



## **SQFT NOTICE** **149 Towns Walk Dr.**

### **Notice Regarding Square Footage Discrepancy**

Please be advised that the square footage for this property auto-populated in the listing system as 3,380 sq. ft. However, third-party public records (including qPublic and CRS) indicate the total square footage is 2,874 sq. ft.

This discrepancy appears to stem from county tax drawings, which calculate the second level as exactly 50% of the main floor's footprint (1,574 sq. ft. main level + 787 sq. ft. upper level + 506 sq. ft. finished space over the garage). While a visual inspection suggests the upstairs covers significantly more than 50% of the main level, which would align more closely with the 3,380 sq. ft. figure, the listing agent has not independently measured the home and cannot verify which number is correct.

The listing agent and seller make no representations or warranties regarding the exact dimensions or true square footage. This property is being sold as a complete parcel and is not being priced or sold on a price-per-square-foot basis. If exact square footage or room dimensions are a material concern, the buyer is strongly advised to hire a licensed appraiser or qualified professional to independently measure the home during their due diligence period.