

1113 OAKHURST AVENUE

CLARKSDALE, MISSISSIPPI

SQUARE FOOTAGE SUMMARY

First Floor $\approx 2,389$ sq. ft.

Second Floor ≈ 961 sq. ft.

TOTAL (MAIN HOUSE) $\approx 3,350$ sq. ft.

JUSTIFICATION FOR USING 3,350 SQ. FT.

- Hand measurement from sketch: $\approx 3,408$ sq. ft.
- County record (adjusted area): 3,391 sq. ft.
- Seller's disclosure: 3,350 sq. ft.

The differences between these figures are minimal (within $\approx 2\%$). Per seller's disclosure, 3,350 sq. ft. is used for MLS consistency.

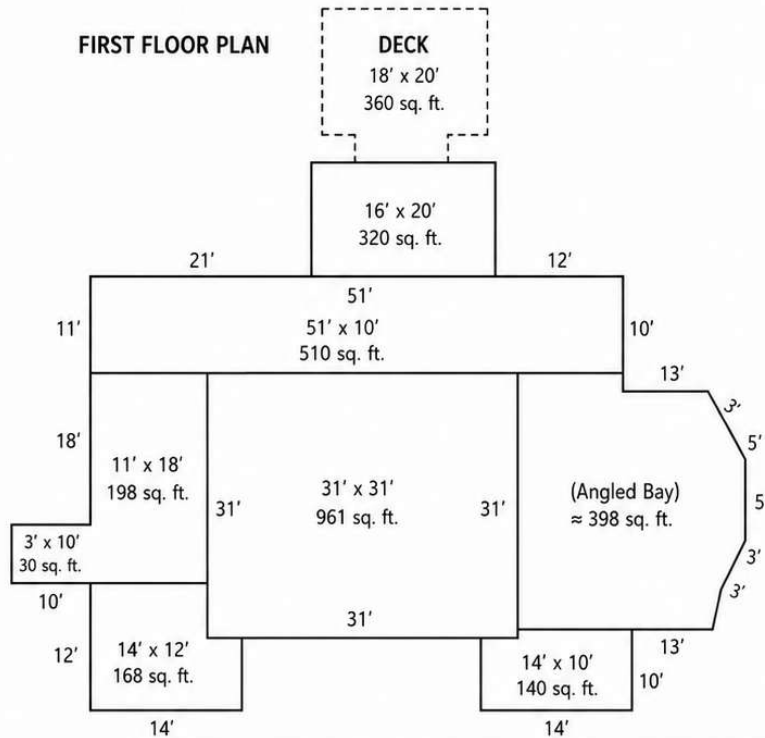
DECK (ADDITIONAL)

18' x 20'

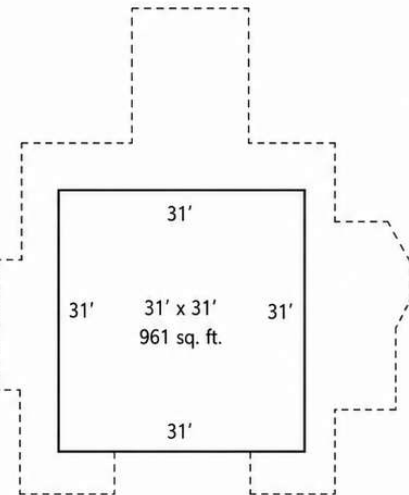
360 sq. ft.

*Not included in
main house sq. ft.*

FIRST FLOOR PLAN



SECOND FLOOR PLAN



MAIN HOUSE
 $\approx 3,350$ sq. ft.

DECK (ADDITIONAL)
18' x 20' ≈ 360 sq. ft.

Square footage is approximate and may vary + or -.