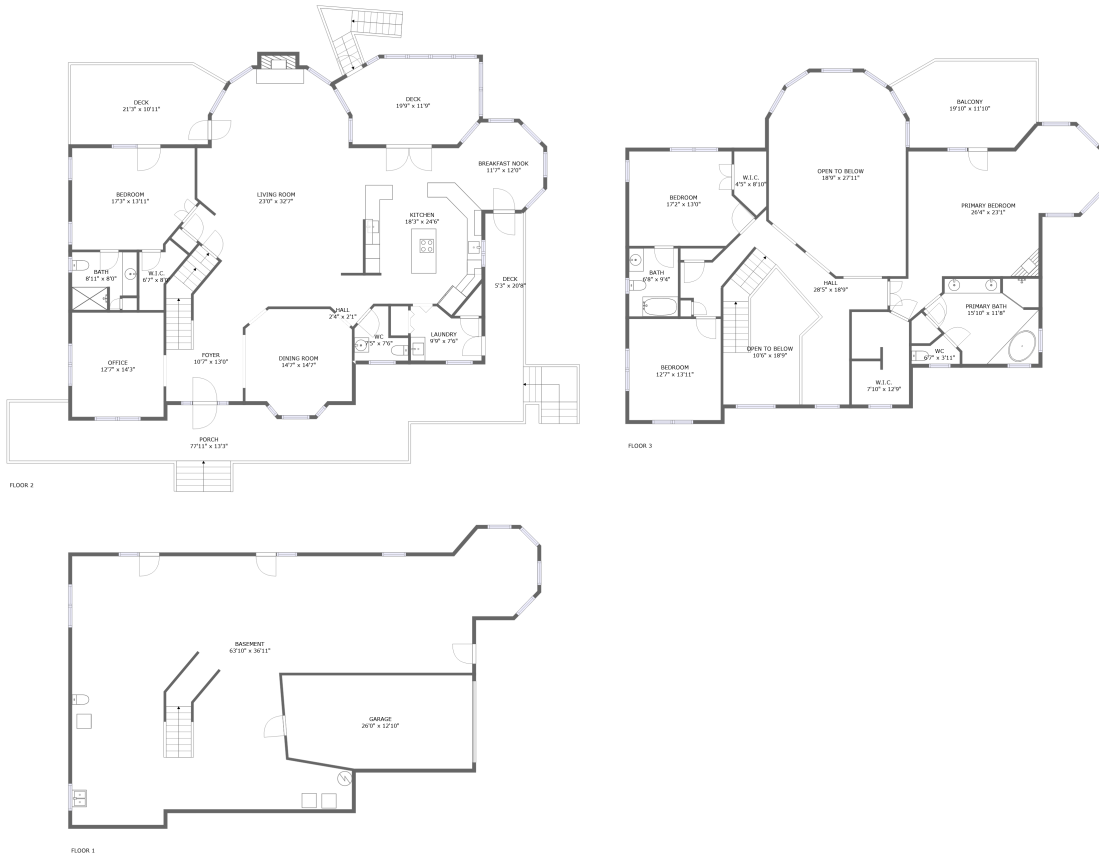


2225 Red Valley Road, Boones Mill, Franklin County, Virginia, United States, 24065

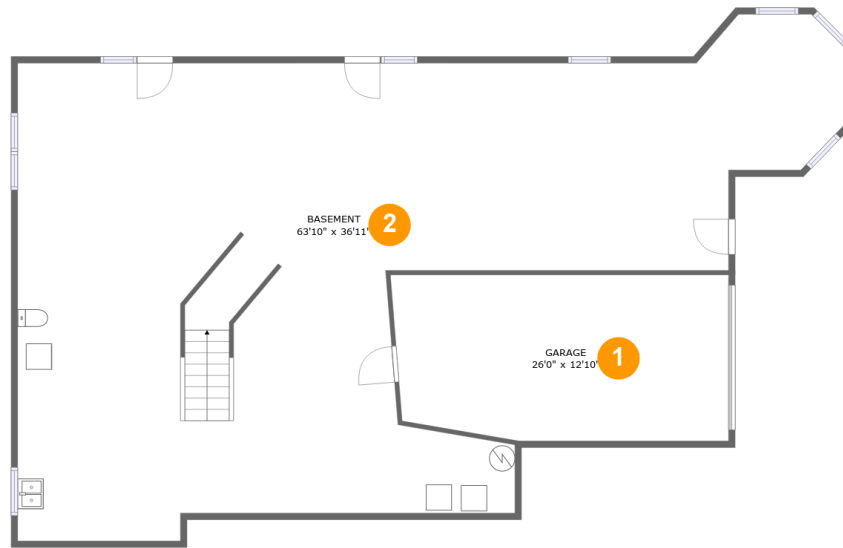


Property Summary

1 garages **4** bedrooms **3** bathrooms **1** half baths

3 floors **3,908** Gross Living Area sqft **7,951** total sqft

2225 Red Valley Road, Boones Mill, Franklin County, Virginia, United States, 24065



Room Dimensions

Floor 1

Total sqft: 2048

Living area: 0

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Garage	26'0" x 12'10"	322 sq. ft	No
2	Basement	63'10" x 36'11"	1607 sq. ft	No

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Room Dimensions

Floor 2

Total sqft: 3436

Living area: 2277

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
3	Bedroom	17'3" x 13'11"	220 sq. ft	Yes
4	Wc	7'5" x 7'6"	39 sq. ft	Yes
5	Foyer	10'7" x 13'0"	172 sq. ft	Yes
6	Deck	19'9" x 11'9"	203 sq. ft	No
7	Hall	2'4" x 2'1"	3 sq. ft	Yes
8	Laundry	9'9" x 7'6"	64 sq. ft	Yes
9	W.i.c.	6'7" x 8'0"	37 sq. ft	Yes
10	Living Room	23'0" x 32'7"	629 sq. ft	Yes
11	Dining Room	14'7" x 14'7"	189 sq. ft	Yes
12	Bath	8'11" x 8'0"	65 sq. ft	Yes
13	Breakfast Nook	11'7" x 12'0"	110 sq. ft	Yes

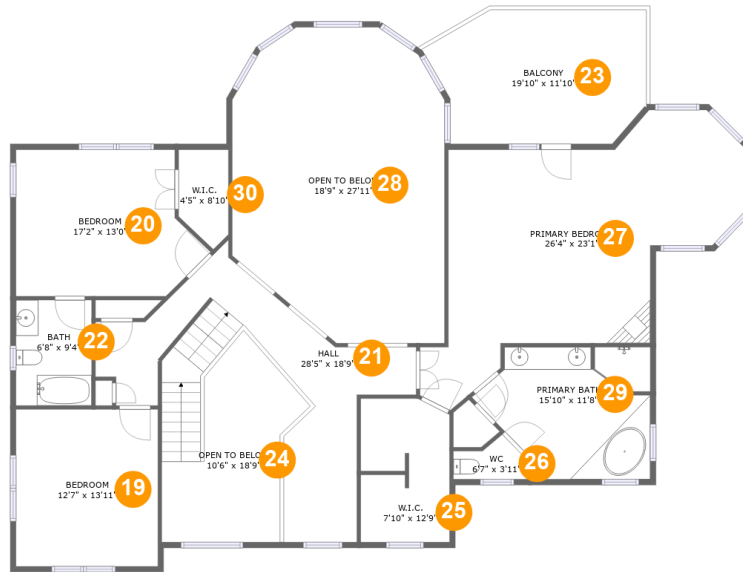
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Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

**2225 Red Valley Road, Boones Mill, Franklin
County, Virginia, United States, 24065**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
14	Porch	77'11" x 13'3"	626 sq. ft	No
15	Kitchen	18'3" x 24'6"	380 sq. ft	Yes
16	Office	12'7" x 14'3"	180 sq. ft	Yes
17	Deck	5'3" x 20'8"	108 sq. ft	No
18	Deck	21'3" x 10'11"	211 sq. ft	No

2225 Red Valley Road, Boones Mill, Franklin County, Virginia, United States, 24065



Room Dimensions

Floor 3

Total sqft: 2467

Living area: 1631

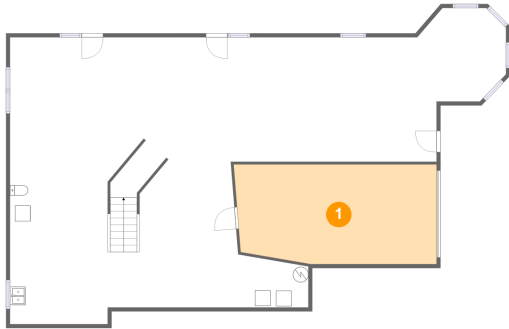
#	Room name	Dimensions	Area (sqft)	Counted as Living Area
19	Bedroom	12'7" x 13'11"	175 sq. ft	Yes
20	Bedroom	17'2" x 13'0"	192 sq. ft	Yes
21	Hall	28'5" x 18'9"	292 sq. ft	Yes
22	Bath	6'8" x 9'4"	63 sq. ft	Yes
23	Balcony	19'10" x 11'10"	205 sq. ft	No
24	Open To Below	10'6" x 18'9"	147 sq. ft	No
25	W.i.c.	7'10" x 12'9"	96 sq. ft	Yes
26	Wc	6'7" x 3'11"	19 sq. ft	Yes
27	Primary Bedroom	26'4" x 23'11"	435 sq. ft	Yes
28	Open To Below	18'9" x 27'11"	462 sq. ft	No
29	Primary Bath	15'10" x 11'8"	150 sq. ft	Yes

**2225 Red Valley Road, Boones Mill, Franklin
County, Virginia, United States, 24065**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
30	W.i.c.	4'5" x 8'10"	34 sq. ft	Yes

2225 Red Valley Road, Boones Mill, Franklin County, Virginia, United States, 24065

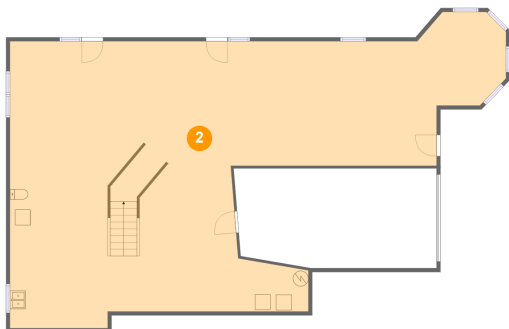
1 Floor 1 - Garage



Dimensions: 26'0" x 12'10"
Area: 322 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 1 - Basement



Dimensions: 63'10" x 36'11"
Area: 1607 sq. ft
Counted as Living Area: No

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

2225 Red Valley Road, Boones Mill, Franklin County, Virginia, United States, 24065

3 Floor 2 - Bedroom



Dimensions: 17'3" x 13'11"
Area: 220 sq. ft
Counted as Living Area:
Yes

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

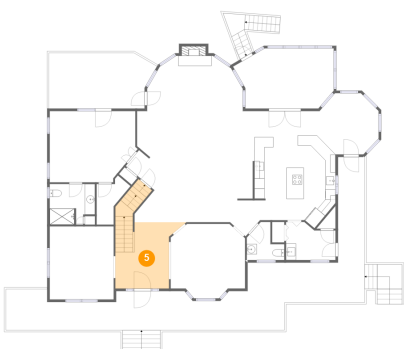
4 Floor 2 - Wc



Dimensions: 7'5" x 7'6"
Area: 39 sq. ft
Counted as Living Area:
Yes

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

5 Floor 2 - Foyer

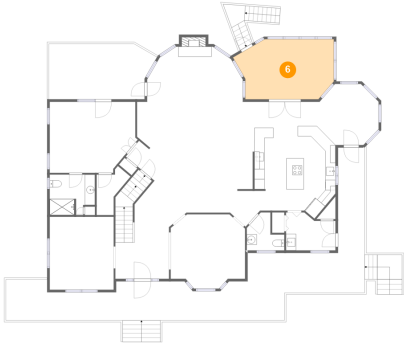


Dimensions: 10'7" x 13'0"
Area: 172 sq. ft
Counted as Living Area:
Yes

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

2225 Red Valley Road, Boones Mill, Franklin County, Virginia, United States, 24065

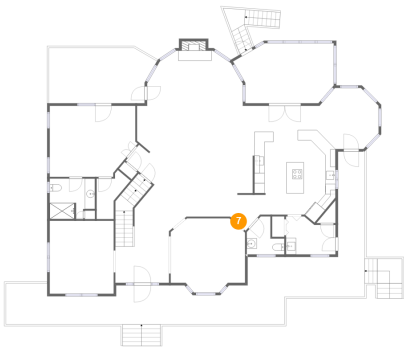
6 Floor 2 - Deck



Dimensions: 19'9" x 11'9"
Area: 203 sq. ft
Counted as Living Area: No

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

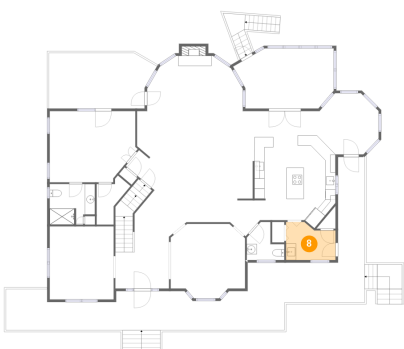
7 Floor 2 - Hall



Dimensions: 2'4" x 2'11"
Area: 3 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 - Laundry



Dimensions: 9'9" x 7'6"
Area: 64 sq. ft
Counted as Living Area: Yes

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

2225 Red Valley Road, Boones Mill, Franklin County, Virginia, United States, 24065

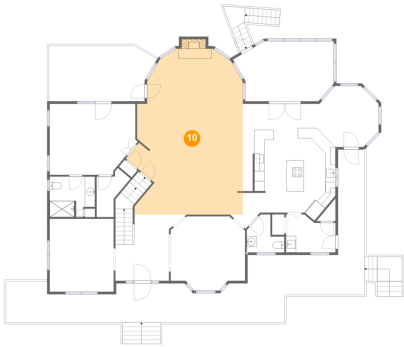
9 Floor 2 - W.i.c.



Dimensions: 6'7" x 8'0"
Area: 37 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 - Living Room



Dimensions: 23'0" x 32'7"
Area: 629 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 2 - Dining Room



Dimensions: 14'7" x 14'7"
Area: 189 sq. ft
Counted as Living Area:
Yes

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

2225 Red Valley Road, Boones Mill, Franklin County, Virginia, United States, 24065

12 Floor 2 - Bath



Dimensions: 8'11" x 8'0"
Area: 65 sq. ft
Counted as Living Area:
Yes

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

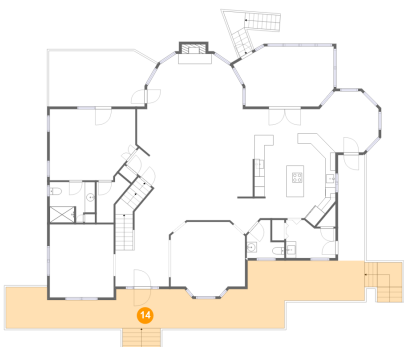
13 Floor 2 - Breakfast Nook



Dimensions: 11'7" x 12'0"
Area: 110 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 2 - Porch

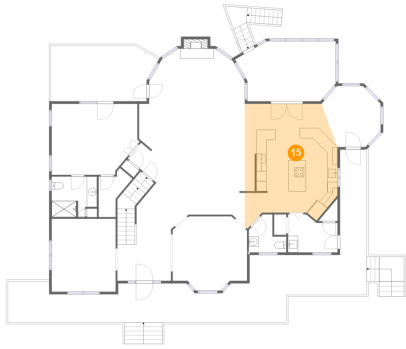


Dimensions: 77'11" x 13'3"
Area: 626 sq. ft
Counted as Living Area: No

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

2225 Red Valley Road, Boones Mill, Franklin County, Virginia, United States, 24065

15 Floor 2 - Kitchen



Dimensions: 18'3" x 24'6"
Area: 380 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 2 - Office



Dimensions: 12'7" x 14'3"
Area: 180 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 2 - Deck



Dimensions: 5'3" x 20'8"
Area: 108 sq. ft
Counted as Living Area: No

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

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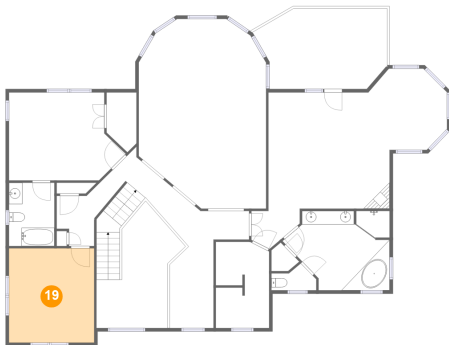
18 Floor 2 - Deck



Dimensions: 21'3" x 10'11"
Area: 211 sq. ft
Counted as Living Area: No

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

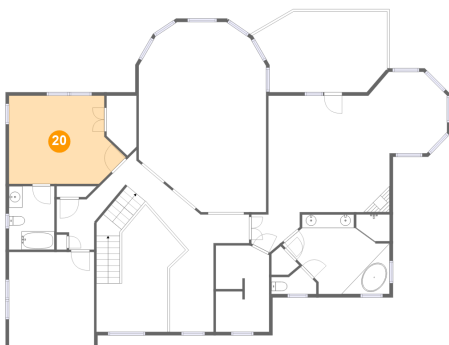
19 Floor 3 - Bedroom



Dimensions: 12'7" x 13'11"
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

20 Floor 3 - Bedroom

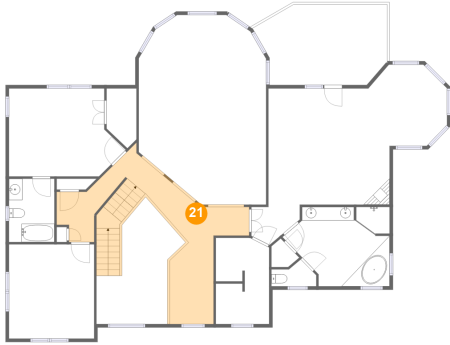


Dimensions: 17'2" x 13'0"
Area: 192 sq. ft
Counted as Living Area: Yes

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

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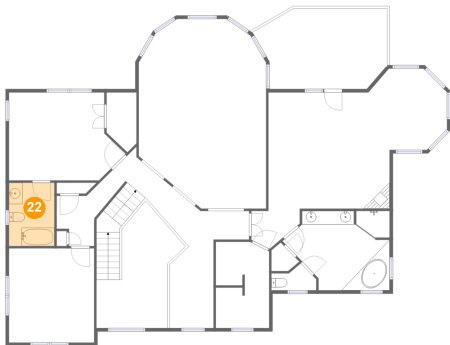
21 Floor 3 - Hall



Dimensions: 28'5" x 18'9"
Area: 292 sq. ft
Counted as Living Area:
Yes

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

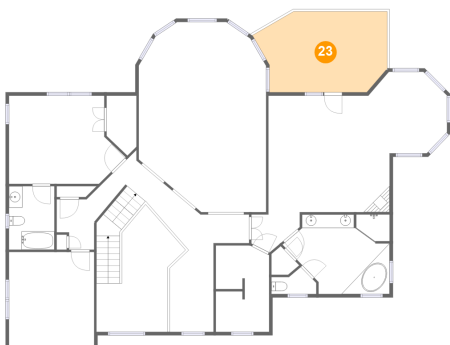
22 Floor 3 - Bath



Dimensions: 6'8" x 9'4"
Area: 63 sq. ft
Counted as Living Area:
Yes

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

23 Floor 3 - Balcony

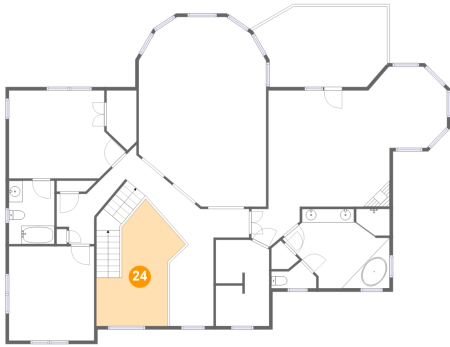


Dimensions: 19'10" x 11'10"
Area: 205 sq. ft
Counted as Living Area: No

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

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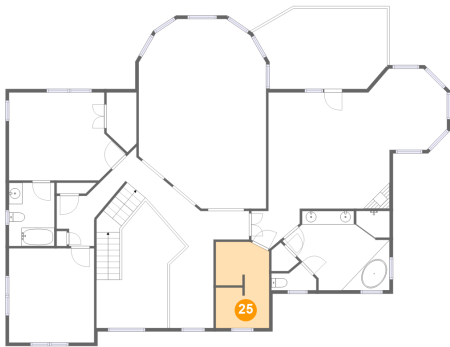
24 Floor 3 - Open To Below



Dimensions: 10'6" x 18'9"
Area: 147 sq. ft
Counted as Living Area: No

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

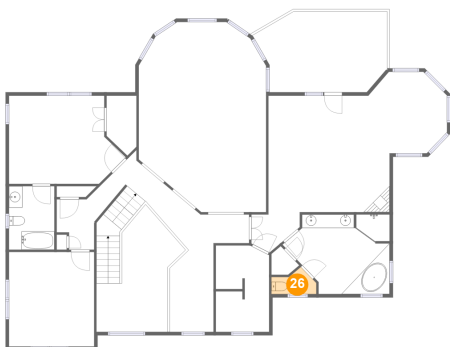
25 Floor 3 - W.i.c.



Dimensions: 7'10" x 12'9"
Area: 96 sq. ft
Counted as Living Area: Yes

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

26 Floor 3 - Wc

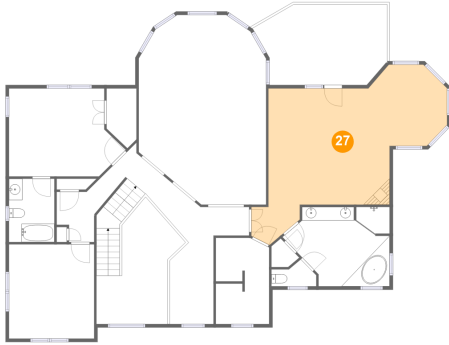


Dimensions: 6'7" x 3'11"
Area: 19 sq. ft
Counted as Living Area: Yes

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

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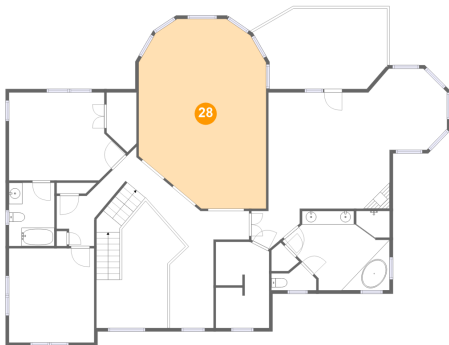
27 Floor 3 - Primary Bedroom



Dimensions: 26'4" x 23'1"
Area: 435 sq. ft
Counted as Living Area:
Yes

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

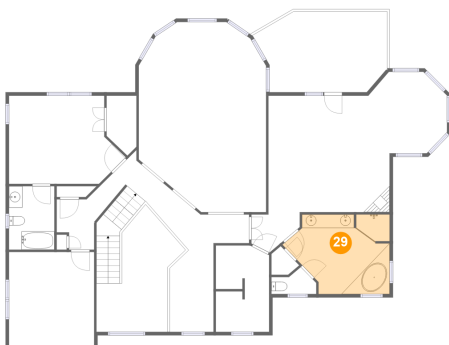
28 Floor 3 - Open To Below



Dimensions: 18'9" x 27'11"
Area: 462 sq. ft
Counted as Living Area: No

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

29 Floor 3 - Primary Bath

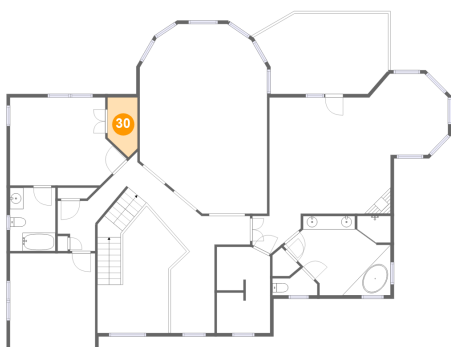


Dimensions: 15'10" x 11'8"
Area: 150 sq. ft
Counted as Living Area:
Yes

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

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30 Floor 3 - W.i.c.



Dimensions: 4'5" x 8'10"
Area: 34 sq. ft
Counted as Living Area:
Yes

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