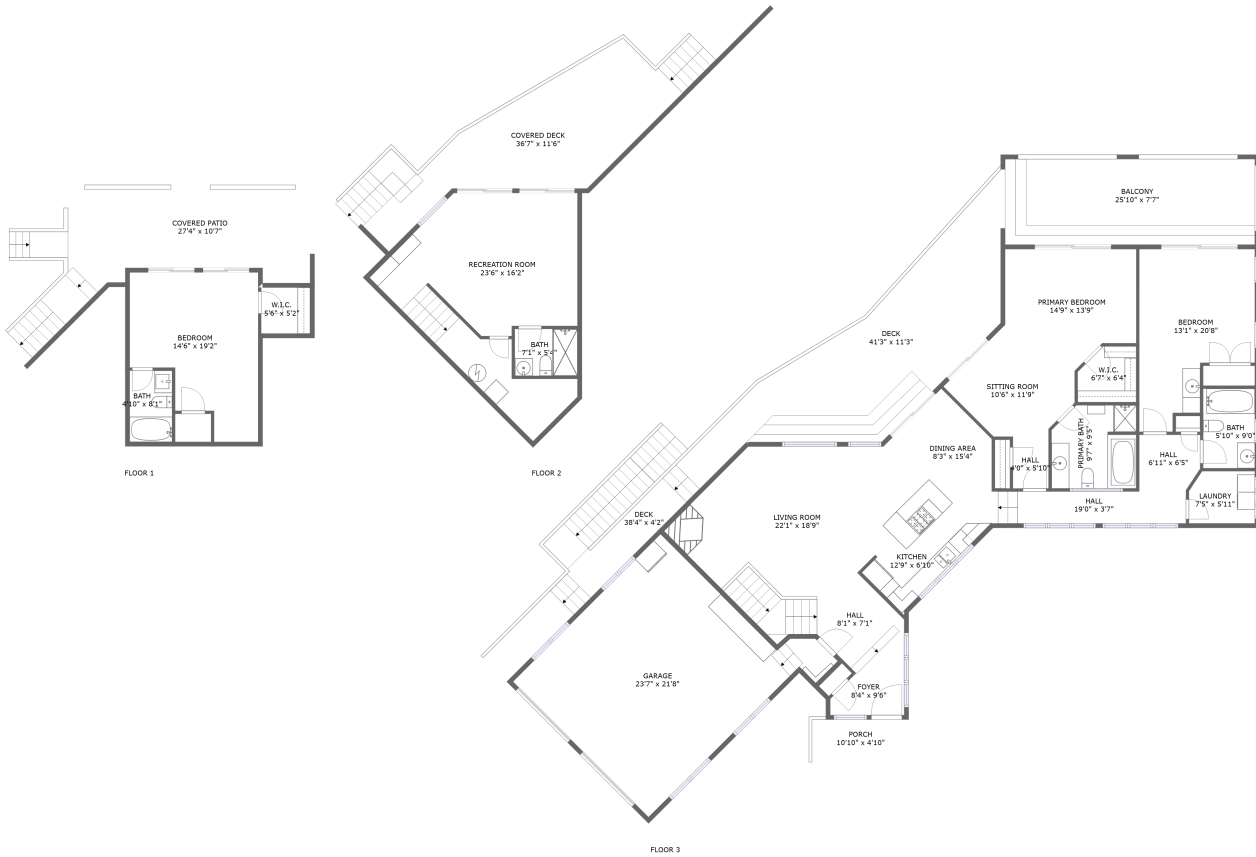





# 389 Blue Lake Road, Smiths Paradise, Union Hall, Franklin County, Virginia, United States,

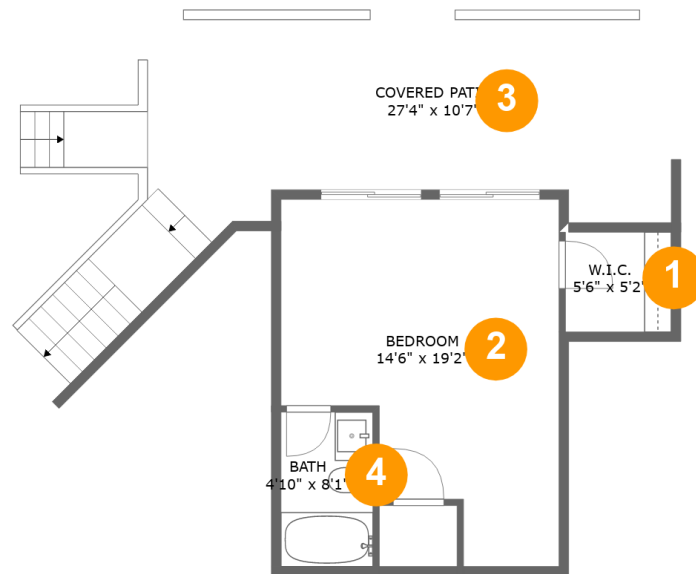


## Property Summary

 **1** garages     **3** bedrooms     **4** bathrooms     **0** half baths

 **3** floors     **2,114** Gross Living Area sqft     **4,773** total sqft

# 389 Blue Lake Road, Smiths Paradise, Union Hall, Franklin County, Virginia, United States,



## Room Dimensions

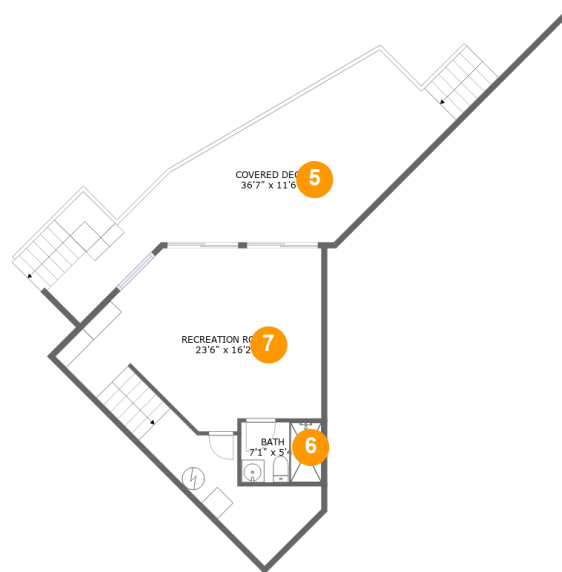
Floor 1

Total sqft: 671

Living area: 349

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	W.i.c.	5'6" x 5'2"	29 sq. ft	Yes
2	Bedroom	14'6" x 19'2"	219 sq. ft	Yes
3	Covered Patio	27'4" x 10'7"	322 sq. ft	No
4	Bath	4'10" x 8'1"	39 sq. ft	Yes

# 389 Blue Lake Road, Smiths Paradise, Union Hall, Franklin County, Virginia, United States,

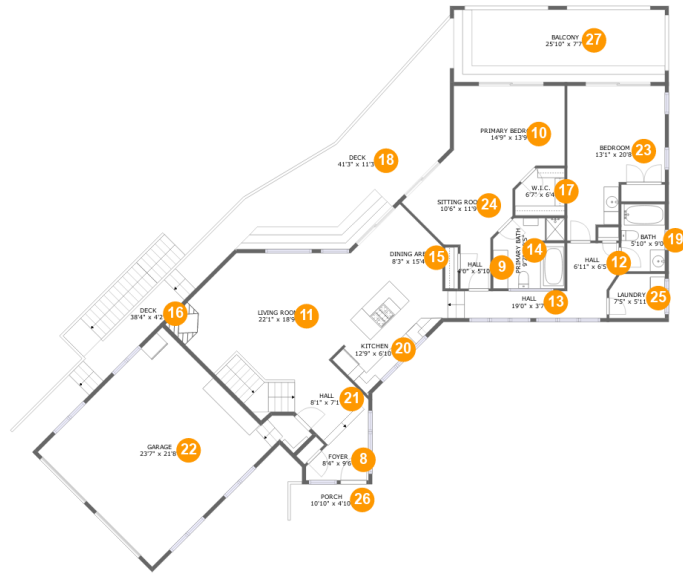


## Room Dimensions

**Floor 2****Total sqft: 830****Living area: 0**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
5	Covered Deck	36'7" x 11'6"	356 sq. ft	No
6	Bath	7'1" x 5'4"	38 sq. ft	No
7	Recreation Room	23'6" x 16'2"	382 sq. ft	No

# 389 Blue Lake Road, Smiths Paradise, Union Hall, Franklin County, Virginia, United States,



## Room Dimensions

Floor 3

Total sqft: 3272

Living area: 1765

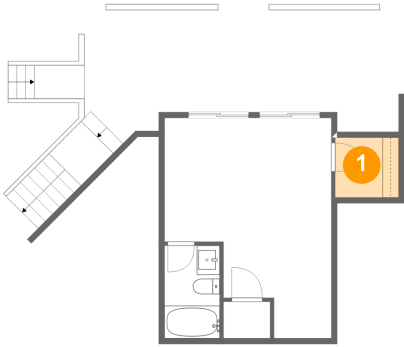
#	Room name	Dimensions	Area (sqft)	Counted as Living Area
8	Foyer	8'4" x 9'6"	50 sq. ft	Yes
9	Hall	4'0" x 5'10"	24 sq. ft	Yes
10	Primary Bedroom	14'9" x 13'9"	173 sq. ft	Yes
11	Living Room	22'1" x 18'9"	405 sq. ft	Yes
12	Hall	6'11" x 6'5"	42 sq. ft	Yes
13	Hall	19'0" x 3'7"	76 sq. ft	Yes
14	Primary Bath	9'7" x 9'5"	85 sq. ft	Yes
15	Dining Area	8'3" x 15'4"	102 sq. ft	Yes
16	Deck	38'4" x 4'2"	222 sq. ft	No
17	W.i.c.	6'7" x 6'4"	38 sq. ft	Yes
18	Deck	41'3" x 11'3"	391 sq. ft	No

**389 Blue Lake Road, Smiths Paradise, Union  
Hall, Franklin County, Virginia, United States,**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
19	Bath	5'10" x 9'0"	52 sq. ft	Yes
20	Kitchen	12'9" x 6'10"	86 sq. ft	Yes
21	Hall	8'1" x 7'1"	66 sq. ft	Yes
22	Garage	23'7" x 21'8"	529 sq. ft	No
23	Bedroom	13'1" x 20'8"	215 sq. ft	Yes
24	Sitting Room	10'6" x 11'9"	113 sq. ft	Yes
25	Laundry	7'5" x 5'11"	42 sq. ft	Yes
26	Porch	10'10" x 4'10"	52 sq. ft	No
27	Balcony	25'10" x 7'7"	276 sq. ft	No

# 389 Blue Lake Road, Smiths Paradise, Union Hall, Franklin County, Virginia, United States,

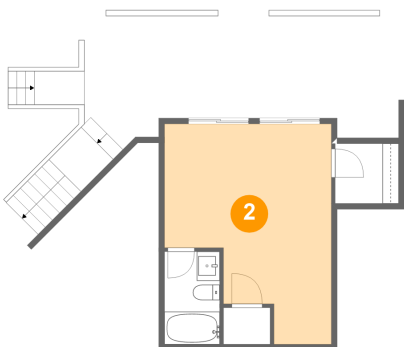
## 1 Floor 1 - W.i.c.



Dimensions: 5'6" x 5'2"  
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

## 2 Floor 1 - Bedroom

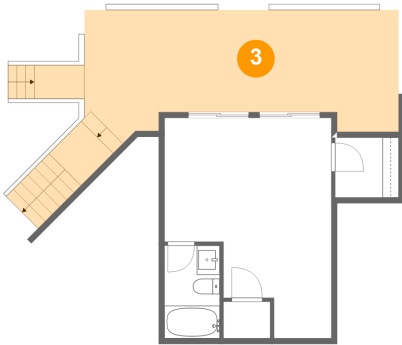


Dimensions: 14'6" x 19'2"  
Area: 219 sq. ft  
Counted as Living Area:  
Yes

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

# 389 Blue Lake Road, Smiths Paradise, Union Hall, Franklin County, Virginia, United States,

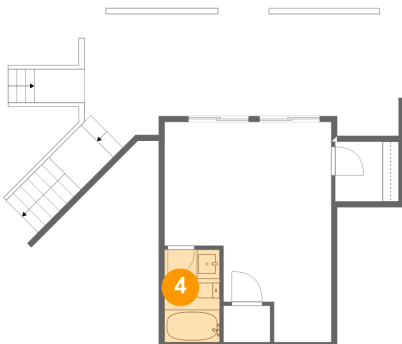
## 3 Floor 1 - Covered Patio



Dimensions: 27'4" x 10'7"  
Area: 322 sq. ft  
Counted as Living Area: No

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

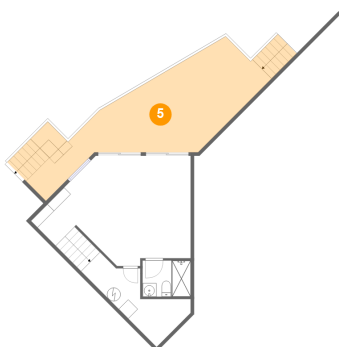
## 4 Floor 1 - Bath



Dimensions: 4'10" x 8'1"  
Area: 39 sq. ft  
Counted as Living Area: Yes

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

## 5 Floor 2 - Covered Deck

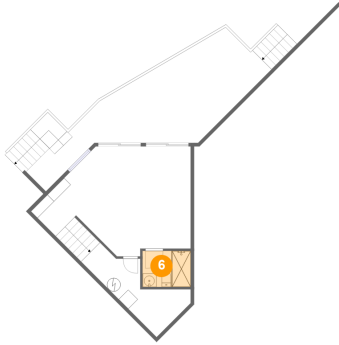


Dimensions: 36'7" x 11'6"  
Area: 356 sq. ft  
Counted as Living Area: No

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

# 389 Blue Lake Road, Smiths Paradise, Union Hall, Franklin County, Virginia, United States,

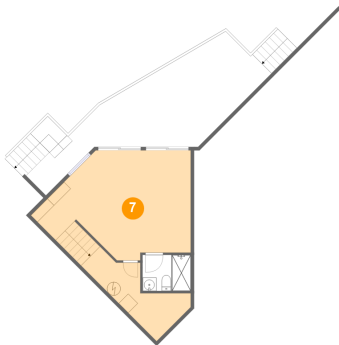
## 6 Floor 2 - Bath



Dimensions: 7'1" x 5'4"  
Area: 38 sq. ft  
Counted as Living Area: No

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

## 7 Floor 2 - Recreation Room



Dimensions: 23'6" x 16'2"  
Area: 382 sq. ft  
Counted as Living Area: No

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

## 8 Floor 3 - Foyer



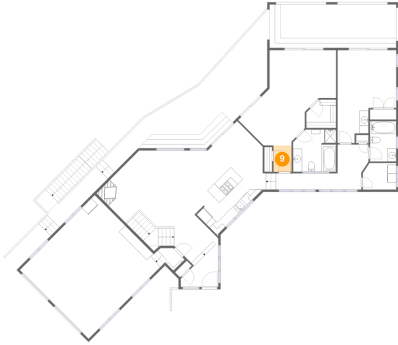
Dimensions: 8'4" x 9'6"  
Area: 50 sq. ft  
Counted as Living Area: Yes

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



# 389 Blue Lake Road, Smiths Paradise, Union Hall, Franklin County, Virginia, United States,

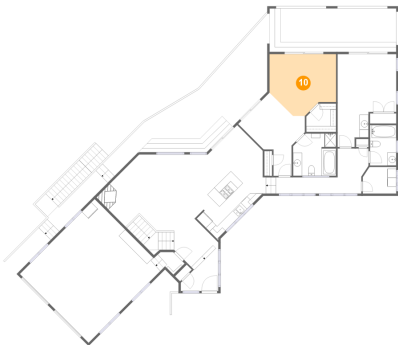
## 9 Floor 3 - Hall



Dimensions: 4'0" x 5'10"  
Area: 24 sq. ft  
Counted as Living Area:  
Yes

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

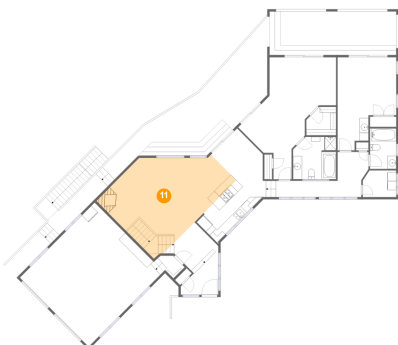
## 10 Floor 3 - Primary Bedroom



Dimensions: 14'9" 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

## 11 Floor 3 - Living Room

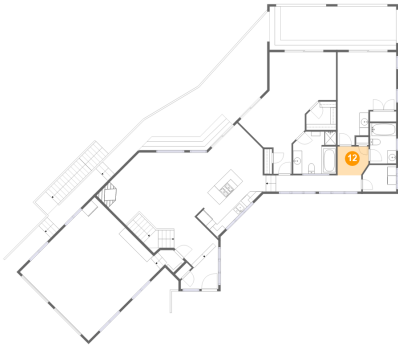


Dimensions: 22'1" x 18'9"  
Area: 405 sq. ft  
Counted as Living Area:  
Yes

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

# 389 Blue Lake Road, Smiths Paradise, Union Hall, Franklin County, Virginia, United States,

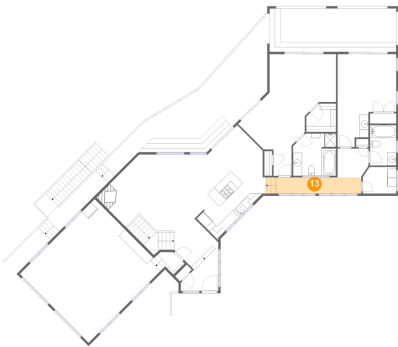
## 12 Floor 3 - Hall



Dimensions: 6'11" x 6'5"  
Area: 42 sq. ft  
Counted as Living Area:  
Yes

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

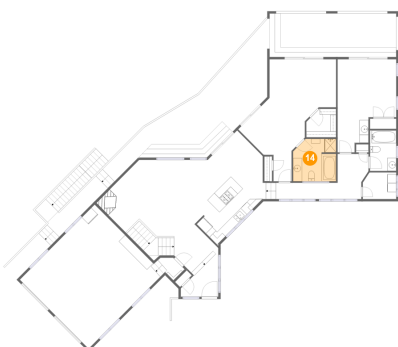
## 13 Floor 3 - Hall



Dimensions: 19'0" x 3'7"  
Area: 76 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 3 - Primary Bath

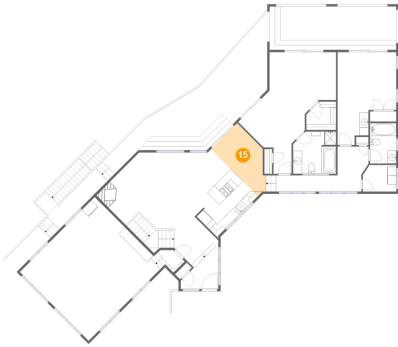


Dimensions: 9'7" x 9'5"  
Area: 85 sq. ft  
Counted as Living Area:  
Yes

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

# 389 Blue Lake Road, Smiths Paradise, Union Hall, Franklin County, Virginia, United States,

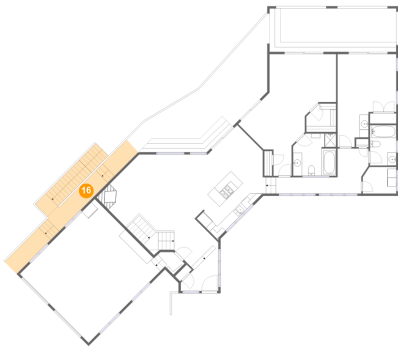
## 15 Floor 3 - Dining Area



Dimensions: 8'3" x 15'4"  
Area: 102 sq. ft  
Counted as Living Area:  
Yes

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

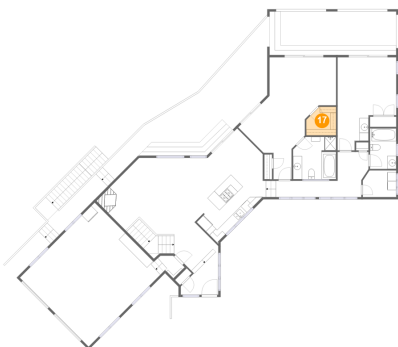
## 16 Floor 3 - Deck



Dimensions: 38'4" x 4'2"  
Area: 222 sq. ft  
Counted as Living Area: No

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

## 17 Floor 3 - W.i.c.

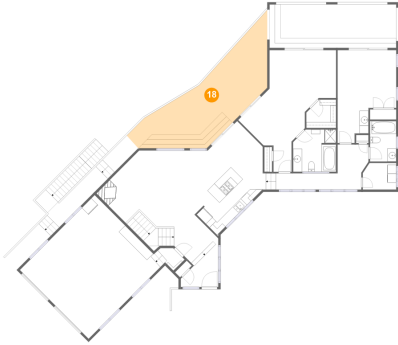


Dimensions: 6'7" x 6'4"  
Area: 38 sq. ft  
Counted as Living Area:  
Yes

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

# 389 Blue Lake Road, Smiths Paradise, Union Hall, Franklin County, Virginia, United States,

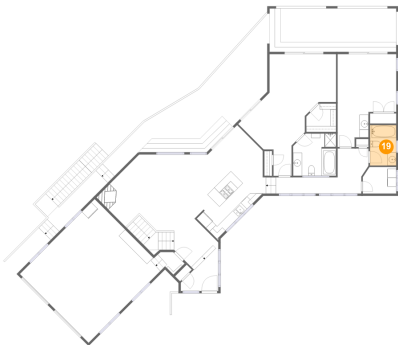
## 18 Floor 3 - Deck



Dimensions: 41'3" x 11'3"  
Area: 391 sq. ft  
Counted as Living Area: No

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

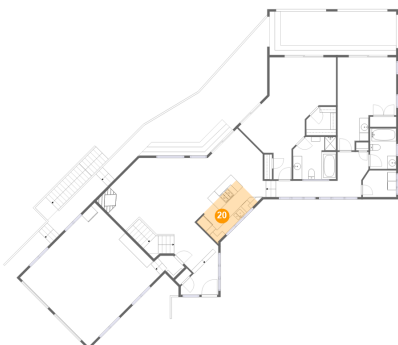
## 19 Floor 3 - Bath



Dimensions: 5'10" x 9'0"  
Area: 52 sq. ft  
Counted as Living Area: Yes

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

## 20 Floor 3 - Kitchen



Dimensions: 12'9" x 6'10"  
Area: 86 sq. ft  
Counted as Living Area: Yes

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

# 389 Blue Lake Road, Smiths Paradise, Union Hall, Franklin County, Virginia, United States,

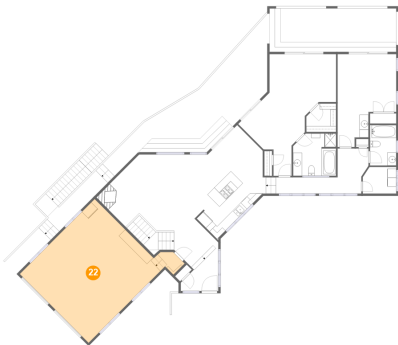
## 21 Floor 3 - Hall



Dimensions: 8'1" x 7'1"  
Area: 66 sq. ft  
Counted as Living Area:  
Yes

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

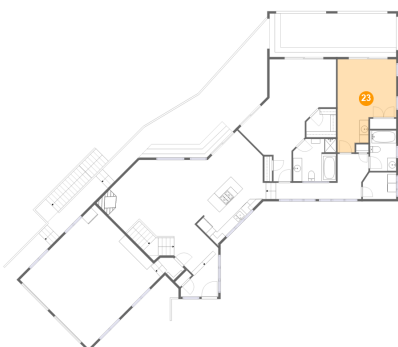
## 22 Floor 3 - Garage



Dimensions: 23'7" x 21'8"  
Area: 529 sq. ft  
Counted as Living Area: No

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

## 23 Floor 3 - Bedroom

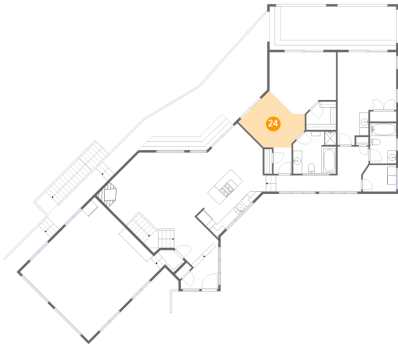


Dimensions: 13'1" x 20'8"  
Area: 215 sq. ft  
Counted as Living Area:  
Yes

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

# 389 Blue Lake Road, Smiths Paradise, Union Hall, Franklin County, Virginia, United States,

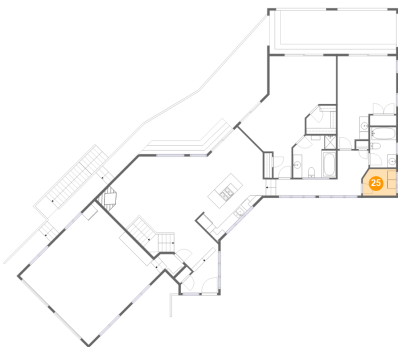
## 24 Floor 3 - Sitting Room



Dimensions: 10'6" x 11'9"  
Area: 113 sq. ft  
Counted as Living Area:  
Yes

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

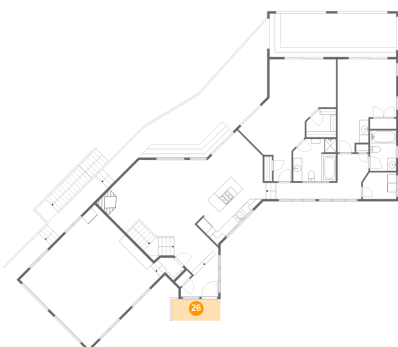
## 25 Floor 3 - Laundry



Dimensions: 7'5" x 5'11"  
Area: 42 sq. ft  
Counted as Living Area:  
Yes

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

## 26 Floor 3 - Porch

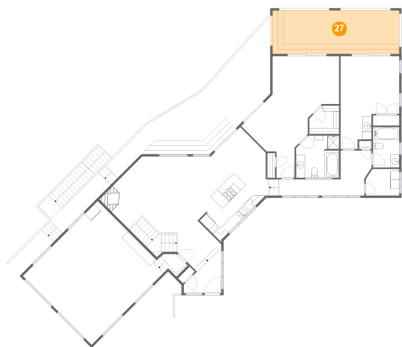


Dimensions: 10'10" x 4'10"  
Area: 52 sq. ft  
Counted as Living Area: No

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

# 389 Blue Lake Road, Smiths Paradise, Union Hall, Franklin County, Virginia, United States,

## 27 Floor 3 - Balcony



Dimensions: 25'10" x 7'7"  
Area: 276 sq. ft  
Counted as Living Area: No

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