





149 Rollingwood Court, Heatherstone, Laymantown, Troutville, Botetourt County,

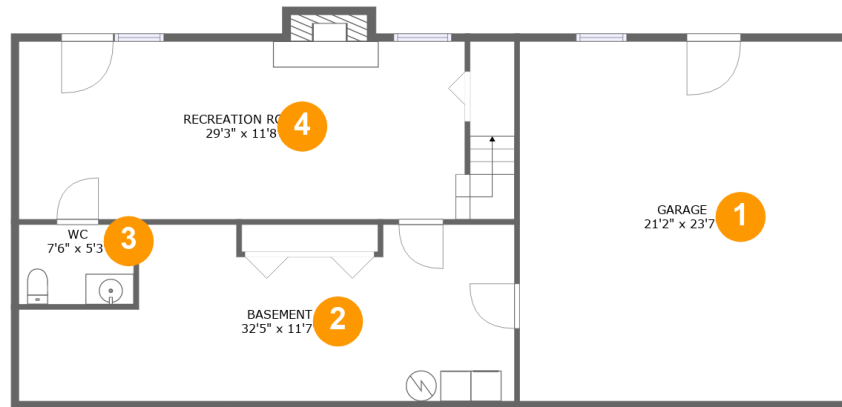


Property Summary

 **1** garages  **3** bedrooms  **2** bathrooms  **1** half baths

 **2** floors  **1,485** Gross Living Area sqft  **3,369** total sqft

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Room Dimensions

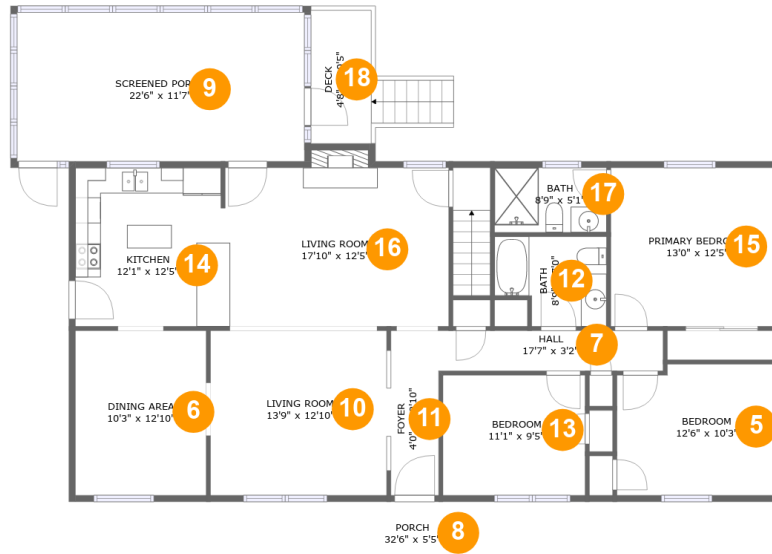
Floor 1

Total sqft: 1362

Living area: 0

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Garage	21'2" x 23'7"	499 sq. ft	No
2	Basement	32'5" x 11'7"	311 sq. ft	No
3	Wc	7'6" x 5'3"	39 sq. ft	No
4	Recreation Room	29'3" x 11'8"	384 sq. ft	No

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Room Dimensions

Floor 2

Total sqft: 2007

Living area: 1485

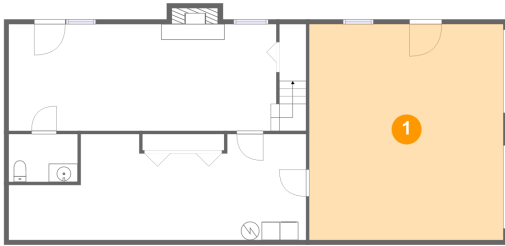
#	Room name	Dimensions	Area (sqft)	Counted as Living Area
5	Bedroom	12'6" x 10'3"	125 sq. ft	Yes
6	Dining Area	10'3" x 12'10"	132 sq. ft	Yes
7	Hall	17'7" x 3'2"	55 sq. ft	Yes
8	Porch	32'6" x 5'5"	179 sq. ft	No
9	Screened Porch	22'6" x 11'7"	262 sq. ft	No
10	Living Room	13'9" x 12'10"	177 sq. ft	Yes
11	Foyer	4'0" x 12'10"	51 sq. ft	Yes
12	Bath	8'9" x 7'0"	54 sq. ft	Yes
13	Bedroom	11'1" x 9'5"	104 sq. ft	Yes
14	Kitchen	12'1" x 12'5"	146 sq. ft	Yes
15	Primary Bedroom	13'0" x 12'5"	161 sq. ft	Yes

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Laymantown, Troutville, Botetourt County,**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
16	Living Room	17'10" x 12'5"	222 sq. ft	Yes
17	Bath	8'9" x 5'1"	44 sq. ft	Yes
18	Deck	4'8" x 10'5"	49 sq. ft	No

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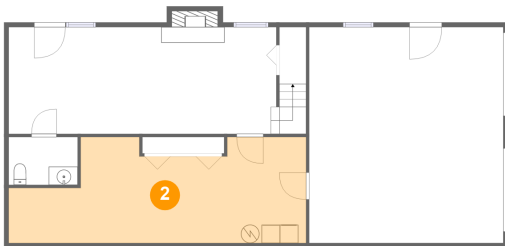
1 Floor 1 - Garage



Dimensions: 21'2" x 23'7"
Area: 499 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

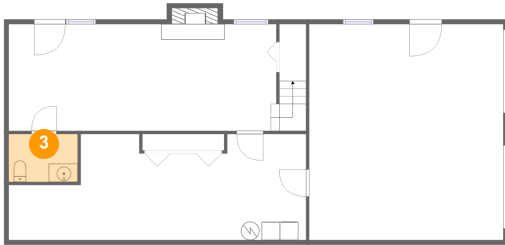


Dimensions: 32'5" x 11'7"
Area: 311 sq. ft
Counted as Living Area: No

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

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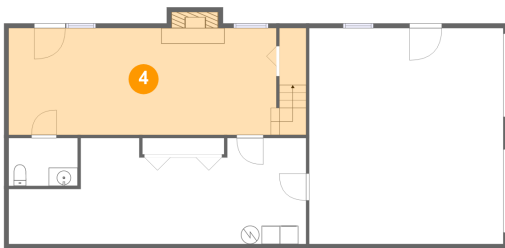
3 Floor 1 - Wc



Dimensions: 7'6" x 5'3"
Area: 39 sq. ft
Counted as Living Area: No

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

4 Floor 1 - Recreation Room



Dimensions: 29'3" x 11'8"
Area: 384 sq. ft
Counted as Living Area: No

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

5 Floor 2 - Bedroom



Dimensions: 12'6" x 10'3"
Area: 125 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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6 Floor 2 - Dining Area



Dimensions: 10'3" x 12'10"
Area: 132 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 2 - Hall



Dimensions: 17'7" x 3'2"
Area: 55 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 - Porch

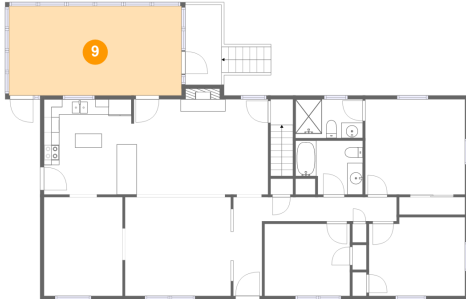


Dimensions: 32'6" x 5'5"
Area: 179 sq. ft
Counted as Living Area: No

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

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9 Floor 2 - Screened Porch



Dimensions: 22'6" x 11'7"
Area: 262 sq. ft
Counted as Living Area: No

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

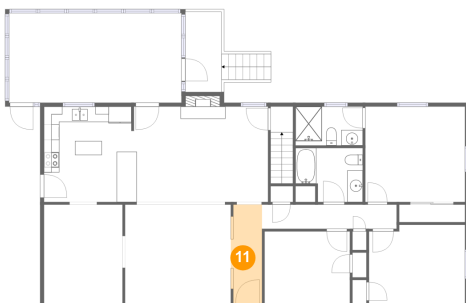
10 Floor 2 - Living Room



Dimensions: 13'9" x 12'10"
Area: 177 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 - Foyer



Dimensions: 4'0" x 12'10"
Area: 51 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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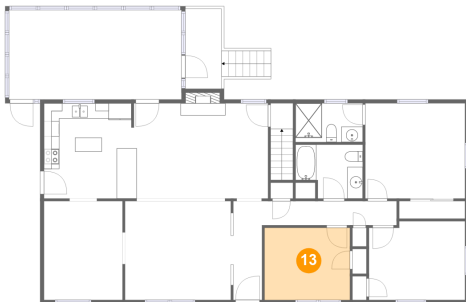
12 Floor 2 - Bath



Dimensions: 8'9" x 7'0"
Area: 54 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 - Bedroom



Dimensions: 11'1" x 9'5"
Area: 104 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 - Kitchen



Dimensions: 12'1" x 12'5"
Area: 146 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 - Primary Bedroom



Dimensions: 13'0" x 12'5"
Area: 161 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: 17'10" x 12'5"
Area: 222 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: 8'9" x 5'1"
Area: 44 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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18 Floor 2 - Deck



Dimensions: 4'8" x 10'5"
Area: 49 sq. ft
Counted as Living Area: No

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