

2445 Lofton Road Southwest, Grandin Court, Roanoke, Roanoke, Virginia, United States, 24015



Property Summary

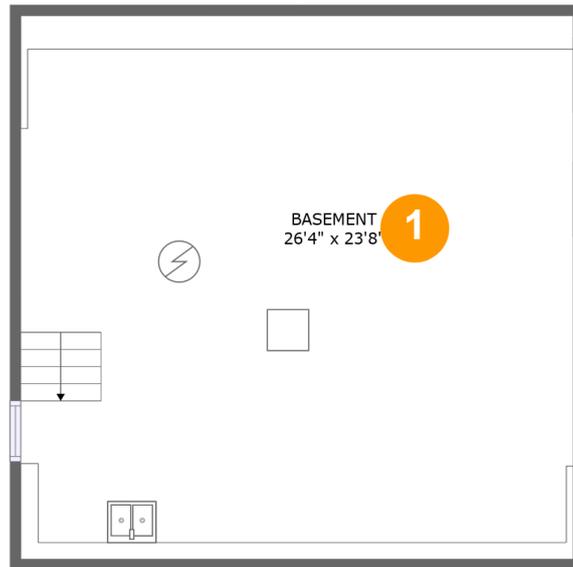
 **0** garages  **3** bedrooms  **2** bathrooms  **1** half baths

 **3** floors

 **2,073** Gross Living Area sqft

 **2,982** total sqft

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Roanoke, Roanoke, Virginia, United States, 24015**



Room Dimensions

Floor 1

Total sqft: 740

Living area: 0

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Basement	26'4" x 23'8"	687 sq. ft	No

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Room Dimensions

Floor 2

Total sqft: 1216

Living area: 1047

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
2	Living Room	27'6" x 13'7"	364 sq. ft	Yes
3	Entry	3'10" x 3'7"	30 sq. ft	Yes
4	Breakfast Nook	7'7" x 8'2"	67 sq. ft	Yes
5	Wc	4'6" x 5'11"	26 sq. ft	Yes
6	Porch	22'3" x 7'1"	158 sq. ft	No
7	Entry	3'3" x 7'10"	32 sq. ft	Yes
8	Room	10'4" x 7'10"	86 sq. ft	Yes
9	Dining Room	13'3" x 13'3"	175 sq. ft	Yes
10	Kitchen	14'4" x 14'6"	174 sq. ft	Yes

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Room Dimensions

Floor 3

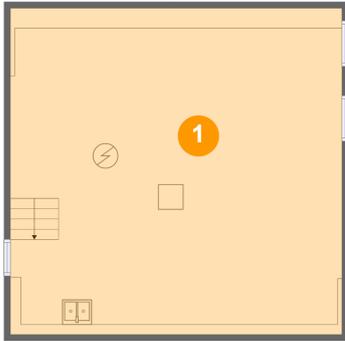
Total sqft: 1026

Living area: 1026

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
11	Bedroom	12'8" x 11'10"	150 sq. ft	Yes
12	Bedroom	14'10" x 12'2"	137 sq. ft	Yes
13	Hall	4'5" x 18'9"	125 sq. ft	Yes
14	Bath	14'10" x 7'6"	111 sq. ft	Yes
15	W.i.c.	10'0" x 7'6"	75 sq. ft	Yes
16	Primary Bedroom	12'8" x 12'11"	164 sq. ft	Yes
17	Bath	10'7" x 8'6"	89 sq. ft	Yes

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1 Floor 1 - Basement



Dimensions: 26'4" x 23'8"
Area: 687 sq. ft
Counted as Living Area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

2 Floor 2 - Living Room



Dimensions: 27'6" x 13'7"
Area: 364 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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3 Floor 2 - Entry



Dimensions: 3'10" x 3'7"
Area: 30 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

4 Floor 2 - Breakfast Nook



Dimensions: 7'7" x 8'2"
Area: 67 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

5 Floor 2 - Wc



Dimensions: 4'6" x 5'11"
Area: 26 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

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6 Floor 2 - Porch



Dimensions: 22'3" x 7'1"
Area: 158 sq. ft
Counted as Living Area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

7 Floor 2 - Entry



Dimensions: 3'3" x 7'10"
Area: 32 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

8 Floor 2 - Room



Dimensions: 10'4" x 7'10"
Area: 86 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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9 Floor 2 - Dining Room



Dimensions: 13'3" x 13'3"
Area: 175 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

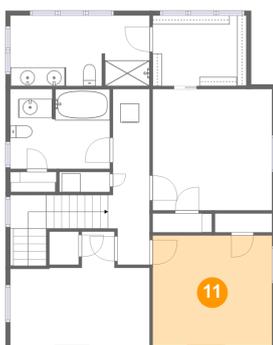
10 Floor 2 - Kitchen



Dimensions: 14'4" x 14'6"
Area: 174 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

11 Floor 3 - Bedroom



Dimensions: 12'8" x 11'10"
Area: 150 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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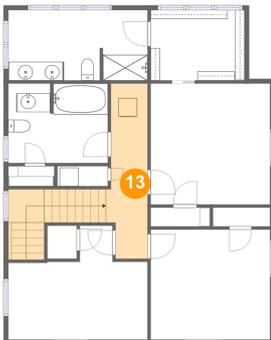
12 Floor 3 - Bedroom



Dimensions: 14'10" x 12'2"
Area: 137 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

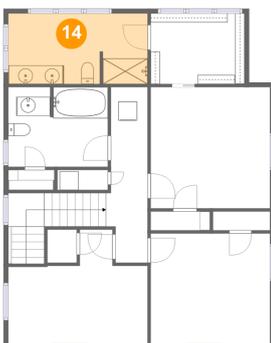
13 Floor 3 - Hall



Dimensions: 4'5" x 18'9"
Area: 125 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

14 Floor 3 - Bath



Dimensions: 14'10" x 7'6"
Area: 111 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

**2445 Lofton Road Southwest, Grandin Court,
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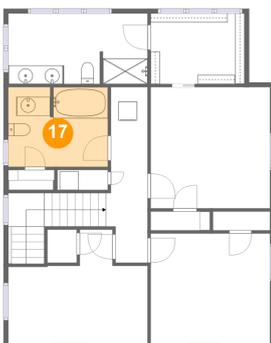
Dimensions: 10'0" x 7'6"
Area: 75 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

16 Floor 3 - Primary Bedroom

Dimensions: 12'8" x 12'11"
Area: 164 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

17 Floor 3 - Bath

Dimensions: 10'7" x 8'6"
Area: 89 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No