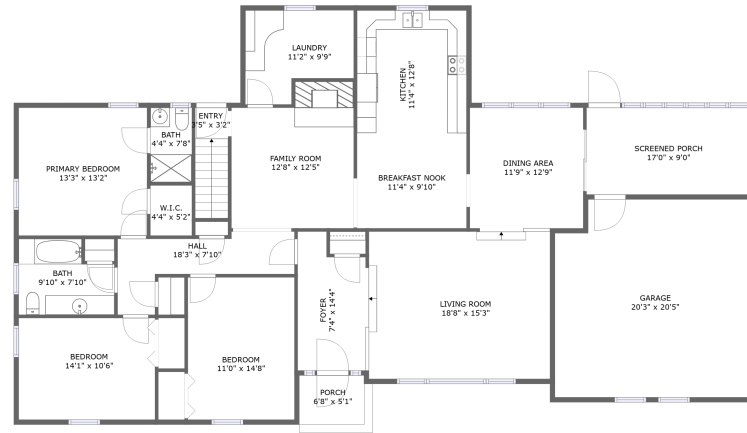
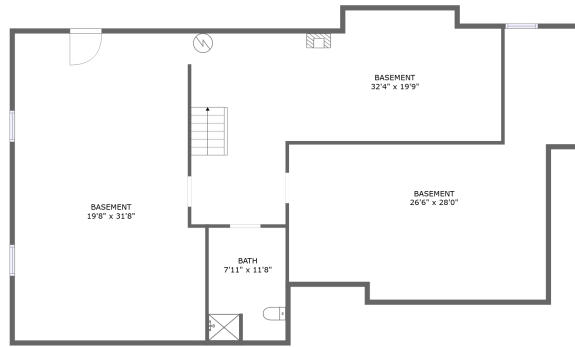


# 90 Campbellwood Road, Boones Mill, Franklin County, Virginia, United States, 24065




ENTRY LEVEL



BASEMENT

## Property summary


 **1** Garages

 **3** Bedrooms

 **2** Bathrooms

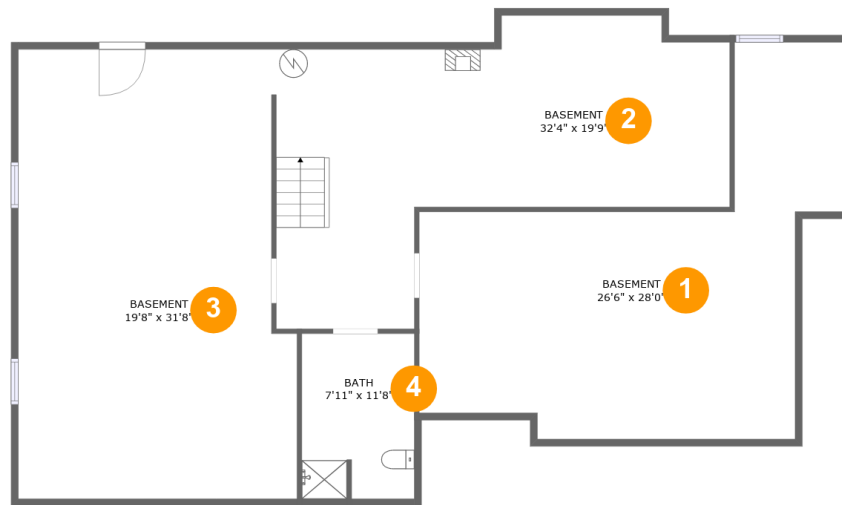
 **1** Half baths

 **2** Floors

 **2,021** Gross living area sqft

 **4,431** Total sqft

# 90 Campbellwood Road, Boones Mill, Franklin County, Virginia, United States, 24065



## Room dimensions

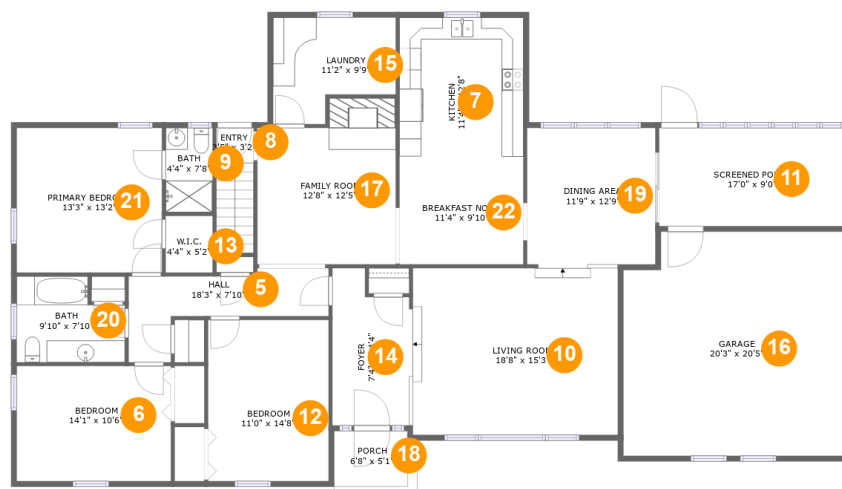
Floor 1

Total sqft: 1778

Living area: 0

#		Dimensions	sqft	Counted as living area
1	Basement	26'6" x 28'0"	502 sq. ft	No
2	Basement	32'4" x 19'9"	470 sq. ft	No
3	Basement	19'8" x 31'8"	588 sq. ft	No
4	Bath	7'11" x 11'8"	92 sq. ft	No

# 90 Campbellwood Road, Boones Mill, Franklin County, Virginia, United States, 24065



## Room dimensions

Floor 2

Total sqft: 2653 Living area: 2021

#		Dimensions	sqft	Counted as living area
5	Hall	18'3" x 7'10"	88 sq. ft	Yes
6	Bedroom	14'1" x 10'6"	148 sq. ft	Yes
7	Kitchen	11'4" x 12'8"	143 sq. ft	Yes
8	Entry	3'5" x 3'2"	39 sq. ft	Yes
9	Bath	4'4" x 7'8"	33 sq. ft	Yes
10	Living Room	18'8" x 15'3"	284 sq. ft	Yes
11	Screened Porch	17'0" x 9'0"	152 sq. ft	No
12	Bedroom	11'0" x 14'8"	162 sq. ft	Yes
13	W.I.C.	4'4" x 5'2"	22 sq. ft	Yes
14	Foyer	7'4" x 14'4"	94 sq. ft	Yes
15	Laundry	11'2" x 9'9"	91 sq. ft	Yes

Scan captured on Fri, 28 Mar 2025 20:17:36 GMT

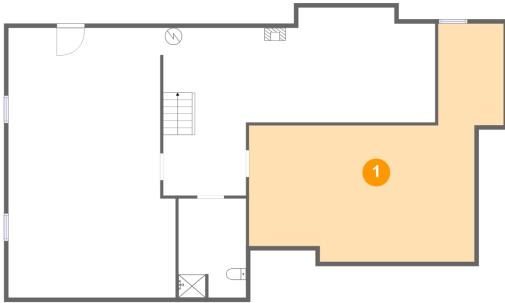
Information is calculated by Cubicasa technology deemed highly reliable but not guaranteed.

**90 Campbellwood Road, Boones Mill, Franklin County,  
Virginia, United States, 24065**

#		Dimensions	sqft	Counted as living area
16	Garage	20'3" x 20'5"	402 sq. ft	No
17	Family Room	12'8" x 12'5"	174 sq. ft	Yes
18	Porch	6'8" x 5'1"	34 sq. ft	No
19	Dining Area	11'9" x 12'9"	148 sq. ft	Yes
20	Bath	9'10" x 7'10"	68 sq. ft	Yes
21	Primary Bedroom	13'3" x 13'2"	175 sq. ft	Yes
22	Breakfast Nook	11'4" x 9'10"	111 sq. ft	Yes

# 90 Campbellwood Road, Boones Mill, Franklin County, Virginia, United States, 24065

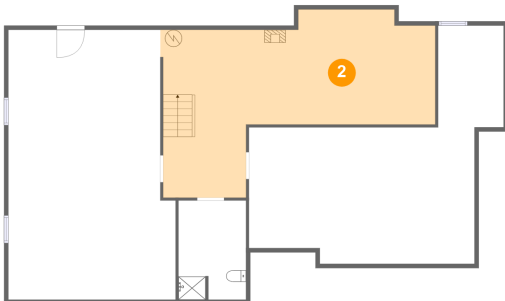
## 1 Floor 1 - Basement



Dimensions: 26'6" x 28'0"  
Area: 502 sq. ft  
Counted as living area: No

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

## 2 Floor 1 - Basement

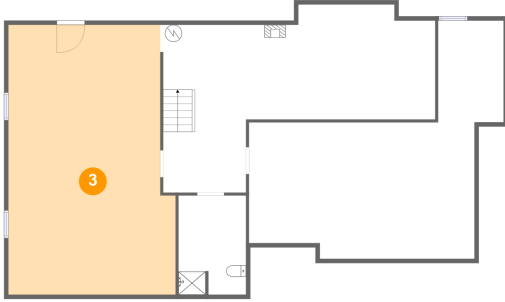


Dimensions: 32'4" x 19'9"  
Area: 470 sq. ft  
Counted as living area: No

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

# 90 Campbellwood Road, Boones Mill, Franklin County, Virginia, United States, 24065

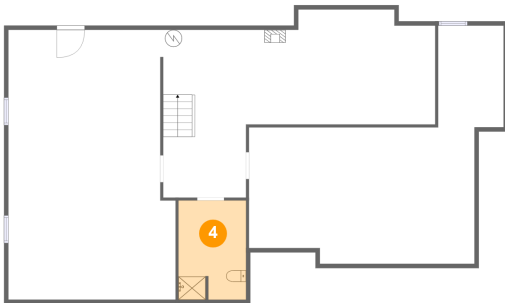
## 3 Floor 1 - Basement



Dimensions: 19'8" x 31'8"  
Area: 588 sq. ft  
Counted as living area: No

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

## 4 Floor 1 - Bath



Dimensions: 7'11" x 11'8"  
Area: 92 sq. ft  
Counted as living area: No

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

## 5 Floor 2 - Hall



Dimensions: 18'3" x 7'10"  
Area: 88 sq. ft  
Counted as living area: Yes

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

# 90 Campbellwood Road, Boones Mill, Franklin County, Virginia, United States, 24065

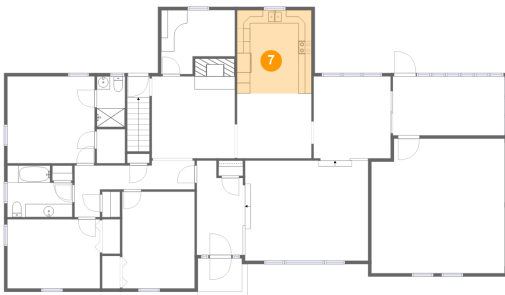
## 6 Floor 2 - Bedroom



Dimensions: 14'1" x 10'6"  
Area: 148 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 - Kitchen



Dimensions: 11'4" x 12'8"  
Area: 143 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 - Entry



Dimensions: 3'5" x 3'2"  
Area: 39 sq. ft  
Counted as living area: Yes

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

# 90 Campbellwood Road, Boones Mill, Franklin County, Virginia, United States, 24065

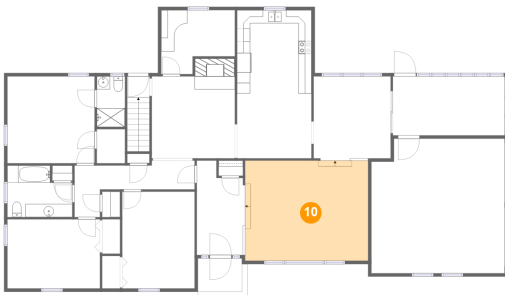
## 9 Floor 2 - Bath



Dimensions: 4'4" x 7'8"  
Area: 33 sq. ft  
Counted as living area: Yes

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

## 10 Floor 2 - Living Room



Dimensions: 18'8" x 15'3"  
Area: 284 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 - Screened Porch



Dimensions: 17'0" x 9'0"  
Area: 152 sq. ft  
Counted as living area: No

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



# 90 Campbellwood Road, Boones Mill, Franklin County, Virginia, United States, 24065

## 12 Floor 2 - Bedroom



Dimensions: 11'0" x 14'8"  
Area: 162 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 2 - W.I.C.



Dimensions: 4'4" x 5'2"  
Area: 22 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 - Foyer



Dimensions: 7'4" x 14'4"  
Area: 94 sq. ft  
Counted as living area: Yes

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

# 90 Campbellwood Road, Boones Mill, Franklin County, Virginia, United States, 24065

## 15 Floor 2 - Laundry



Dimensions: 11'2" x 9'9"  
Area: 91 sq. ft  
Counted as living area: Yes

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

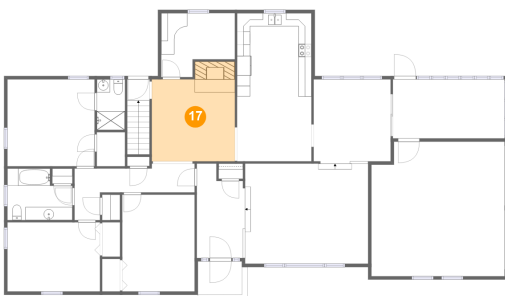
## 16 Floor 2 - Garage



Dimensions: 20'3" x 20'5"  
Area: 402 sq. ft  
Counted as living area: No

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

## 17 Floor 2 - Family Room



Dimensions: 12'8" x 12'5"  
Area: 174 sq. ft  
Counted as living area: Yes

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

# 90 Campbellwood Road, Boones Mill, Franklin County, Virginia, United States, 24065

## 18 Floor 2 - Porch



Dimensions: 6'8" x 5'1"  
Area: 34 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 2 - Dining Area



Dimensions: 11'9" x 12'9"  
Area: 148 sq. ft  
Counted as living area: Yes

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

## 20 Floor 2 - Bath



Dimensions: 9'10" x 7'10"  
Area: 68 sq. ft  
Counted as living area: Yes

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

**90 Campbellwood Road, Boones Mill, Franklin County,  
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**21 Floor 2 - Primary Bedroom**



**Dimensions:** 13'3" x 13'2"  
**Area:** 175 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 2 - Breakfast Nook**



**Dimensions:** 11'4" x 9'10"  
**Area:** 111 sq. ft  
**Counted as living area:** Yes

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