

Home report

226 Austin Ryer Ln,Branford,CT,US



Total Area: 1573 sq. ft
Below Ground: 492 sq. ft, Floor 2: 524 sq. ft, Floor 3: 557 sq. ft
Excluded: Utility 33 sq. ft, Covered patio 77 sq. ft, Patio 28 sq. ft, Porch 41 sq. ft, Balcony 74 sq. ft, Walls: 107 sq. ft

Property summary

 **3** Floors

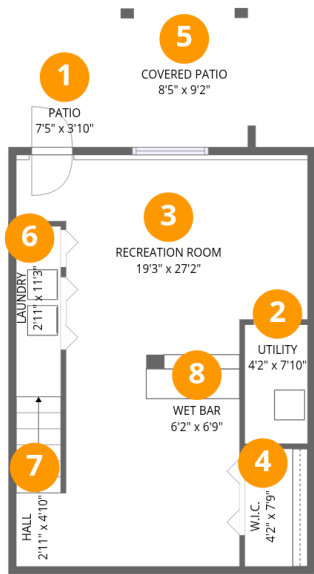
 **2** Bedrooms

 **1** Bathrooms

 **1** Half baths

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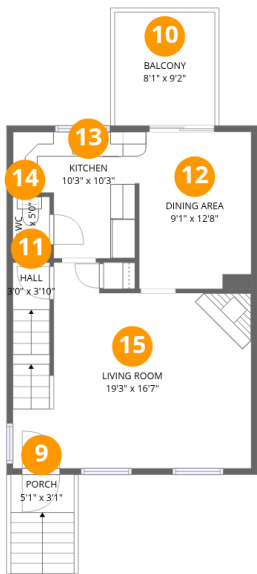
Room dimensions

Floor 1 Below ground Total:492sqft Excluded: 138sqft

#		Max Dimensions	sqft	Included
1	Patio	7'5" x 3'10"	28 sq. ft	No
2	Utility	4'2" x 7'10"	33 sq. ft	No
3	Recreation Room	19'3" x 27'2"	337 sq. ft	Yes
4	W.I.C.	4'2" x 7'9"	32 sq. ft	Yes
5	Covered Patio	8'5" x 9'2"	77 sq. ft	No
6	Laundry	2'11" x 11'3"	35 sq. ft	Yes
7	Hall	2'11" x 4'10"	33 sq. ft	Yes
8	Wet Bar	6'2" x 6'9"	42 sq. ft	Yes

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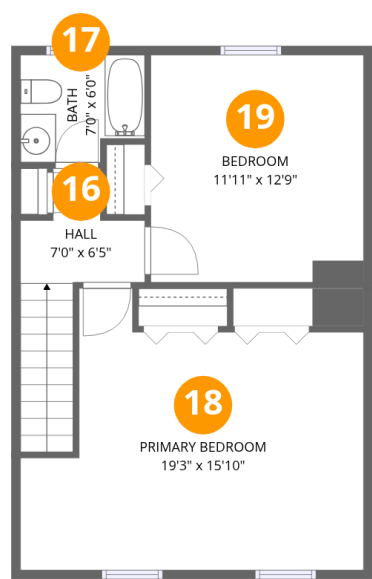
Room dimensions

Floor 2Total:524sqft Excluded: 115sqft

#		Max Dimensions	sqft	Included
9	Porch	5'1" x 3'1"	41 sq. ft	No
10	Balcony	8'1" x 9'2"	74 sq. ft	No
11	Hall	3'0" x 3'10"	11 sq. ft	Yes
12	Dining Area	9'1" x 12'8"	115 sq. ft	Yes
13	Kitchen	10'3" x 10'3"	85 sq. ft	Yes
14	WC	3'0" x 5'0"	15 sq. ft	Yes
15	Living Room	19'3" x 16'7"	276 sq. ft	Yes

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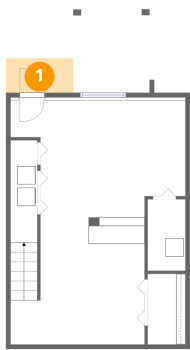


Room dimensions

Floor 3 Total:557sqft Excluded: 0sqft

#		Max Dimensions	sqft	Included
16	Hall	7'0" x 6'5"	60 sq. ft	Yes
17	Bath	7'0" x 6'0"	39 sq. ft	Yes
18	Primary Bedroom	19'3" x 15'10"	241 sq. ft	Yes
19	Bedroom	11'11" x 12'9"	152 sq. ft	Yes

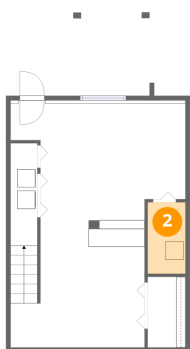
1 Floor 1 - Patio



Max Dimensions: 7'5" x 3'10"
Calculated Area: 28 sq. ft
Included: No

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

2 Floor 1 - Utility



Max Dimensions: 4'2" x 7'10"
Calculated Area: 33 sq. ft
Included: No

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

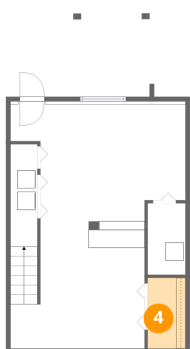
3 Floor 1 - Recreation Room



Max Dimensions: 19'3" x 27'2"
Calculated Area: 337 sq. ft
Included: Yes

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

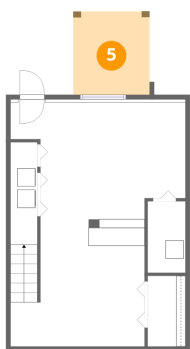
4 Floor 1 - W.I.C.



Max Dimensions: 4'2" x 7'9"
Calculated Area: 32 sq. ft
Included: Yes

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

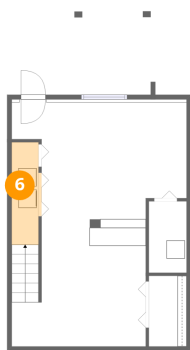
5 Floor 1 - Covered Patio



Max Dimensions: 8'5" x 9'2"
Calculated Area: 77 sq. ft
Included: No

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

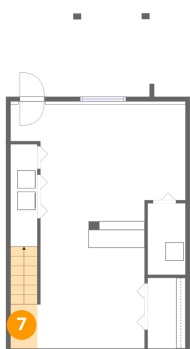
6 Floor 1 - Laundry



Max Dimensions: 2'11" x 11'3"
Calculated Area: 35 sq. ft
Included: Yes

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

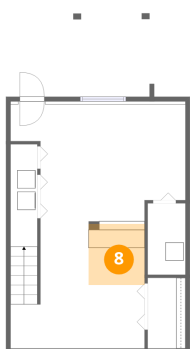
7 Floor 1 - Hall



Max Dimensions: 2'11" x 4'10"
Calculated Area: 33 sq. ft
Included: Yes

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

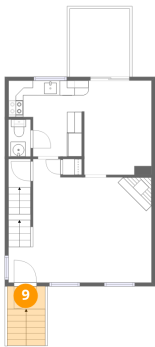
8 Floor 1 - Wet Bar



Max Dimensions: 6'2" x 6'9"
Calculated Area: 42 sq. ft
Included: Yes

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

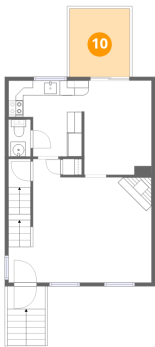
9 Floor 2 - Porch



Max Dimensions: 5'1" x 3'1"
Calculated Area: 41 sq. ft
Included: No

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

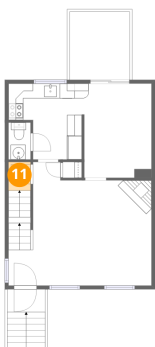
10 Floor 2 - Balcony



Max Dimensions: 8'1" x 9'2"
Calculated Area: 74 sq. ft
Included: No

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

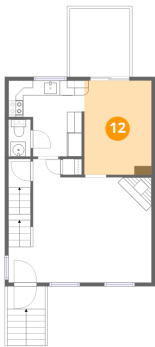
11 Floor 2 - Hall



Max Dimensions: 3'0" x 3'10"
Calculated Area: 11 sq. ft
Included: Yes

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

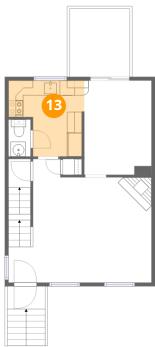
12 Floor 2 - Dining Area



Max Dimensions: 9'1" x 12'8"
Calculated Area: 115 sq. ft
Included: Yes

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

13 Floor 2 - Kitchen



Max Dimensions: 10'3" x 10'3"
Calculated Area: 85 sq. ft
Included: Yes

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

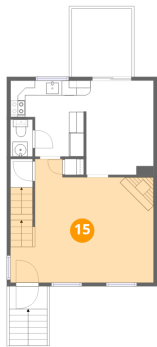
14 Floor 2 - WC



Max Dimensions: 3'0" x 5'0"
Calculated Area: 15 sq. ft
Included: Yes

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

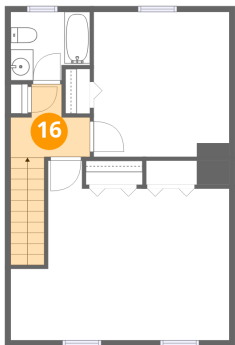
15 Floor 2 - Living Room



Max Dimensions: 19'3" x 16'7"
Calculated Area: 276 sq. ft
Included: Yes

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

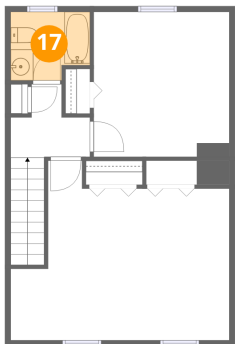
16 Floor 3 - Hall



Max Dimensions: 7'0" x 6'5"
Calculated Area: 60 sq. ft
Included: Yes

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

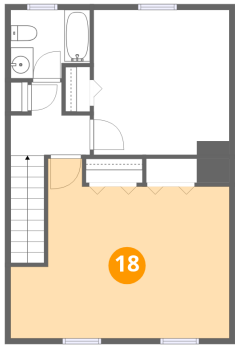
17 Floor 3 - Bath



Max Dimensions: 7'0" x 6'0"
Calculated Area: 39 sq. ft
Included: Yes

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

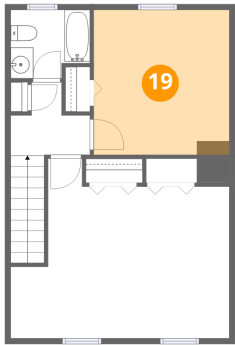
18 Floor 3 - Primary Bedroom



Max Dimensions: 19'3" x 15'10"
Calculated Area: 241 sq. ft
Included: Yes

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

19 Floor 3 - Bedroom



Max Dimensions: 11'11" x 12'9"
Calculated Area: 152 sq. ft
Included: Yes

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