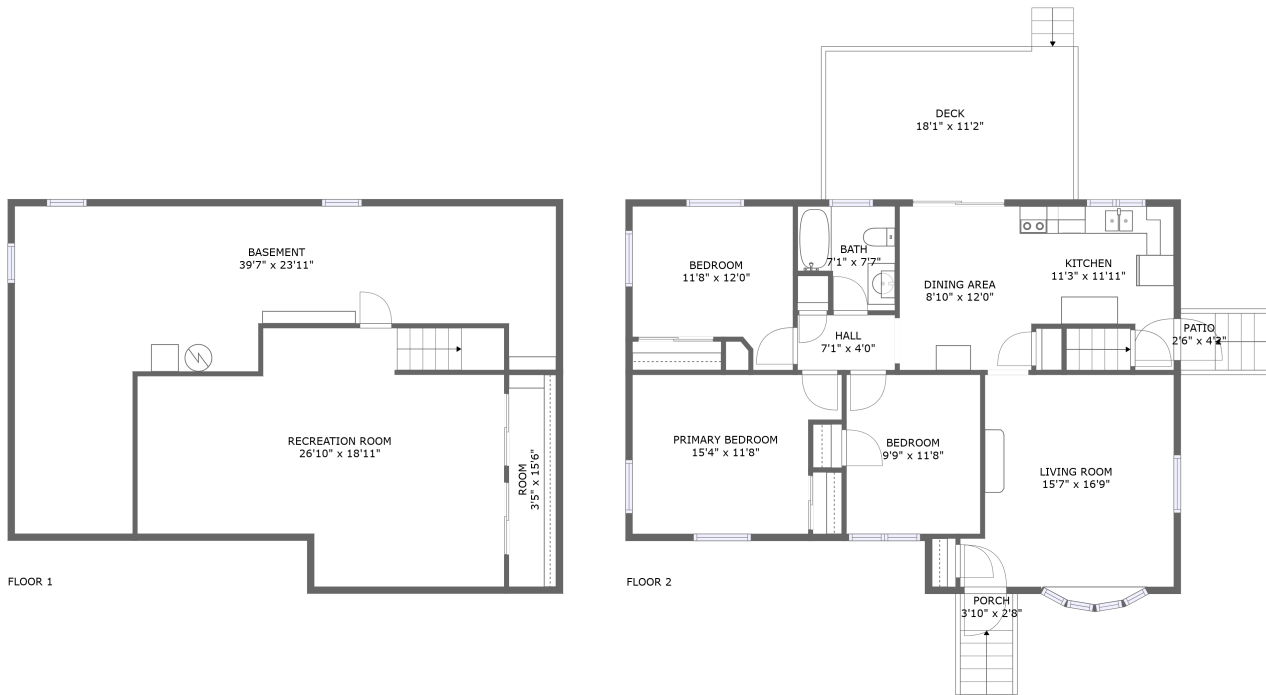



# 7 James Rd, North Branford, CT, US



## Property summary

 **0** Garages

 **3** Bedrooms

 **1** Bathrooms

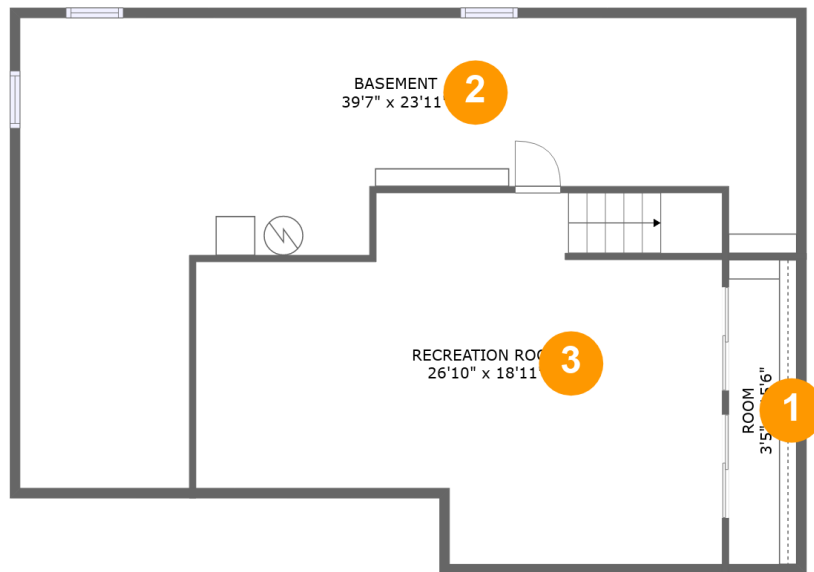
 **0** Half baths

 **2** Floors

 **1,091** Gross living area sqft

 **2,394** Total sqft

# 7 James Rd, North Branford, CT, US



## Room dimensions

Floor 1

Total sqft: 1086

Living area: 0

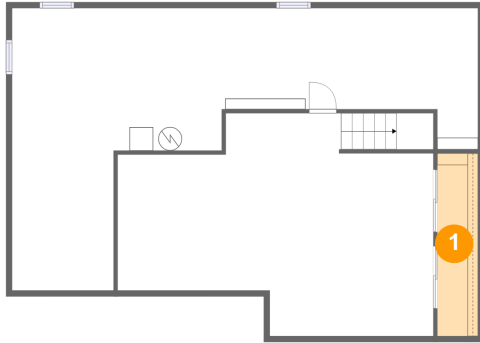
| # |                 | Dimensions      | sqft       | Counted as living area |
|---|-----------------|-----------------|------------|------------------------|
| 1 | Room            | 3'5" x 15'6"    | 54 sq. ft  | No                     |
| 2 | Basement        | 39'7" x 23'11"  | 516 sq. ft | No                     |
| 3 | Recreation Room | 26'10" x 18'11" | 422 sq. ft | No                     |

**7 James Rd, North Branford, CT, US****Room dimensions****Floor 2****Total sqft: 1308    Living area: 1091**

| #  |                 | Dimensions     | sqft       | Counted as living area |
|----|-----------------|----------------|------------|------------------------|
| 4  | Primary Bedroom | 15'4" x 11'8"  | 158 sq. ft | Yes                    |
| 5  | Bedroom         | 11'8" x 12'0"  | 119 sq. ft | Yes                    |
| 6  | Deck            | 18'1" x 11'2"  | 197 sq. ft | No                     |
| 7  | Kitchen         | 11'3" x 11'11" | 109 sq. ft | Yes                    |
| 8  | Bath            | 7'1" x 7'7"    | 47 sq. ft  | Yes                    |
| 9  | Living Room     | 15'7" x 16'9"  | 227 sq. ft | Yes                    |
| 10 | Dining Area     | 8'10" x 12'0"  | 105 sq. ft | Yes                    |
| 11 | Bedroom         | 9'9" x 11'8"   | 114 sq. ft | Yes                    |
| 12 | Hall            | 7'1" x 4'0"    | 29 sq. ft  | Yes                    |
| 13 | Porch           | 3'10" x 2'8"   | 10 sq. ft  | No                     |
| 14 | Patio           | 2'6" x 4'2"    | 10 sq. ft  | No                     |

# 7 James Rd, North Branford, CT, US

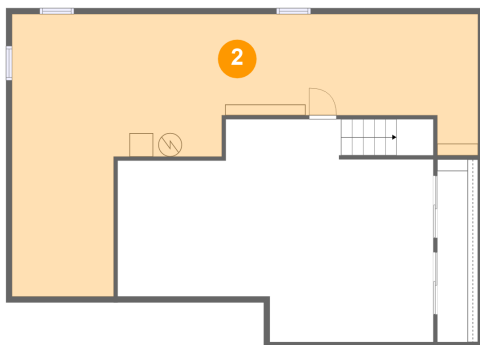
## 1 Floor 1 - Room



Dimensions: 3'5" x 15'6"  
Area: 54 sq. ft  
Counted as living area: No

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

## 2 Floor 1 - Basement

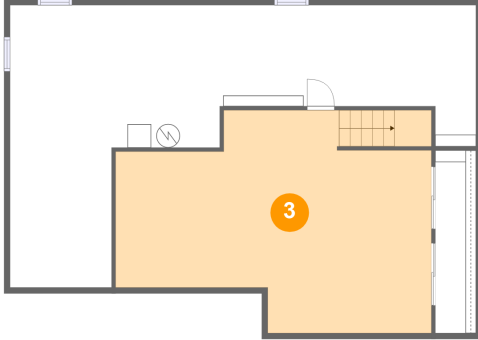


Dimensions: 39'7" x 23'11"  
Area: 516 sq. ft  
Counted as living area: No

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

# 7 James Rd, North Branford, CT, US

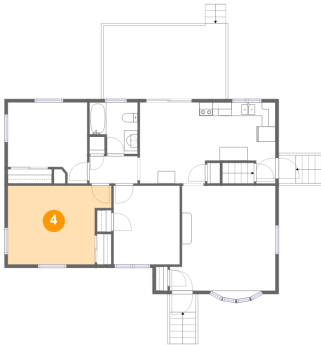
## 3 Floor 1 - Recreation Room



Dimensions: 26'10" x 18'11"  
Area: 422 sq. ft  
Counted as living area: No

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

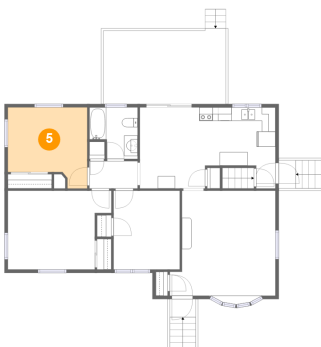
## 4 Floor 2 - Primary Bedroom



Dimensions: 15'4" x 11'8"  
Area: 158 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 2 - Bedroom

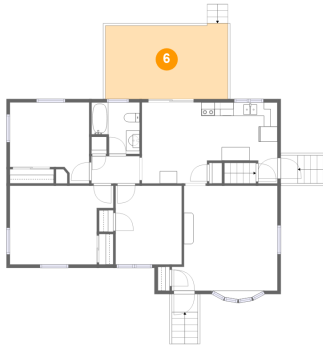


Dimensions: 11'8" x 12'0"  
Area: 119 sq. ft  
Counted as living area: Yes

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

# 7 James Rd, North Branford, CT, US

## 6 Floor 2 - Deck



**Dimensions:** 18'1" x 11'2"  
**Area:** 197 sq. ft  
**Counted as living area:** No

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

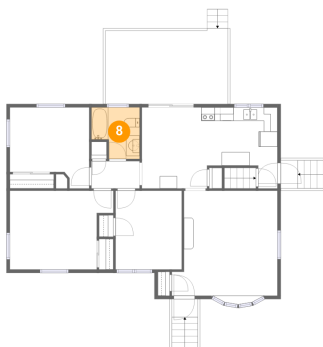
## 7 Floor 2 - Kitchen



**Dimensions:** 11'3" x 11'11"  
**Area:** 109 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:** 7'1" x 7'7"  
**Area:** 47 sq. ft  
**Counted as living area:** Yes

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

# 7 James Rd, North Branford, CT, US

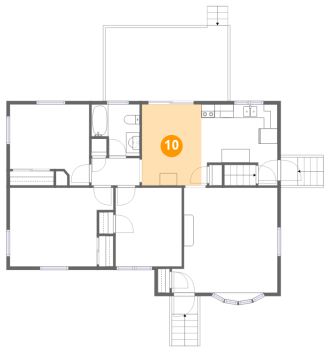
## 9 Floor 2 - Living Room



**Dimensions:** 15'7" x 16'9"  
**Area:** 227 sq. ft  
**Counted as living area:** Yes

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

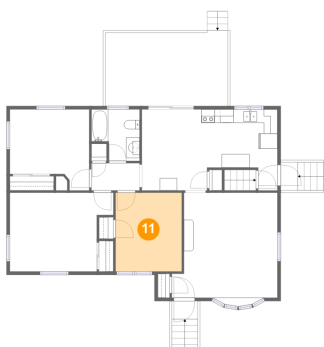
## 10 Floor 2 - Dining Area



**Dimensions:** 8'10" x 12'0"  
**Area:** 105 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 - Bedroom

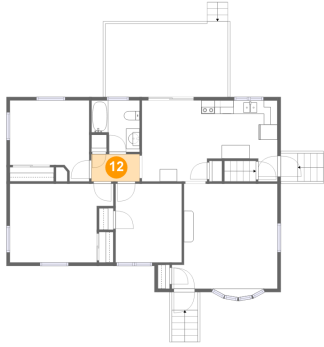


**Dimensions:** 9'9" x 11'8"  
**Area:** 114 sq. ft  
**Counted as living area:** Yes

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

# 7 James Rd, North Branford, CT, US

## 12 Floor 2 - Hall



Dimensions: 7'1" x 4'0"  
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

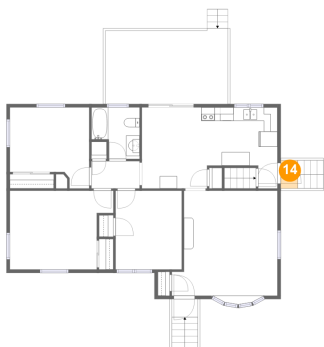
## 13 Floor 2 - Porch



Dimensions: 3'10" x 2'8"  
Area: 10 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 - Patio



Dimensions: 2'6" x 4'2"  
Area: 10 sq. ft  
Counted as living area: No

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