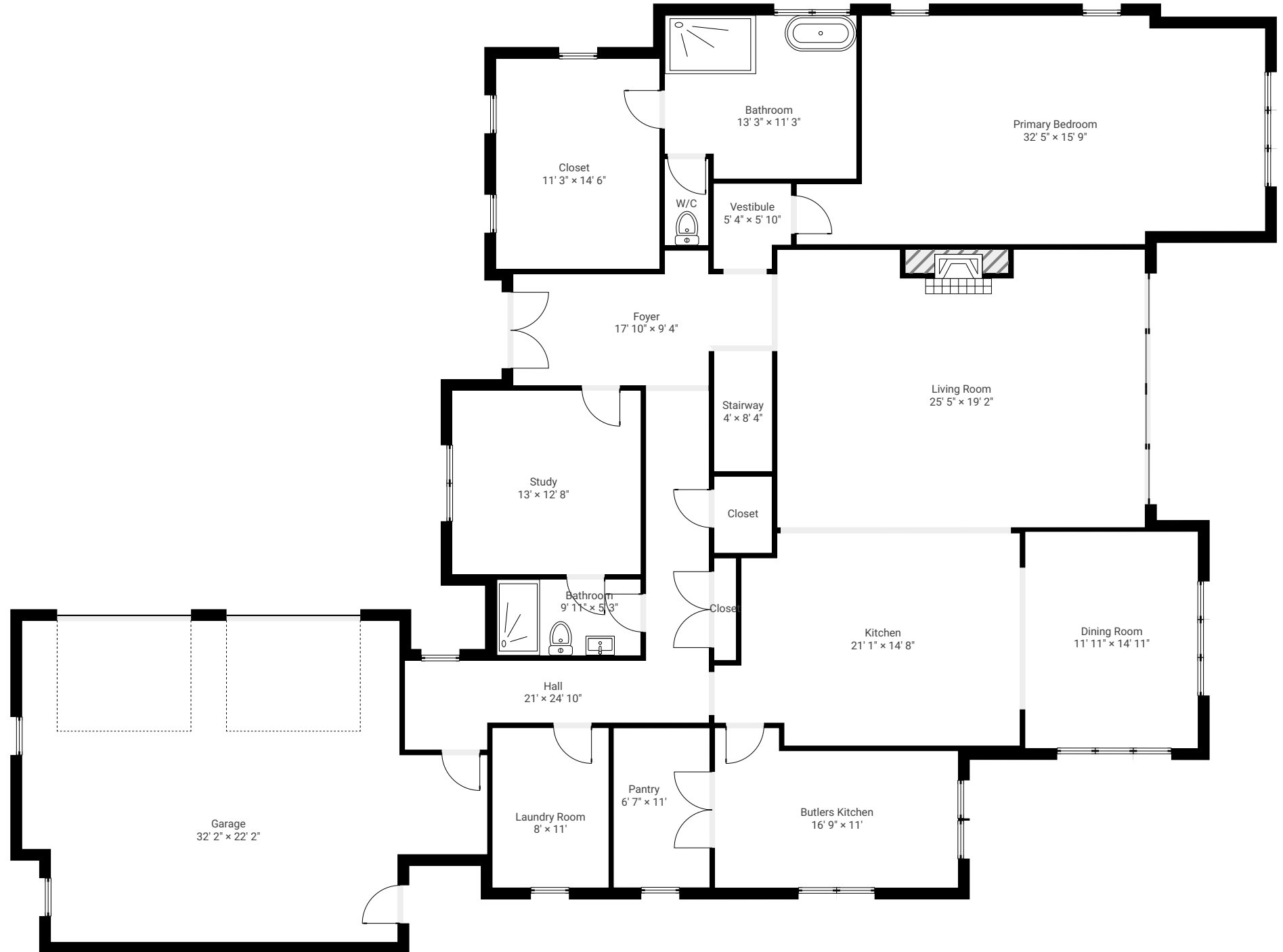
**Carolina MeasurePro**  
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▼ **1st Floor**

ROOMS: 19



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