

Home report

35 Spruce Circle, Blue Ridge, Botetourt County, Virginia, United States, 24064



Total Area: 2153 sq. ft

Floor 1: 760 sq. ft, Floor 2: 1393 sq. ft

Excluded: Utility 220 sq. ft, Garage 267 sq. ft, Fireplace 17 sq. ft, Porch 98 sq. ft, Walls: 166 sq. ft

Property summary

 **2** Floors

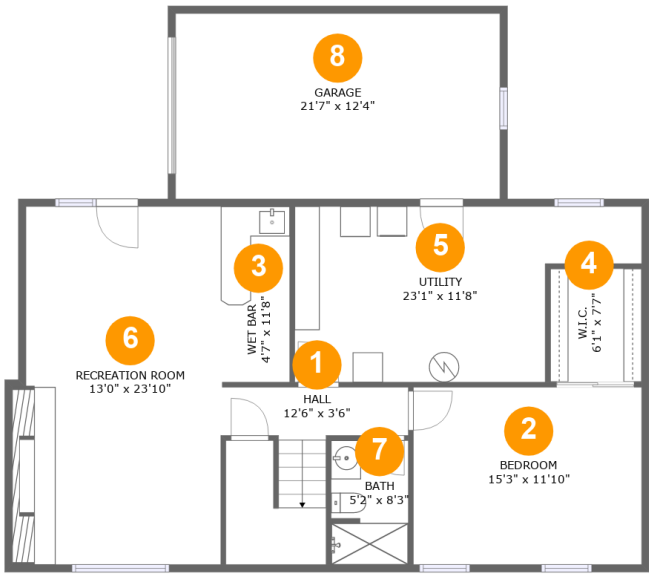
 **4** Bedrooms

 **2** Bathrooms

 **1** Garages

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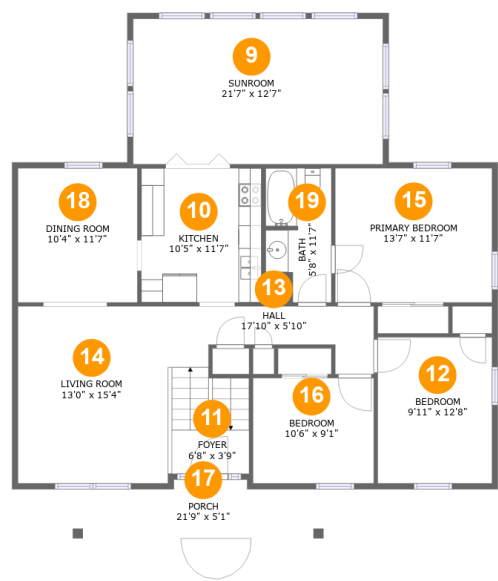
Room dimensions

Floor 1 Total:760sqft Excluded: 504sqft

#		Max Dimensions	sqft	Included
1	Hall	12'6" x 3'6"	95 sq. ft	Yes
2	Bedroom	15'3" x 11'10"	180 sq. ft	Yes
3	Wet Bar	4'7" x 11'8"	54 sq. ft	Yes
4	W.I.C.	6'1" x 7'7"	46 sq. ft	Yes
5	Utility	23'1" x 11'8"	220 sq. ft	No
6	Recreation Room	13'0" x 23'10"	321 sq. ft	Yes
7	Bath	5'2" x 8'3"	42 sq. ft	Yes
8	Garage	21'7" x 12'4"	267 sq. ft	No

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Room dimensions

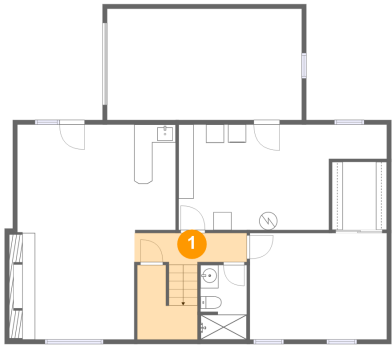
Floor 2

Total:1393sqft

Excluded: 98sqft

#		Max Dimensions	sqft	Included
9	Sunroom	21'7" x 12'7"	272 sq. ft	Yes
10	Kitchen	10'5" x 11'7"	121 sq. ft	Yes
11	Foyer	6'8" x 3'9"	61 sq. ft	Yes
12	Bedroom	9'11" x 12'8"	125 sq. ft	Yes
13	Hall	17'10" x 5'10"	74 sq. ft	Yes
14	Living Room	13'0" x 15'4"	199 sq. ft	Yes
15	Primary Bedroom	13'7" x 11'7"	158 sq. ft	Yes
16	Bedroom	10'6" x 9'1"	95 sq. ft	Yes
17	Porch	21'9" x 5'1"	98 sq. ft	No
18	Dining Room	10'4" x 11'7"	120 sq. ft	Yes
19	Bath	5'8" x 11'7"	65 sq. ft	Yes

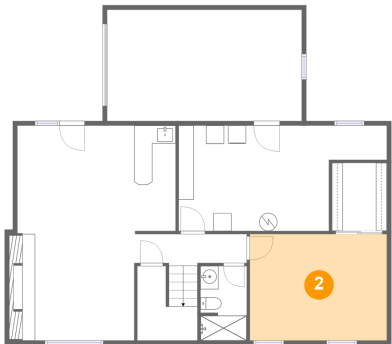
1 Floor 1 - Hall



Max Dimensions: 12'6" x 3'6"  
Calculated Area: 95 sq. ft  
Included: Yes

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

2 Floor 1 - Bedroom



Max Dimensions: 15'3" x 11'10"  
Calculated Area: 180 sq. ft  
Included: Yes

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

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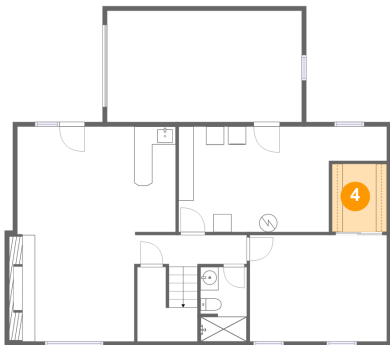
### 3 Floor 1 - Wet Bar



Max Dimensions: 4'7" x 11'8"  
Calculated Area: 54 sq. ft  
Included: Yes

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

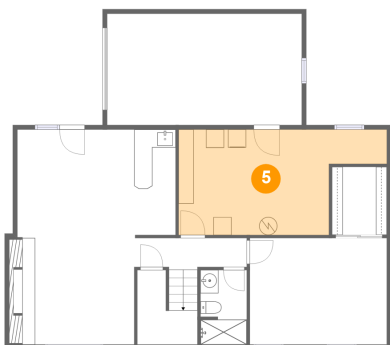
### 4 Floor 1 - W.I.C.



Max Dimensions: 6'1" x 7'7"  
Calculated Area: 46 sq. ft  
Included: Yes

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

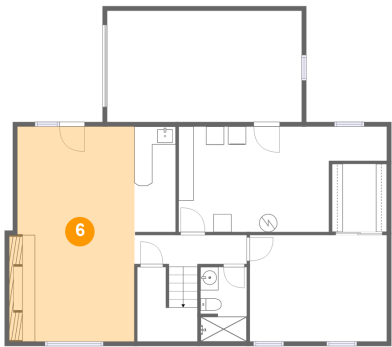
### 5 Floor 1 - Utility



Max Dimensions: 23'1" x 11'8"  
Calculated Area: 220 sq. ft  
Included: No

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

6 Floor 1 - Recreation Room



Max Dimensions: 13'0" x 23'10"  
Calculated Area: 321 sq. ft  
Included: Yes

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

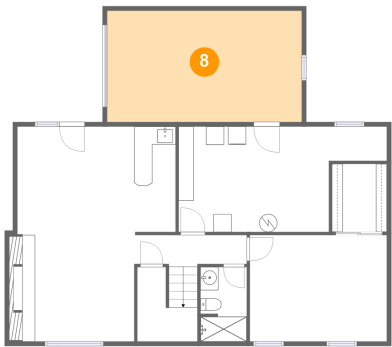
7 Floor 1 - Bath



Max Dimensions: 5'2" x 8'3"  
Calculated Area: 42 sq. ft  
Included: Yes

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

8 Floor 1 - Garage

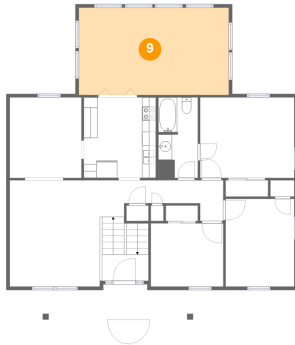


Max Dimensions: 21'7" x 12'4"  
Calculated Area: 267 sq. ft  
Included: No

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

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## 9 Floor 2 - Sunroom



Max Dimensions: 21'7" x 12'7"  
Calculated Area: 272 sq. ft  
Included: Yes

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

## 10 Floor 2 - Kitchen



Max Dimensions: 10'5" x 11'7"  
Calculated Area: 121 sq. ft  
Included: Yes

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

## 11 Floor 2 - Foyer



Max Dimensions: 6'8" x 3'9"  
Calculated Area: 61 sq. ft  
Included: Yes

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

12 Floor 2 - Bedroom



Max Dimensions: 9'11" x 12'8"  
Calculated Area: 125 sq. ft  
Included: Yes

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

13 Floor 2 - Hall



Max Dimensions: 17'10" x 5'10"  
Calculated Area: 74 sq. ft  
Included: Yes

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

14 Floor 2 - Living Room



Max Dimensions: 13'0" x 15'4"  
Calculated Area: 199 sq. ft  
Included: Yes

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



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15 Floor 2 - Primary Bedroom



Max Dimensions: 13'7" x 11'7"  
Calculated Area: 158 sq. ft  
Included: Yes

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

16 Floor 2 - Bedroom



Max Dimensions: 10'6" x 9'1"  
Calculated Area: 95 sq. ft  
Included: Yes

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

17 Floor 2 - Porch



Max Dimensions: 21'9" x 5'1"  
Calculated Area: 98 sq. ft  
Included: No

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

18 Floor 2 - Dining Room



Max Dimensions: 10'4" x 11'7"  
Calculated Area: 120 sq. ft  
Included: Yes

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

19 Floor 2 - Bath



Max Dimensions: 5'8" x 11'7"  
Calculated Area: 65 sq. ft  
Included: Yes

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