Twelve dimensions. Not a floor plan.

Each rectangle is independently scaled from the public listing. Adjacency, circulation, openings, and actual layout remain unknown.

Still unrepresented

751 SF (28.5%)

Published dimensions cover

1,888 / 2,639 SF

What the listing supports - and what it cannot.

Supported preliminary quantities

- Dry-room floor: 1,440 SF
- Wet/service floor: 448 SF
- Known room-face perimeter: 580 LF gross
- Garage floor: 506 SF

Height sensitivity - not a paint order

- 8-ft wall height → 4,640 gross wall SF before openings
- 9-ft wall height → 5,220 gross wall SF before openings
- 10-ft wall height → 5,800 gross wall SF before openings

Open-plan boundaries, ceiling height, doors, windows, cabinets, tubs, and wall deductions are not published.

Room	Zone	Dimensions	Floor SF	Room-face LF
Primary bedroom	Dry	19 × 16 ft	304	70
Bedroom 2	Dry	14 × 15 ft	210	58
Bedroom 3	Dry	11 × 11 ft	121	44
Bedroom 4	Dry	13 × 13 ft	169	52
Primary bathroom	Wet	13 × 14 ft	182	54
Bathroom 2	Wet	11 × 5 ft	55	32
Bathroom 3	Wet	5 × 5 ft	25	20
Dining room	Dry	12 × 13 ft	156	50
Kitchen	Wet	12 × 11 ft	132	46
Laundry	Wet	6 × 9 ft	54	30
Living room	Dry	15 × 18 ft	270	66
Media room	Dry	14 × 15 ft	210	58
KNOWN TOTAL			**1,888**	**580**

Do not price from the listing alone

- 751 SF of livable area has no published room dimensions.
- Roof geometry/pitch and pool/screen dimensions are absent.
- Solar payoff/assumption terms and insurance are unknown.
- Mechanical, moisture, structure, permits, and concealed conditions require diligence.
- Published measurements and every downstream assumption need field verification.

A deal metric is only as honest as the rehab input.

All values below are controlled educational scenarios - not a bid, appraisal, forecast, lending quote, or recommendation.

Illustrative profit	$50,000 rehab	$100,000 rehab	$150,000 rehab
$420,000 ARV	$36,400	$-13,600	$-63,600
$450,000 ARV	$64,000	$14,000	$-36,000
$480,000 ARV	$91,600	$41,600	$-8,400

Flip test: $280,000 purchase + 8% selling cost + $20,000 holding/closing allowance. ARV is a scenario, not the Zestimate.

Controlled buy-and-hold screen

- List / test rehab / cash invested: $280,000 / $100,000 / $178,400
- Test financing: 25% down, 7.5%, 30 years → $1,468/mo P&I
- Rent estimate / taxes: $2,642/mo / $530/mo
- Vacancy 5% + maintenance 8% + management 8%
- Cash flow before insurance: $89/mo
- Cash-on-cash before insurance: 0.60%
- Cap rate before insurance: 6.67% on purchase; 4.92% all-in

The decision is not “is $280K below $472.8K?”

- The public room schedule leaves 751 SF unresolved before any field conditions are known.
- A $50K shift in rehab moves every profit cell by $50K and changes the capital tied up in a hold.
- Insurance, solar terms, pool/screen work, roof geometry, open-plan boundaries, and concealed conditions remain unpriced.
- Takeoff controls the measurable construction scope. Comps, lending, insurance, title, permits, and inspection still need specialists.

Source → quantity → scope → local price → scenario. If one link is guessed, the return metric inherits the guess.