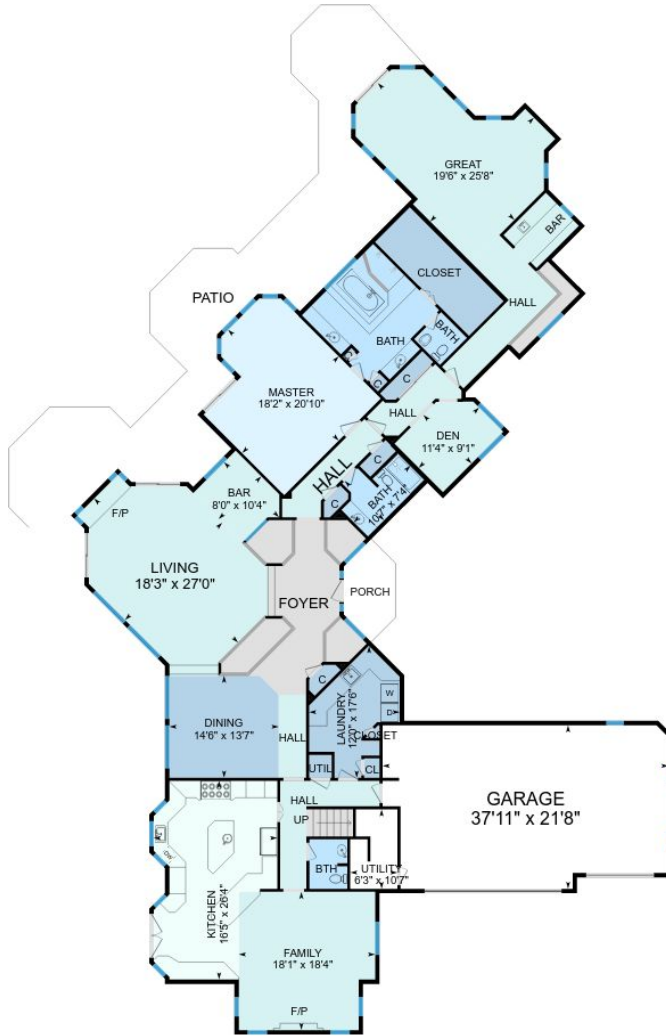
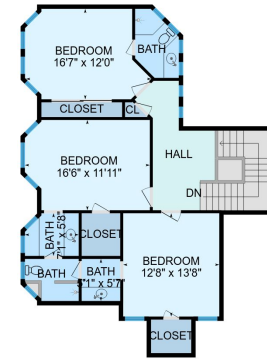


# 9 Hedge Ln, Austin, TX

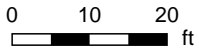
Total Exterior Area Above Grade 4937 sq ft (Main Building)



**Main Floor**  
Exterior Area 3851 sq ft

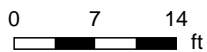
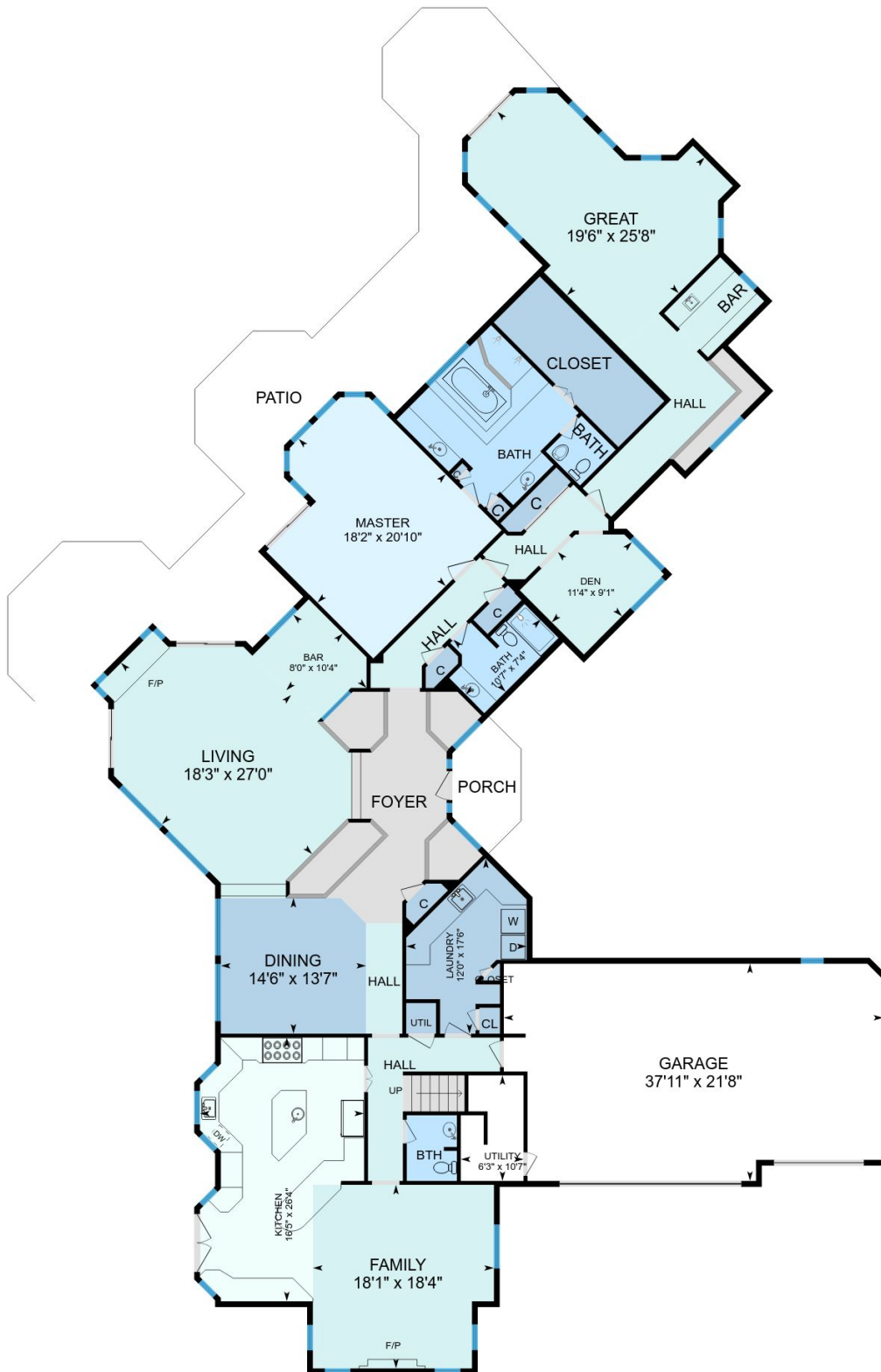


**2nd Floor**  
Exterior Area 1085 sq ft



# 9 Hedge Ln, Austin, TX

Main Floor Total Exterior Area 3851 sq ft



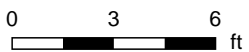
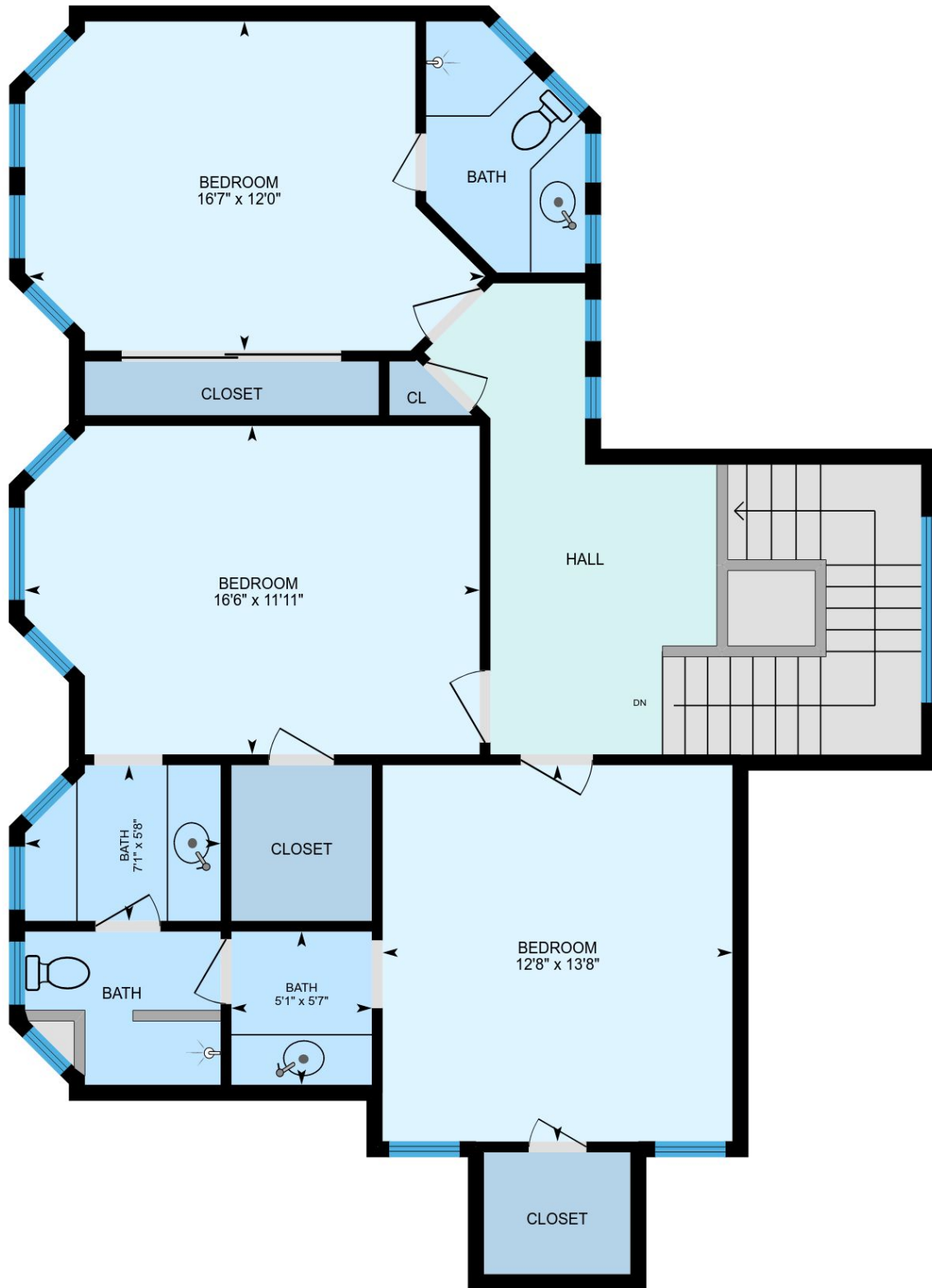
PREPARED: May, 2018



Colored regions are included in total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 9 Hedge Ln, Austin, TX

2nd Floor Total Exterior Area 1085 sq ft



PREPARED: May, 2018



# 9 Hedge Ln, Austin, TX

## Property Details

### Room Measurements

Only major rooms are listed. Room dimensions are largest width and length, parts of room may be smaller. Room area is interior area and excludes footprint of walls.

### Main Building

#### MAIN FLOOR

Living: 18'3" x 27'0"

Great: 19'6" x 25'8"

Kitchen: 16'5" x 26'4"

Bar: 8'0" x 10'4"

Dining: 14'6" x 13'7"

Utility: 6'3" x 10'7"

Master: 18'2" x 20'10"

Family: 18'1" x 18'4"

Den: 11'4" x 9'1"

Bath: 13'4" x 14'3"

Bath: 5'0" x 4'10"

Bath: 10'7" x 7'4"

Garage: 37'11" x 21'8"

Bth: 3'9" x 6'7"

Laundry: 12'0" x 17'6"

#### 2ND FLOOR

Bedroom: 16'6" x 11'11"

Bath: 5'9" x 8'5"

Bedroom: 16'7" x 12'0"

Bath: 7'1" x 5'8"

Bath: 7'1" x 5'7"

Bedroom: 12'8" x 13'8"

Bath: 5'1" x 5'7"

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <http://youriguide.com/measure/>

### Main Building

Building Perimeter Wall Thickness: 7 in

#### MAIN FLOOR

Interior Area: 3616 sq ft

Perimeter Wall Length: 403 ft

Perimeter Wall Thickness: 7 in

Exterior Area: 3851 sq ft

#### 2ND FLOOR

Interior Area: 993 sq ft

Perimeter Wall Length: 157 ft

Perimeter Wall Thickness: 7 in

Exterior Area: 1085 sq ft

### Total Above Grade Floor Area

**Main Building Exterior: 4937 sq ft**