

Home report

9818 Waters Lane, Rowlett, Dallas County, Texas, United States, 75089



Total Area: 4151 sq. ft

Floor 1: 2531 sq. ft, Floor 2: 1620 sq. ft

Excluded: Garage 621 sq. ft, Porch 165 sq. ft, Covered patio 355 sq. ft, Patio 1588 sq. ft, Balcony 152 sq. ft, Open to below 173 sq. ft, Walls: 281 sq. ft

Property summary

**2**
Floors

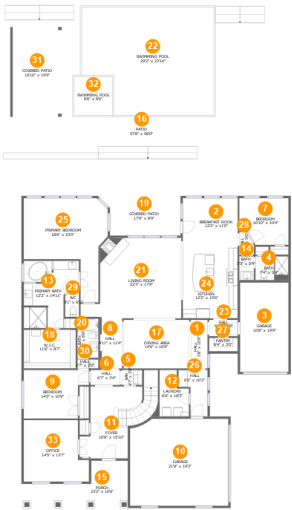
**6**
Bedrooms

**5**
Bathrooms

**2**
Garages

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Room dimensions

Floor 1 Total:2531sqft Excluded: 2729sqft

#		Max Dimensions	sqft	Included
1	Hall	3'8" x 10'9"	40 sq. ft	Yes
2	Breakfast Nook	12'2" x 11'0"	134 sq. ft	Yes
3	Garage	10'8" x 19'9"	211 sq. ft	No
4	Bath	7'4" x 5'4"	39 sq. ft	Yes
5	Bar	4'7" x 3'8"	16 sq. ft	Yes
6	Hall	6'7" x 3'4"	22 sq. ft	Yes
7	Bedroom	10'10" x 10'4"	104 sq. ft	Yes
8	Hall	4'11" x 11'4"	56 sq. ft	Yes
9	Bedroom	14'5" x 10'9"	136 sq. ft	Yes
10	Garage	21'8" x 19'3"	410 sq. ft	No
11	Foyer	10'8" x 15'10"	204 sq. ft	Yes

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#		Max Dimensions	sqft	Included
12	Laundry	6'6" x 10'3"	56 sq. ft	Yes
13	Primary Bath	12'2" x 14'11"	152 sq. ft	Yes
14	Bath	3'3" x 5'4"	17 sq. ft	Yes
15	Porch	23'2" x 10'6"	165 sq. ft	No
16	Patio	57'8" x 56'0"	2293 sq. ft	No
17	Dining Area	14'6" x 10'9"	156 sq. ft	Yes
18	W.I.C.	11'6" x 8'7"	98 sq. ft	Yes
19	Covered Patio	17'9" x 8'9"	140 sq. ft	No
20	Bath	4'8" x 8'8"	40 sq. ft	Yes
21	Living Room	22'3" x 17'9"	327 sq. ft	Yes
22	Swimming Pool	29'2" x 23'10"	633 sq. ft	No
23	Hall	6'4" x 3'8"	23 sq. ft	Yes
24	Kitchen	12'2" x 15'6"	188 sq. ft	Yes
25	Primary Bedroom	18'6" x 23'0"	277 sq. ft	Yes
26	Hall	6'5" x 10'3"	49 sq. ft	Yes
27	Pantry	6'4" x 3'0"	19 sq. ft	Yes
28	Hall	3'3" x 5'0"	14 sq. ft	Yes
29	WC	3'1" x 6'1"	17 sq. ft	Yes
30	Hall	2'7" x 2'0"	5 sq. ft	Yes
31	Covered Patio	10'10" x 19'9"	215 sq. ft	No
32	Swimming Pool	8'6" x 8'6"	72 sq. ft	No

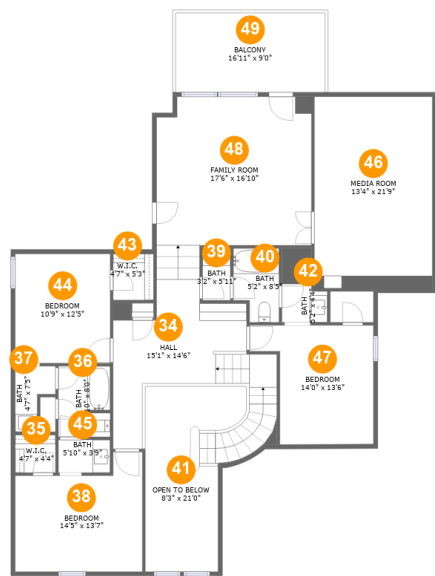
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#		Max Dimensions	sqft	Included
33	Office	14'5" x 13'7"	174 sq. ft	Yes

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Room dimensions

Floor 2 Total:1620sqft Excluded: 325sqft

#		Max Dimensions	sqft	Included
34	Hall	15'1" x 14'6"	254 sq. ft	Yes
35	W.I.C.	4'7" x 4'4"	20 sq. ft	Yes
36	Bath	5'10" x 8'0"	46 sq. ft	Yes
37	Bath	4'7" x 7'5"	25 sq. ft	Yes
38	Bedroom	14'5" x 13'7"	165 sq. ft	Yes
39	Bath	3'2" x 5'11"	19 sq. ft	Yes
40	Bath	5'2" x 8'5"	39 sq. ft	Yes
41	Open To Below	8'3" x 21'0"	174 sq. ft	No
42	Bath	5'2" x 4'4"	34 sq. ft	Yes
43	W.I.C.	4'7" x 5'3"	24 sq. ft	Yes
44	Bedroom	10'9" x 12'5"	133 sq. ft	Yes

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#		Max Dimensions	sqft	Included
45	Bath	5'10" x 3'9"	22 sq. ft	Yes
46	Media Room	13'4" x 21'9"	290 sq. ft	Yes
47	Bedroom	14'0" x 13'6"	153 sq. ft	Yes
48	Family Room	17'6" x 16'10"	290 sq. ft	Yes
49	Balcony	16'11" x 9'0"	152 sq. ft	No

1 Floor 1 - Hall



Max Dimensions: 3'8" x 10'9"
Calculated Area: 40 sq. ft
Included: Yes

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

2 Floor 1 - Breakfast Nook



Max Dimensions: 12'2" x 11'0"
Calculated Area: 134 sq. ft
Included: Yes

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

3 Floor 1 - Garage



Max Dimensions: 10'8" x 19'9"
Calculated Area: 211 sq. ft
Included: No

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

4 Floor 1 - Bath



Max Dimensions: 7'4" x 5'4"
Calculated Area: 39 sq. ft
Included: Yes

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

5 Floor 1 - Bar



Max Dimensions: 4'7" x 3'8"
Calculated Area: 16 sq. ft
Included: Yes

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

6 Floor 1 - Hall



Max Dimensions: 6'7" x 3'4"
Calculated Area: 22 sq. ft
Included: Yes

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

7 Floor 1 - Bedroom



Max Dimensions: 10'10" x 10'4"
Calculated Area: 104 sq. ft
Included: Yes

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

8 Floor 1 - Hall



Max Dimensions: 4'11" x 11'4"
Calculated Area: 56 sq. ft
Included: Yes

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

9 Floor 1 - Bedroom



Max Dimensions: 14'5" x 10'9"
Calculated Area: 136 sq. ft
Included: Yes

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

10 Floor 1 - Garage



Max Dimensions: 21'8" x 19'3"
Calculated Area: 410 sq. ft
Included: No

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

11 Floor 1 - Foyer



Max Dimensions: 10'8" x 15'10"
Calculated Area: 204 sq. ft
Included: Yes

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

12 Floor 1 - Laundry



Max Dimensions: 6'6" x 10'3"
Calculated Area: 56 sq. ft
Included: Yes

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

13 Floor 1 - Primary Bath



Max Dimensions: 12'2" x 14'11"
Calculated Area: 152 sq. ft
Included: Yes

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

14 Floor 1 - Bath



Max Dimensions: 3'3" x 5'4"
Calculated Area: 17 sq. ft
Included: Yes

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

15 Floor 1 - Porch



Max Dimensions: 23'2" x 10'6"
Calculated Area: 165 sq. ft
Included: No

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

16 Floor 1 - Patio



Max Dimensions: 57'8" x 56'0"
Calculated Area: 2293 sq. ft
Included: No

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

17 Floor 1 - Dining Area



Max Dimensions: 14'6" x 10'9"
Calculated Area: 156 sq. ft
Included: Yes

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

18 Floor 1 - W.I.C.



Max Dimensions: 11'6" x 8'7"
Calculated Area: 98 sq. ft
Included: Yes

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

19 Floor 1 - Covered Patio



Max Dimensions: 17'9" x 8'9"
Calculated Area: 140 sq. ft
Included: No

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

20 Floor 1 - Bath



Max Dimensions: 4'8" x 8'8"
Calculated Area: 40 sq. ft
Included: Yes

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

21 Floor 1 - Living Room



Max Dimensions: 22'3" x 17'9"
Calculated Area: 327 sq. ft
Included: Yes

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

22 Floor 1 - Swimming Pool



Max Dimensions: 29'2" x 23'10"
Calculated Area: 633 sq. ft
Included: No

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

23 Floor 1 - Hall



Max Dimensions: 6'4" x 3'8"
Calculated Area: 23 sq. ft
Included: Yes

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

24 Floor 1 - Kitchen



Max Dimensions: 12'2" x 15'6"
Calculated Area: 188 sq. ft
Included: Yes

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

25 Floor 1 - Primary Bedroom



Max Dimensions: 18'6" x 23'0"
Calculated Area: 277 sq. ft
Included: Yes

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

26 Floor 1 - Hall



Max Dimensions: 6'5" x 10'3"
Calculated Area: 49 sq. ft
Included: Yes

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

27 Floor 1 - Pantry



Max Dimensions: 6'4" x 3'0"
Calculated Area: 19 sq. ft
Included: Yes

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

28 Floor 1 - Hall



Max Dimensions: 3'3" x 5'0"
Calculated Area: 14 sq. ft
Included: Yes

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

29 Floor 1 - WC



Max Dimensions: 3'1" x 6'1"
Calculated Area: 17 sq. ft
Included: Yes

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

30 Floor 1 - Hall



Max Dimensions: 2'7" x 2'0"
Calculated Area: 5 sq. ft
Included: Yes

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

31 Floor 1 - Covered Patio



Max Dimensions: 10'10" x 19'9"
Calculated Area: 215 sq. ft
Included: No

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

32 Floor 1 - Swimming Pool

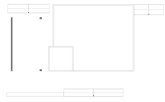


Max Dimensions: 8'6" x 8'6"
Calculated Area: 72 sq. ft
Included: No

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

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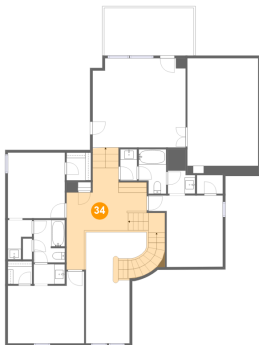
33 Floor 1 - Office



Max Dimensions: 14'5" x 13'7"
Calculated Area: 174 sq. ft
Included: Yes

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

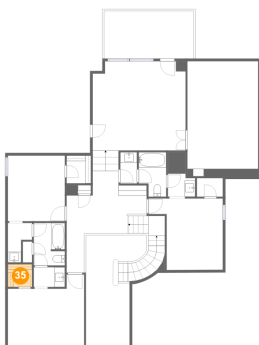
34 Floor 2 - Hall



Max Dimensions: 15'1" x 14'6"
Calculated Area: 254 sq. ft
Included: Yes

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

35 Floor 2 - W.I.C.



Max Dimensions: 4'7" x 4'4"
Calculated Area: 20 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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36 Floor 2 - Bath



Max Dimensions: 5'10" x 8'0"
Calculated Area: 46 sq. ft
Included: Yes

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

37 Floor 2 - Bath



Max Dimensions: 4'7" x 7'5"
Calculated Area: 25 sq. ft
Included: Yes

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

38 Floor 2 - Bedroom



Max Dimensions: 14'5" x 13'7"
Calculated Area: 165 sq. ft
Included: Yes

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

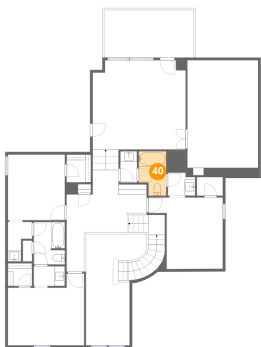
39 Floor 2 - Bath



Max Dimensions: 3'2" x 5'11"
Calculated Area: 19 sq. ft
Included: Yes

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

40 Floor 2 - Bath



Max Dimensions: 5'2" x 8'5"
Calculated Area: 39 sq. ft
Included: Yes

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

41 Floor 2 - Open To Below



Max Dimensions: 8'3" x 21'0"
Calculated Area: 174 sq. ft
Included: No

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

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42 Floor 2 - Bath



Max Dimensions: 5'2" x 4'4"
Calculated Area: 34 sq. ft
Included: Yes

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

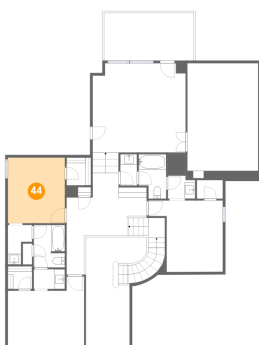
43 Floor 2 - W.I.C.



Max Dimensions: 4'7" x 5'3"
Calculated Area: 24 sq. ft
Included: Yes

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

44 Floor 2 - Bedroom



Max Dimensions: 10'9" x 12'5"
Calculated Area: 133 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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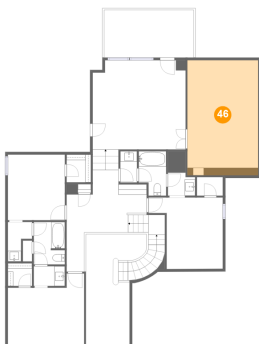
45 Floor 2 - Bath



Max Dimensions: 5'10" x 3'9"
Calculated Area: 22 sq. ft
Included: Yes

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

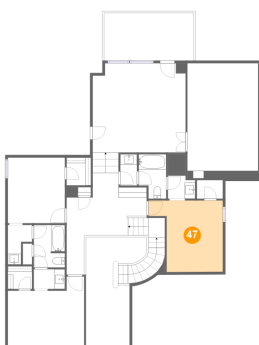
46 Floor 2 - Media Room



Max Dimensions: 13'4" x 21'9"
Calculated Area: 290 sq. ft
Included: Yes

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

47 Floor 2 - Bedroom



Max Dimensions: 14'0" x 13'6"
Calculated Area: 153 sq. ft
Included: Yes

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

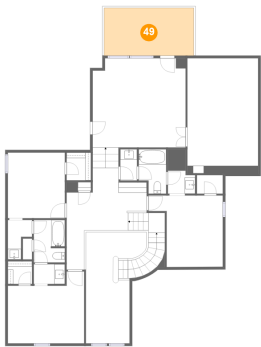
48 Floor 2 - Family Room



Max Dimensions: 17'6" x 16'10"
Calculated Area: 290 sq. ft
Included: Yes

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

49 Floor 2 - Balcony



Max Dimensions: 16'11" x 9'0"
Calculated Area: 152 sq. ft
Included: No

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