


# 65 Mountain Breeze Drive, Hardy, Franklin County, Virginia, United States, 24101



## Property summary


 **1** Garages

 **3** Bedrooms

 **3** Bathrooms

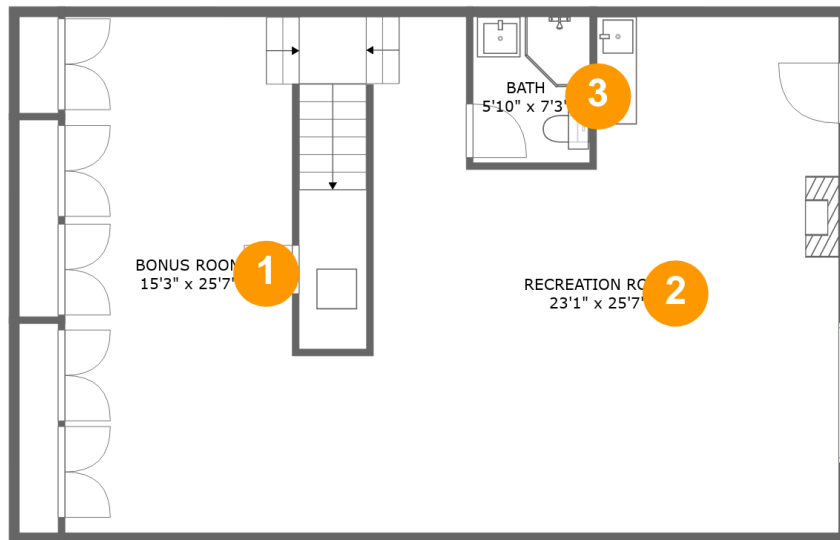
 **0** Half baths

 **2** Floors

 **2,674**  
Gross living  
area sqft

 **4,104**  
Total sqft

# 65 Mountain Breeze Drive, Hardy, Franklin County, Virginia, United States, 24101



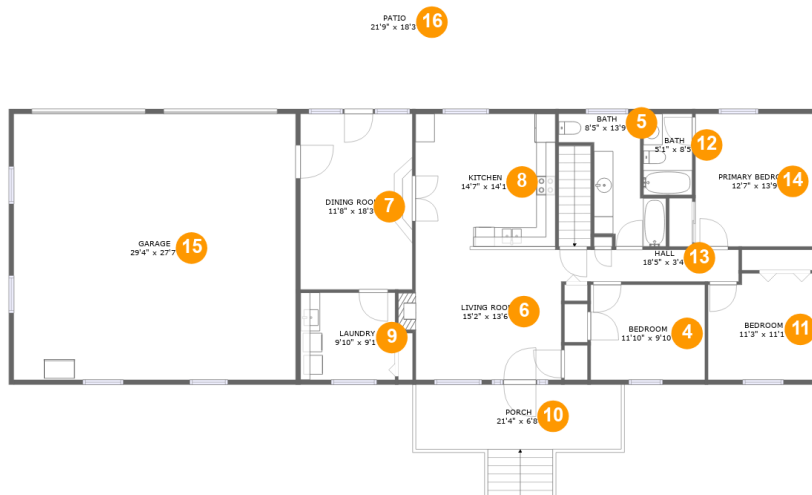
## Room dimensions

Floor 1

Total sqft: 1111 Living area: 1111

#		Dimensions	sqft	Counted as living area
1	Room	15'3" x 25'7"	326 sq. ft	Yes
2	Recreation Room	23'1" x 25'7"	573 sq. ft	Yes
3	Bath	5'10" x 7'3"	42 sq. ft	Yes

# 65 Mountain Breeze Drive, Hardy, Franklin County, Virginia, United States, 24101



## Room dimensions

Floor 2

Total sqft: 2993 Living area: 1563

#		Dimensions	sqft	Counted as living area
4	Bedroom	11'10" x 9'10"	117 sq. ft	Yes
5	Bath	8'5" x 13'9"	87 sq. ft	Yes
6	Living Room	15'2" x 13'6"	211 sq. ft	Yes
7	Dining Room	11'8" x 18'3"	212 sq. ft	Yes
8	Kitchen	14'7" x 14'1"	205 sq. ft	Yes
9	Utility	9'10" x 9'1"	89 sq. ft	Yes
10	Outdoor	21'4" x 6'8"	178 sq. ft	No
11	Bedroom	11'3" x 11'1"	120 sq. ft	Yes
12	Bath	5'1" x 8'5"	43 sq. ft	Yes
13	Hall	18'5" x 3'4"	61 sq. ft	Yes
14	Bedroom	12'7" x 13'9"	173 sq. ft	Yes

Scan captured on Fri, 10 Jan 2025 18:50:41 GMT

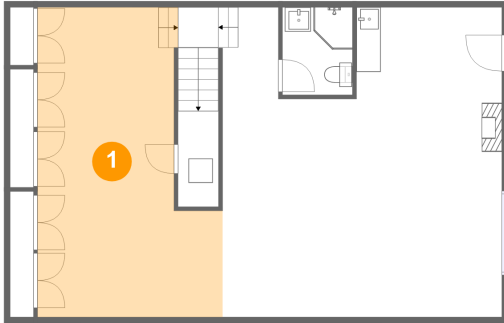
Information is calculated by Cubicasa technology deemed highly reliable but not guaranteed.

# 65 Mountain Breeze Drive, Hardy, Franklin County, Virginia, United States, 24101

#		Dimensions	sqft	Counted as living area
15	Garage	29'4" x 27'7"	810 sq. ft	No
16	Outdoor	21'9" x 18'3"	399 sq. ft	No

# 65 Mountain Breeze Drive, Hardy, Franklin County, Virginia, United States, 24101

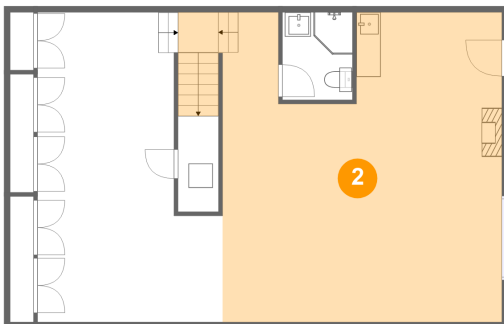
## 1 Floor 1 - Room



Dimensions: 15'3" x 25'7"  
Area: 326 sq. ft  
Counted as living area: Yes

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

## 2 Floor 1 - Recreation Room

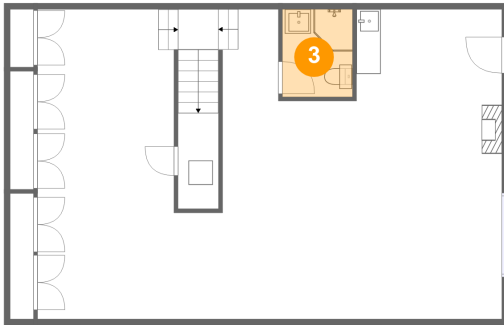


Dimensions: 23'1" x 25'7"  
Area: 573 sq. ft  
Counted as living area: Yes

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

# 65 Mountain Breeze Drive, Hardy, Franklin County, Virginia, United States, 24101

## 3 Floor 1 - Bath



Dimensions: 5'10" x 7'3"  
Area: 42 sq. ft  
Counted as living area: Yes

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

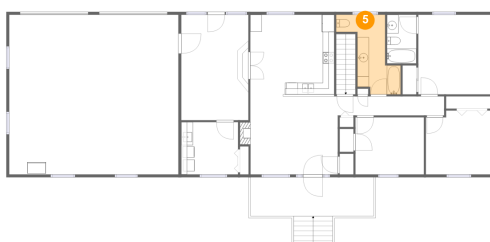
## 4 Floor 2 - Bedroom



Dimensions: 11'10" x 9'10"  
Area: 117 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 - Bath

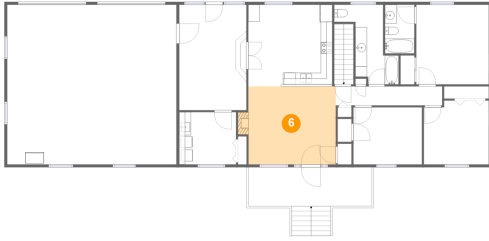


Dimensions: 8'5" x 13'9"  
Area: 87 sq. ft  
Counted as living area: Yes

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

# 65 Mountain Breeze Drive, Hardy, Franklin County, Virginia, United States, 24101

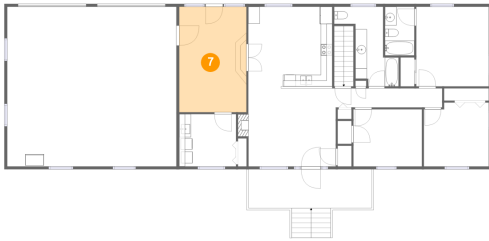
## 6 Floor 2 - Living Room



Dimensions: 15'2" x 13'6"  
Area: 211 sq. ft  
Counted as living area: Yes

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

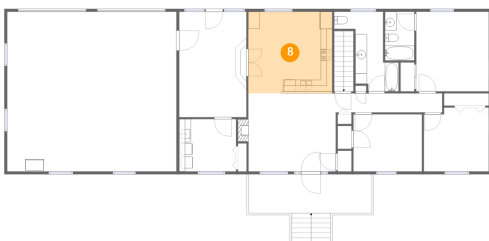
## 7 Floor 2 - Dining Room



Dimensions: 11'8" x 18'3"  
Area: 212 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 - Kitchen

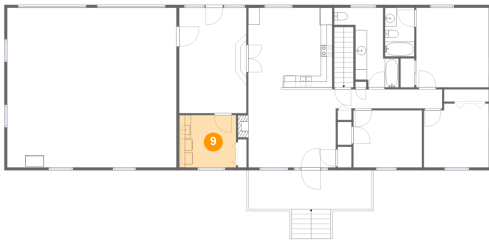


Dimensions: 14'7" x 14'1"  
Area: 205 sq. ft  
Counted as living area: Yes

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

# 65 Mountain Breeze Drive, Hardy, Franklin County, Virginia, United States, 24101

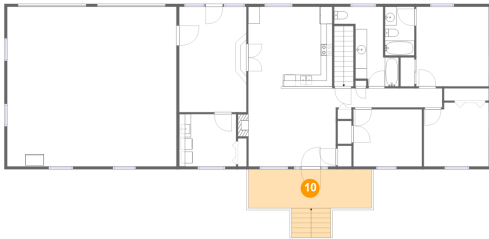
## 9 Floor 2 - Utility



Dimensions: 9'10" x 9'1"  
Area: 89 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 - Outdoor



Dimensions: 21'4" x 6'8"  
Area: 178 sq. ft  
Counted as living area: No

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

## 11 Floor 2 - Bedroom



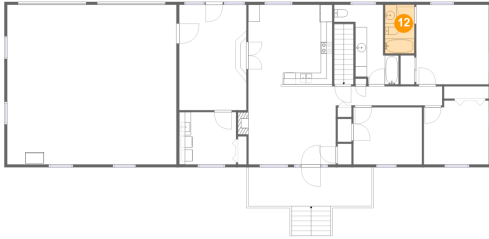
Dimensions: 11'3" x 11'1"  
Area: 120 sq. ft  
Counted as living area: Yes

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



# 65 Mountain Breeze Drive, Hardy, Franklin County, Virginia, United States, 24101

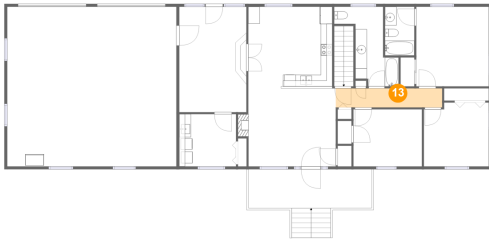
## 12 Floor 2 - Bath



Dimensions: 5'1" x 8'5"  
Area: 43 sq. ft  
Counted as living area: Yes

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

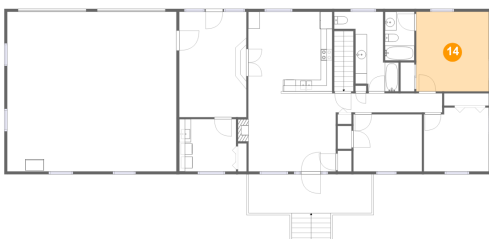
## 13 Floor 2 - Hall



Dimensions: 18'5" x 3'4"  
Area: 61 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 - Bedroom

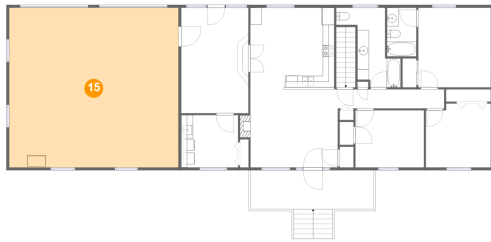


Dimensions: 12'7" x 13'9"  
Area: 173 sq. ft  
Counted as living area: Yes

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

**65 Mountain Breeze Drive, Hardy, Franklin County,  
Virginia, United States, 24101**

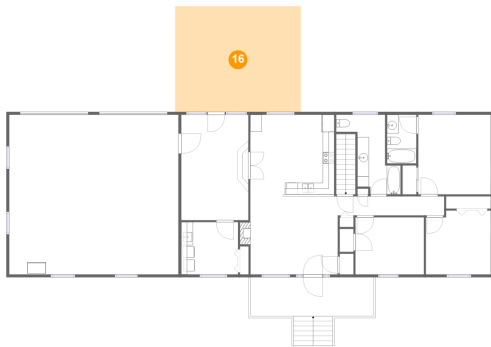
**15 Floor 2 - Garage**



**Dimensions:** 29'4" x 27'7"  
**Area:** 810 sq. ft  
**Counted as living area:** No

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

**16 Floor 2 - Outdoor**



**Dimensions:** 21'9" x 18'3"  
**Area:** 399 sq. ft  
**Counted as living area:** No

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