

Home report

2482 Grand Avenue, Little Italy, Niagara Falls, Niagara County,  
New York, United States, 14301




Total Area: 1773 sq. ft


Below Ground: 620 sq. ft, Floor 2: 727 sq. ft, Floor 3: 426 sq. ft

Excluded: Utility 72 sq. ft, Attic 89 sq. ft, Low Ceiling 60 sq. ft, Walls: 166 sq. ft

Property summary

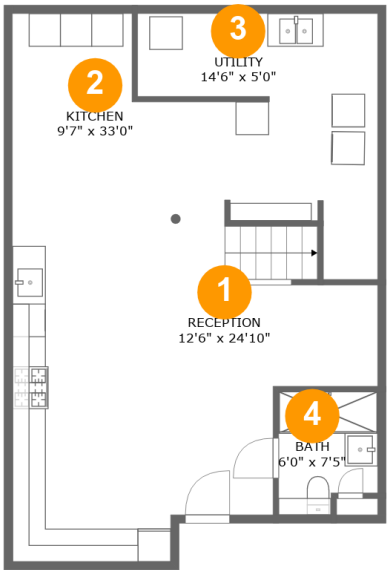
 **3** Floors

 **4** Bedrooms

 **2** Bathrooms

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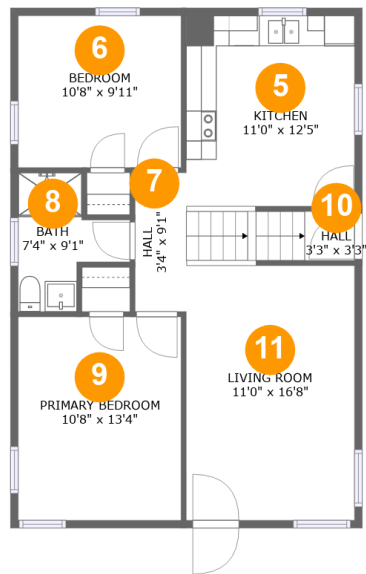
Room dimensions

Floor 1 Below ground Total:620sqft    Excluded: 72sqft

#		Max Dimensions	sqft	Included
1	Reception	12'6" x 24'10"	258 sq. ft	Yes
2	Kitchen	9'7" x 33'0"	303 sq. ft	Yes
3	Utility	14'6" x 5'0"	72 sq. ft	No
4	Bath	6'0" x 7'5"	41 sq. ft	Yes

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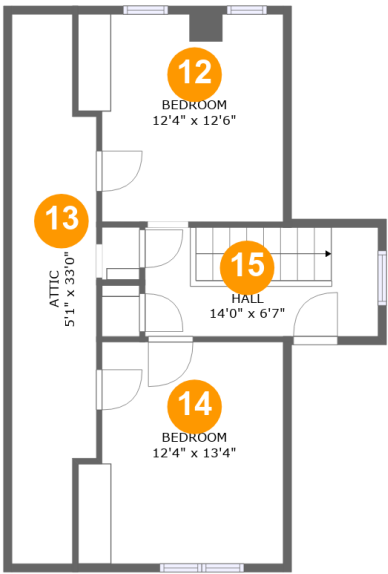
Room dimensions

Floor 2 Total:727sqft   Excluded: 0sqft

#		Max Dimensions	sqft	Included
5	Kitchen	11'0" x 12'5"	137 sq. ft	Yes
6	Bedroom	10'8" x 9'11"	106 sq. ft	Yes
7	Hall	3'4" x 9'1"	30 sq. ft	Yes
8	Bath	7'4" x 9'1"	45 sq. ft	Yes
9	Primary Bedroom	10'8" x 13'4"	142 sq. ft	Yes
10	Hall	3'3" x 3'3"	21 sq. ft	Yes
11	Living Room	11'0" x 16'8"	201 sq. ft	Yes

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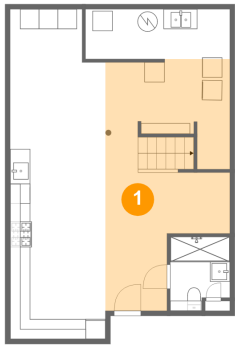
Room dimensions

Floor 3 Total:426sqft    Excluded: 149sqft

#		Max Dimensions	sqft	Included
12	Bedroom	12'4" x 12'6"	144 sq. ft	Yes
13	Attic	5'1" x 33'0"	89 sq. ft	No
14	Bedroom	12'4" x 13'4"	154 sq. ft	Yes
15	Hall	14'0" x 6'7"	92 sq. ft	Yes

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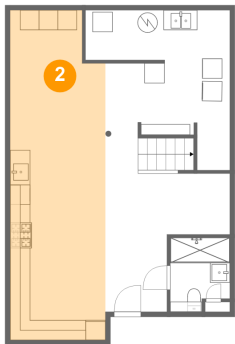
1 Floor 1 - Reception



Max Dimensions: 12'6" x 24'10"  
Calculated Area: 258 sq. ft  
Included: Yes

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

2 Floor 1 - Kitchen



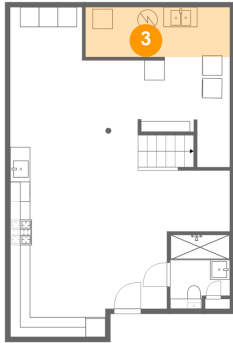
Max Dimensions: 9'7" x 33'0"  
Calculated Area: 303 sq. ft  
Included: Yes

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

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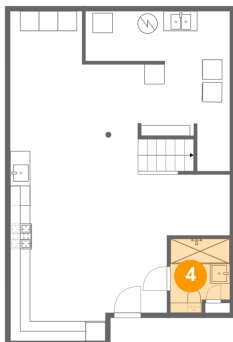
### 3 Floor 1 - Utility



Max Dimensions: 14'6" x 5'0"  
Calculated Area: 72 sq. ft  
Included: No

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

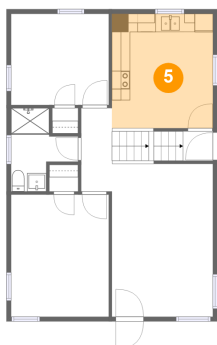
### 4 Floor 1 - Bath



Max Dimensions: 6'0" x 7'5"  
Calculated Area: 41 sq. ft  
Included: Yes

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

### 5 Floor 2 - Kitchen



Max Dimensions: 11'0" x 12'5"  
Calculated Area: 137 sq. ft  
Included: Yes

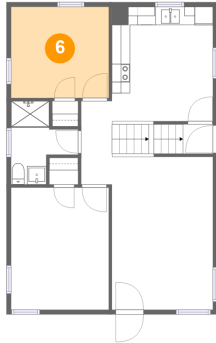
Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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### 6 Floor 2 - Bedroom

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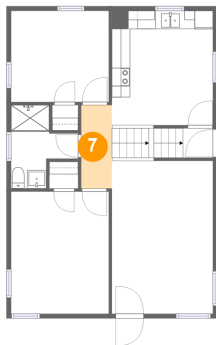


Max Dimensions: 10'8" x 9'11"  
Calculated Area: 106 sq. ft  
Included: Yes

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

### 7 Floor 2 - Hall

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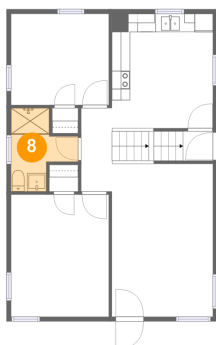


Max Dimensions: 3'4" x 9'1"  
Calculated Area: 30 sq. ft  
Included: Yes

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

### 8 Floor 2 - Bath

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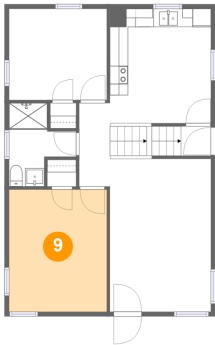


Max Dimensions: 7'4" x 9'1"  
Calculated Area: 45 sq. ft  
Included: Yes

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

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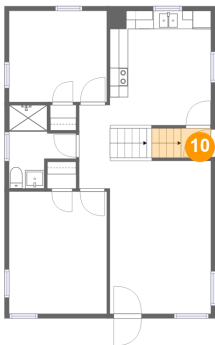
9 Floor 2 - Primary Bedroom



Max Dimensions: 10'8" x 13'4"  
Calculated Area: 142 sq. ft  
Included: Yes

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

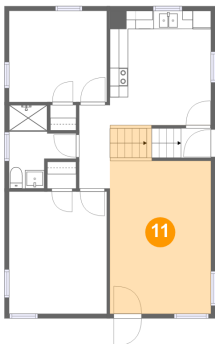
10 Floor 2 - Hall



Max Dimensions: 3'3" x 3'3"  
Calculated Area: 21 sq. ft  
Included: Yes

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

11 Floor 2 - Living Room



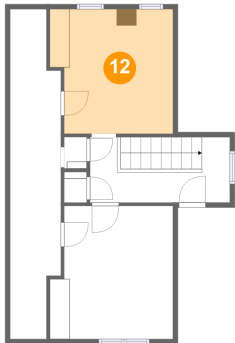
Max Dimensions: 11'0" x 16'8"  
Calculated Area: 201 sq. ft  
Included: Yes

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



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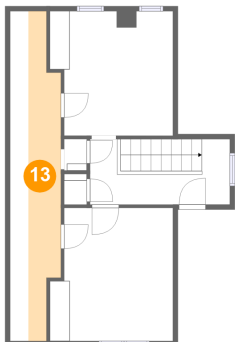
12 Floor 3 - Bedroom



Max Dimensions: 12'4" x 12'6"  
Calculated Area: 144 sq. ft  
Included: Yes

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

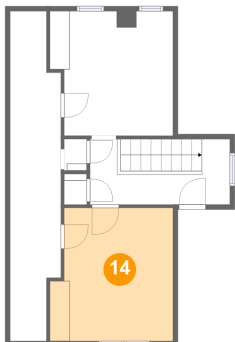
13 Floor 3 - Attic



Max Dimensions: 5'1" x 33'0"  
Calculated Area: 89 sq. ft  
Included: No

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

14 Floor 3 - Bedroom

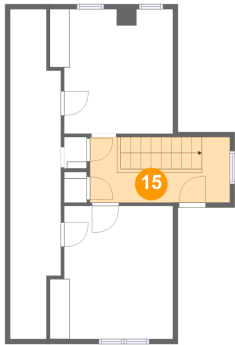


Max Dimensions: 12'4" x 13'4"  
Calculated Area: 154 sq. ft  
Included: Yes

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

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**15** Floor 3 - Hall



Max Dimensions: 14'0" x 6'7"  
Calculated Area: 92 sq. ft  
Included: Yes

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