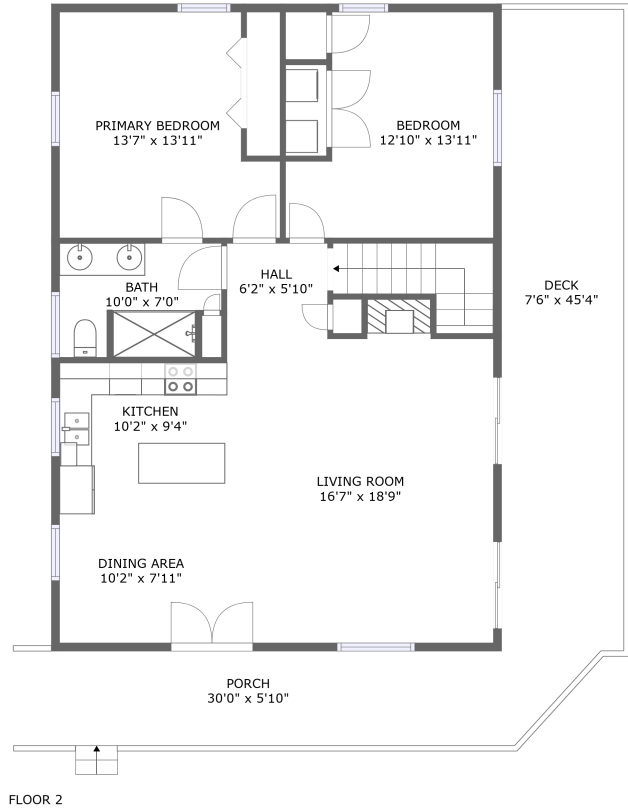
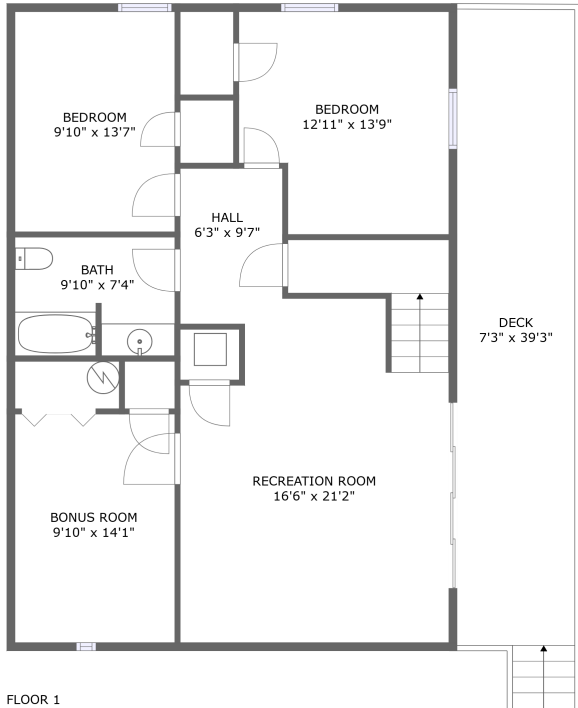


259 Brooks Point Lane, Union Hall, Franklin County, Virginia, United States, 24176




Property Summary


 **0** garages

 **4** bedrooms

 **2** bathrooms

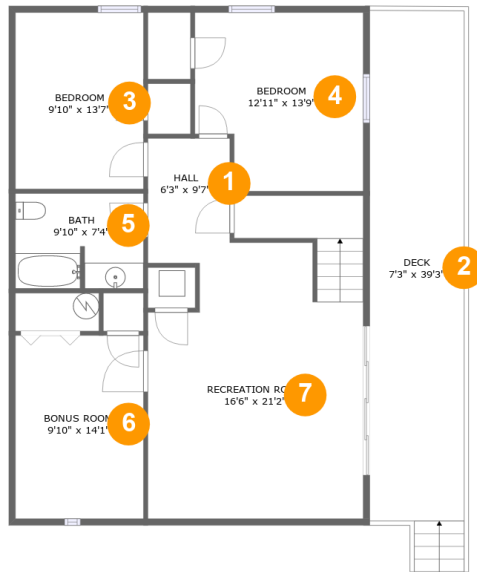
 **0** half baths

 **2** floors

 **2,131** Gross Living Area sqft

 **3,002** total sqft

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Room Dimensions

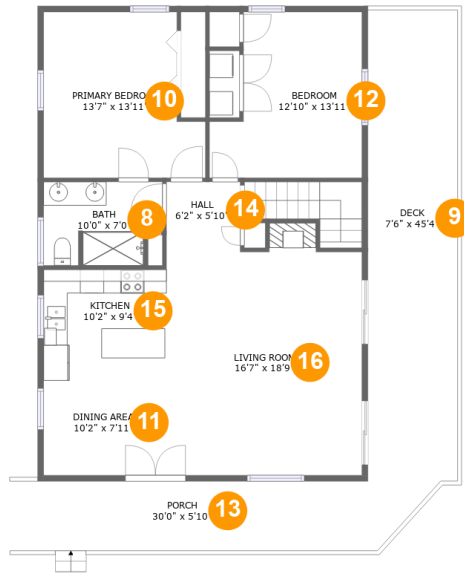
Floor 1

Total sqft: 1402

Living area: 1027

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Hall	6'3" x 9'7"	58 sq. ft	No
2	Deck	7'3" x 39'3"	299 sq. ft	No
3	Bedroom	9'10" x 13'7"	133 sq. ft	Yes
4	Bedroom	12'11" x 13'9"	164 sq. ft	Yes
5	Bath	9'10" x 7'4"	71 sq. ft	Yes
6	Bonus Room	9'10" x 14'11"	138 sq. ft	Yes
7	Recreation Room	16'6" x 21'2"	359 sq. ft	Yes

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Room Dimensions

Floor 2

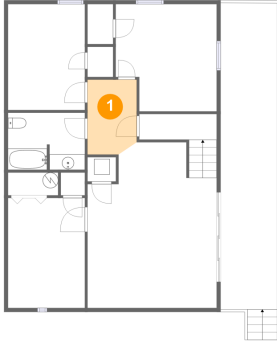
Total sqft: 1600

Living area: 1104

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
8	Bath	10'0" x 7'0"	64 sq. ft	Yes
9	Deck	7'6" x 45'4"	317 sq. ft	No
10	Primary Bedroom	13'7" x 13'11"	167 sq. ft	Yes
11	Dining Area	10'2" x 7'11"	81 sq. ft	Yes
12	Bedroom	12'10" x 13'11"	152 sq. ft	Yes
13	Porch	30'0" x 5'10"	179 sq. ft	No
14	Hall	6'2" x 5'10"	36 sq. ft	Yes
15	Kitchen	10'2" x 9'4"	95 sq. ft	Yes
16	Living Room	16'7" x 18'9"	319 sq. ft	Yes

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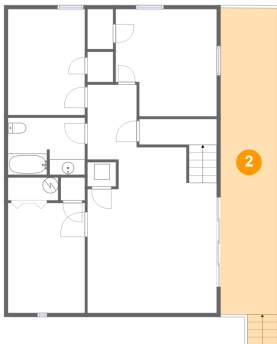
1 Floor 1 - Hall



Dimensions: 6'3" x 9'7"
Area: 58 sq. ft
Counted as Living Area: No

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

2 Floor 1 - Deck

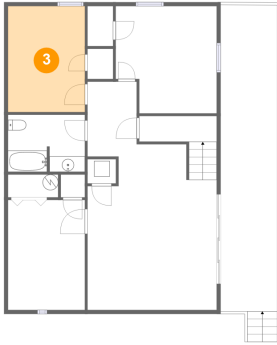


Dimensions: 7'3" x 39'3"
Area: 299 sq. ft
Counted as Living Area: No

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

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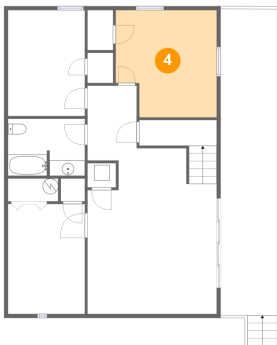
3 Floor 1 - Bedroom



Dimensions: 9'10" x 13'7"
Area: 133 sq. ft
Counted as Living Area:
Yes

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

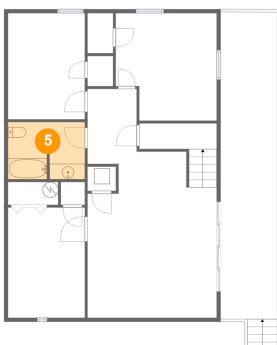
4 Floor 1 - Bedroom



Dimensions: 12'11" x 13'9"
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

5 Floor 1 - Bath

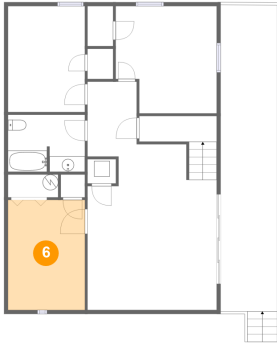


Dimensions: 9'10" x 7'4"
Area: 71 sq. ft
Counted as Living Area:
Yes

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

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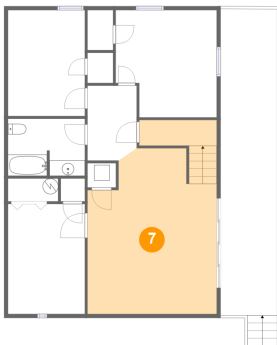
6 Floor 1 - Bonus Room



Dimensions: 9'10" x 14'1"
Area: 138 sq. ft
Counted as Living Area:
Yes

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

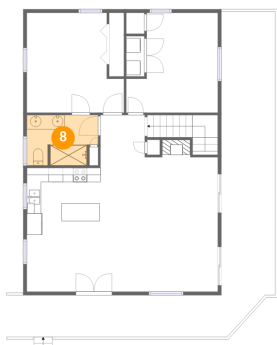
7 Floor 1 - Recreation Room



Dimensions: 16'6" x 21'2"
Area: 359 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 - Bath

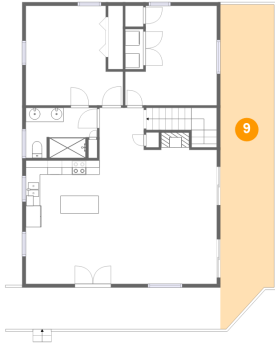


Dimensions: 10'0" x 7'0"
Area: 64 sq. ft
Counted as Living Area:
Yes

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

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9 Floor 2 - Deck



Dimensions: 7'6" x 45'4"
Area: 317 sq. ft
Counted as Living Area: No

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

10 Floor 2 - Primary Bedroom



Dimensions: 13'7" x 13'11"
Area: 167 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 Area

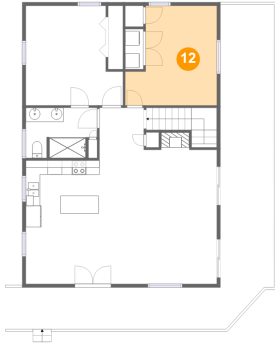


Dimensions: 10'2" x 7'11"
Area: 81 sq. ft
Counted as Living Area: Yes

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

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12 Floor 2 - Bedroom



Dimensions: 12'10" x 13'11"
Area: 152 sq. ft
Counted as Living Area:
Yes

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

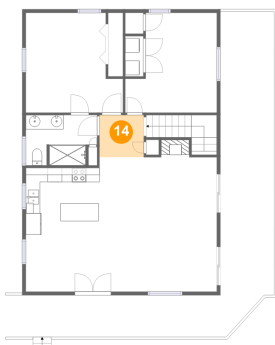
13 Floor 2 - Porch



Dimensions: 30'0" x 5'10"
Area: 179 sq. ft
Counted as Living Area: No

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

14 Floor 2 - Hall

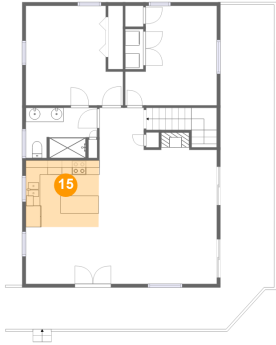


Dimensions: 6'2" x 5'10"
Area: 36 sq. ft
Counted as Living Area:
Yes

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

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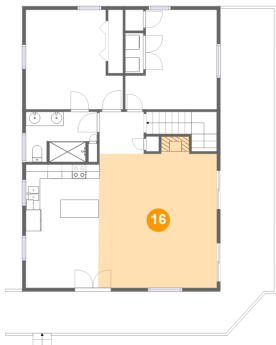
15 Floor 2 - Kitchen



Dimensions: 10'2" x 9'4"
Area: 95 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 - Living Room



Dimensions: 16'7" x 18'9"
Area: 319 sq. ft
Counted as Living Area:
Yes

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