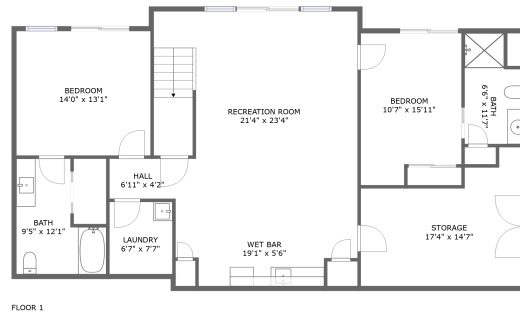
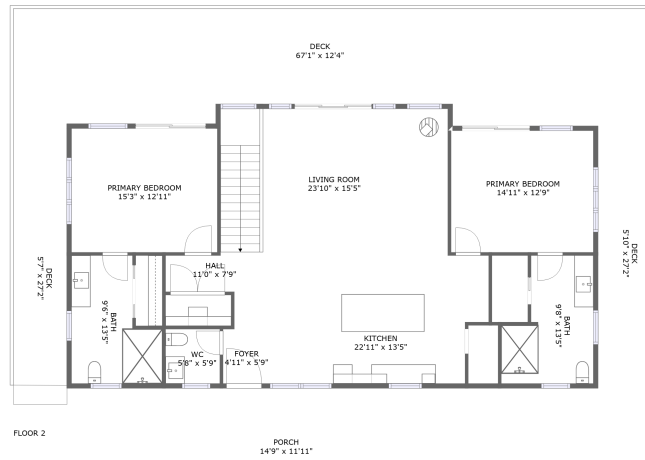


# 116 Watersong Circle, Union Hall, Franklin County, Virginia, United States, 24176




## Property Summary

 **0** garages

 **4** bedrooms

 **4** bathrooms

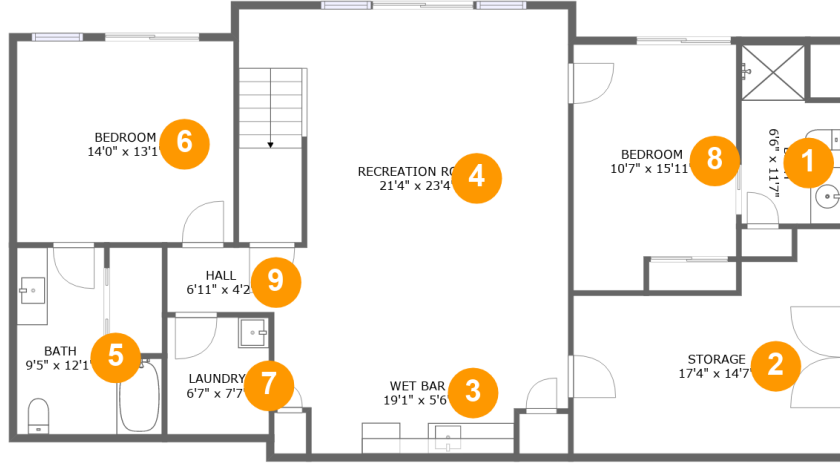
 **1** half baths

 **2** floors

 **2,910** Gross Living Area sqft

 **4,374** total sqft

**116 Watersong Circle, Union Hall, Franklin County, Virginia, United States, 24176**



**Room Dimensions**

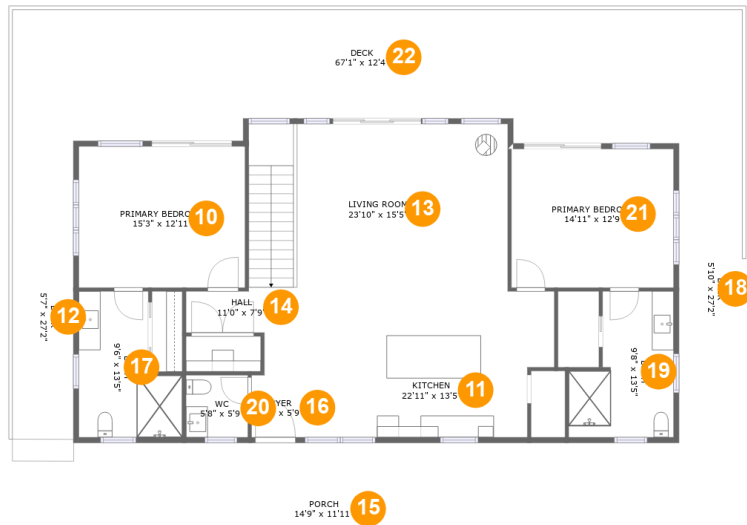
Floor 1

Total sqft: 1531

Living area: 1317

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Bath	6'6" x 11'7"	66 sq. ft	Yes
2	Storage	17'4" x 14'7"	198 sq. ft	No
3	Wet Bar	19'1" x 5'6"	88 sq. ft	Yes
4	Recreation Room	21'4" x 23'4"	476 sq. ft	Yes
5	Bath	9'5" x 12'1"	87 sq. ft	Yes
6	Bedroom	14'0" x 13'1"	183 sq. ft	Yes
7	Laundry	6'7" x 7'7"	50 sq. ft	Yes
8	Bedroom	10'7" x 15'11"	155 sq. ft	Yes
9	Hall	6'11" x 4'2"	29 sq. ft	Yes

# 116 Watersong Circle, Union Hall, Franklin County, Virginia, United States, 24176



## Room Dimensions

Floor 2

Total sqft: 2843

Living area: 1593

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
10	Primary Bedroom	15'3" x 12'11"	198 sq. ft	Yes
11	Kitchen	22'11" x 13'5"	291 sq. ft	Yes
12	Deck	5'7" x 27'2"	152 sq. ft	No
13	Living Room	23'10" x 15'5"	367 sq. ft	Yes
14	Hall	11'0" x 7'9"	57 sq. ft	Yes
15	Porch	14'9" x 11'11"	175 sq. ft	No
16	Foyer	4'11" x 5'9"	28 sq. ft	Yes
17	Bath	9'6" x 13'5"	104 sq. ft	Yes
18	Deck	5'10" x 27'2"	158 sq. ft	No
19	Bath	9'8" x 13'5"	106 sq. ft	Yes
20	Wc	5'8" x 5'9"	32 sq. ft	Yes

Scan captured on Sun, 22 Sep 2024 21:22:40 GMT

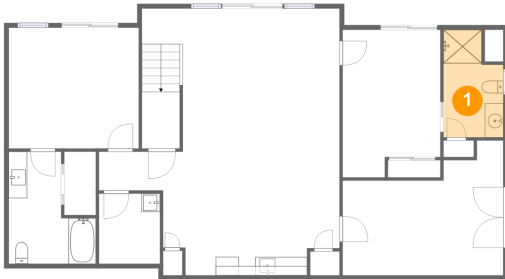
Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

**116 Watersong Circle, Union Hall, Franklin  
County, Virginia, United States, 24176**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
21	Primary Bedroom	14'11" x 12'9"	190 sq. ft	Yes
22	Deck	67'1" x 12'4"	765 sq. ft	No

# 116 Watersong Circle, Union Hall, Franklin County, Virginia, United States, 24176

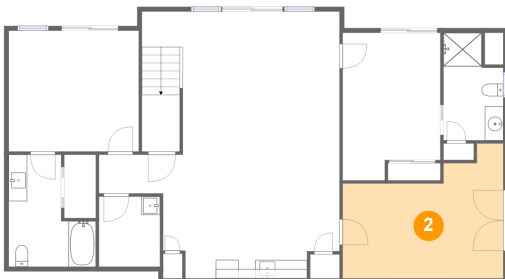
## 1 Floor 1 - Bath



Dimensions: 6'6" x 11'7"  
Area: 66 sq. ft  
Counted as Living Area:  
Yes

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

## 2 Floor 1 - Storage

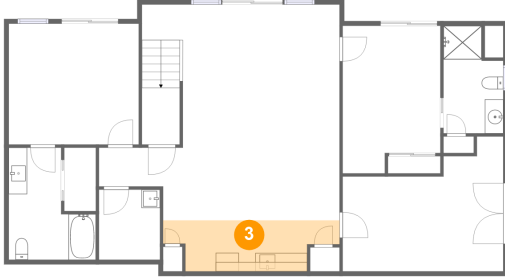


Dimensions: 17'4" x 14'7"  
Area: 198 sq. ft  
Counted as Living Area: No

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

# 116 Watersong Circle, Union Hall, Franklin County, Virginia, United States, 24176

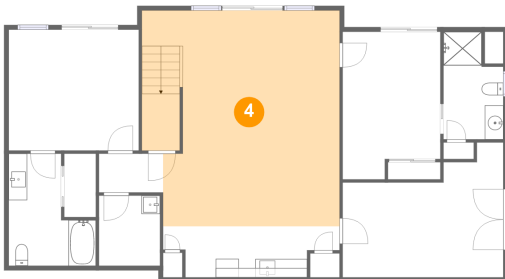
## 3 Floor 1 - Wet Bar



Dimensions: 19'1" x 5'6"  
Area: 88 sq. ft  
Counted as Living Area:  
Yes

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

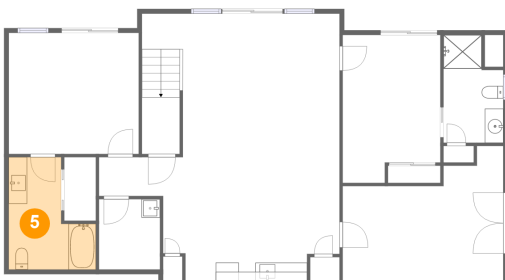
## 4 Floor 1 - Recreation Room



Dimensions: 21'4" x 23'4"  
Area: 476 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

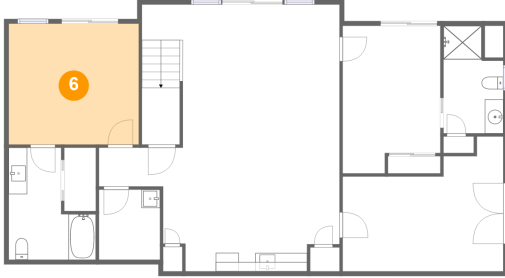


Dimensions: 9'5" x 12'1"  
Area: 87 sq. ft  
Counted as Living Area:  
Yes

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

# 116 Watersong Circle, Union Hall, Franklin County, Virginia, United States, 24176

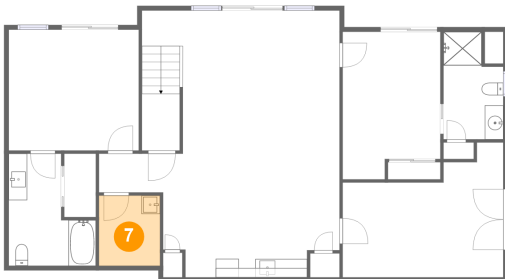
## 6 Floor 1 - Bedroom



Dimensions: 14'0" x 13'1"  
Area: 183 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 - Laundry



Dimensions: 6'7" x 7'7"  
Area: 50 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 1 - Bedroom

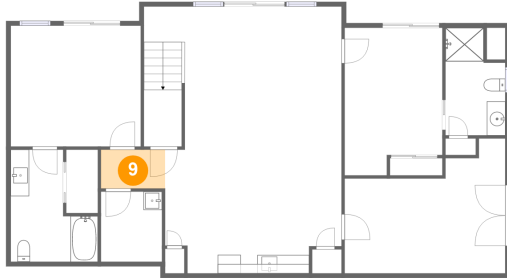


Dimensions: 10'7" x 15'11"  
Area: 155 sq. ft  
Counted as Living Area:  
Yes

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

# 116 Watersong Circle, Union Hall, Franklin County, Virginia, United States, 24176

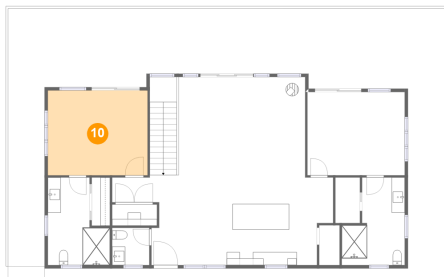
## 9 Floor 1 - Hall



Dimensions: 6'11" x 4'2"  
Area: 29 sq. ft  
Counted as Living Area:  
Yes

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

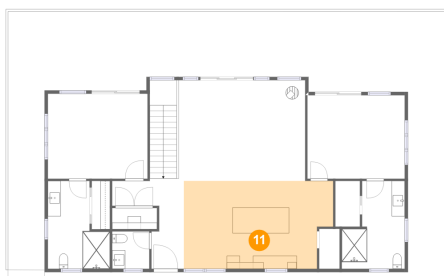
## 10 Floor 2 - Primary Bedroom



Dimensions: 15'3" x 12'11"  
Area: 198 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 - Kitchen



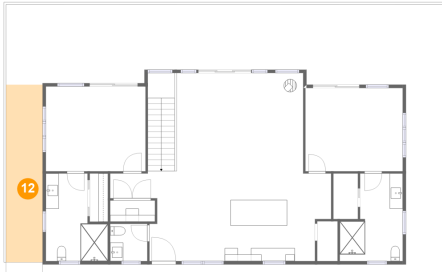
Dimensions: 22'11" x 13'5"  
Area: 291 sq. ft  
Counted as Living Area:  
Yes

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



# 116 Watersong Circle, Union Hall, Franklin County, Virginia, United States, 24176

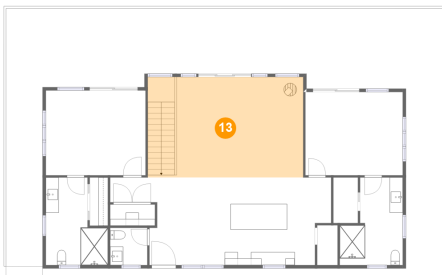
## 12 Floor 2 - Deck



Dimensions: 5'7" x 27'2"  
Area: 152 sq. ft  
Counted as Living Area: No

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

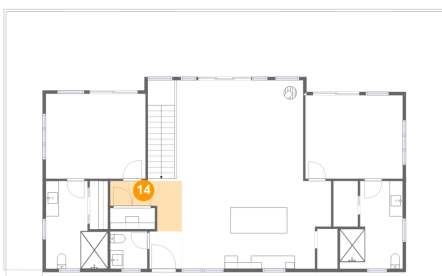
## 13 Floor 2 - Living Room



Dimensions: 23'10" x 15'5"  
Area: 367 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 - Hall

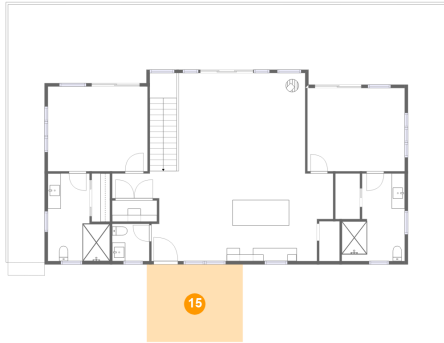


Dimensions: 11'0" x 7'9"  
Area: 57 sq. ft  
Counted as Living Area: Yes

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

# 116 Watersong Circle, Union Hall, Franklin County, Virginia, United States, 24176

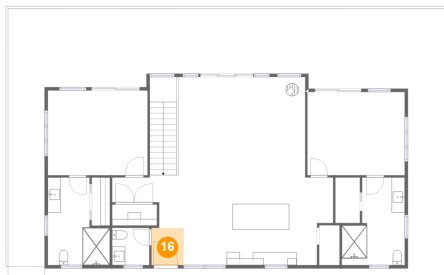
## 15 Floor 2 - Porch



Dimensions: 14'9" x 11'11"  
Area: 175 sq. ft  
Counted as Living Area: No

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

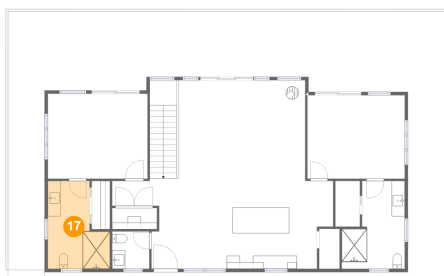
## 16 Floor 2 - Foyer



Dimensions: 4'11" x 5'9"  
Area: 28 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 - Bath

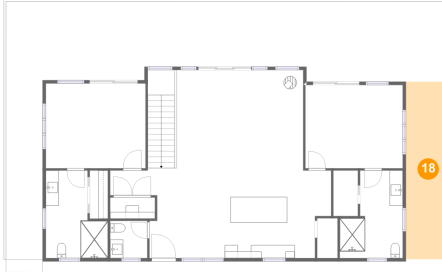


Dimensions: 9'6" x 13'5"  
Area: 104 sq. ft  
Counted as Living Area: Yes

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

# 116 Watersong Circle, Union Hall, Franklin County, Virginia, United States, 24176

## 18 Floor 2 - Deck



Dimensions: 5'10" x 27'2"  
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

## 19 Floor 2 - Bath



Dimensions: 9'8" x 13'5"  
Area: 106 sq. ft  
Counted as Living Area: Yes

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

## 20 Floor 2 - Wc

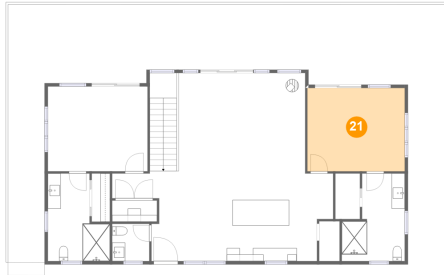


Dimensions: 5'8" x 5'9"  
Area: 32 sq. ft  
Counted as Living Area: Yes

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

# 116 Watersong Circle, Union Hall, Franklin County, Virginia, United States, 24176

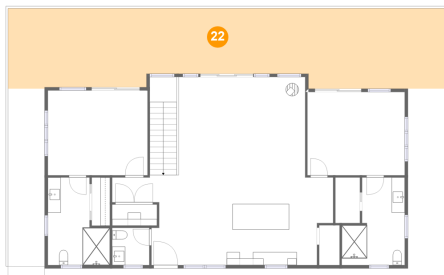
## 21 Floor 2 - Primary Bedroom



Dimensions: 14'11" x 12'9"  
Area: 190 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 2 - Deck



Dimensions: 67'1" x 12'4"  
Area: 765 sq. ft  
Counted as Living Area: No

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