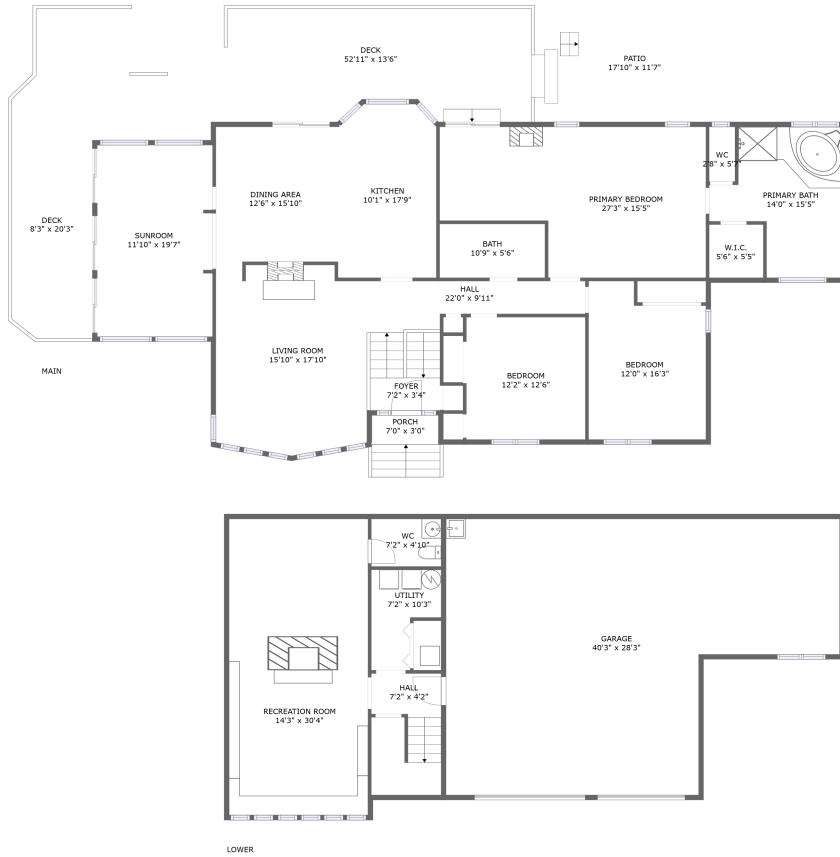


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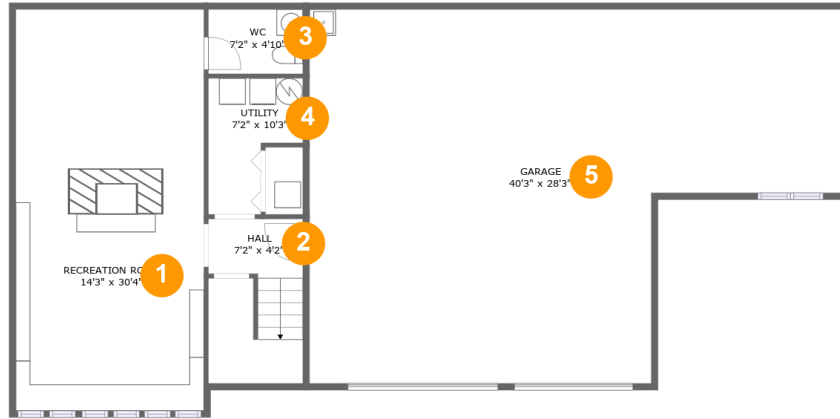


## Property Summary

**1** garages    **3** bedrooms    **0** bathrooms    **2** half baths

**2** floors    **472** Gross Living Area sqft    **4,844** total sqft

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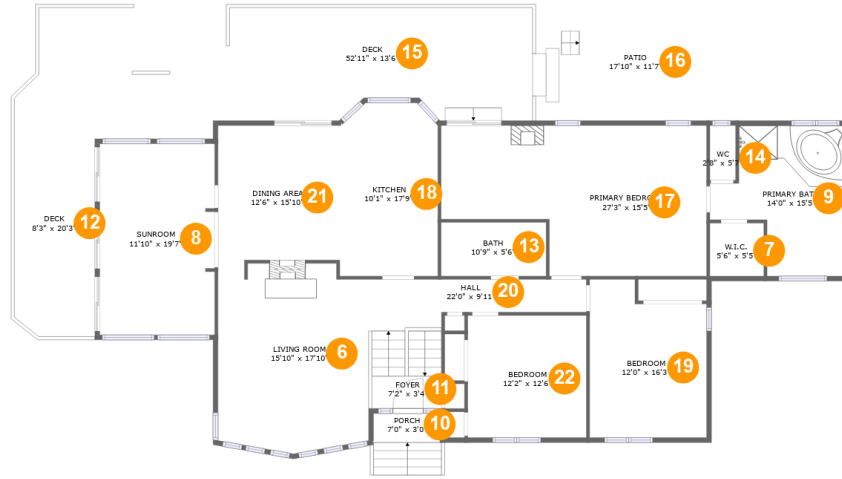


## Room Dimensions

**Floor 1****Total sqft: 1681****Living area: 472**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Recreation Room	14'3" x 30'4"	432 sq. ft	Yes
2	Hall	7'2" x 4'2"	86 sq. ft	No
3	Wc	7'2" x 4'10"	35 sq. ft	No
4	Utility	7'2" x 10'3"	56 sq. ft	No
5	Garage	40'3" x 28'3"	931 sq. ft	No

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## Room Dimensions

Floor 2

Total sqft: 3163

Living area: 0

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
6	Living Room	15'10" x 17'10"	286 sq. ft	No
7	W.i.c.	5'6" x 5'5"	30 sq. ft	No
8	Sunroom	11'10" x 19'7"	231 sq. ft	No
9	Primary Bath	14'0" x 15'5"	164 sq. ft	No
10	Porch	7'0" x 3'0"	44 sq. ft	No
11	Foyer	7'2" x 3'4"	24 sq. ft	No
12	Deck	8'3" x 20'3"	165 sq. ft	No
13	Bath	10'9" x 5'6"	59 sq. ft	No
14	Wc	2'8" x 5'7"	15 sq. ft	No
15	Deck	52'11" x 13'6"	559 sq. ft	No
16	Patio	17'10" x 11'7"	207 sq. ft	No

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#	Room name	Dimensions	Area (sqft)	Counted as Living Area
17	Primary Bedroom	27'3" x 15'5"	356 sq. ft	No
18	Kitchen	10'1" x 17'9"	173 sq. ft	No
19	Bedroom	12'0" x 16'3"	176 sq. ft	No
20	Hall	22'0" x 9'11"	121 sq. ft	No
21	Dining Area	12'6" x 15'10"	179 sq. ft	No
22	Bedroom	12'2" x 12'6"	153 sq. ft	No

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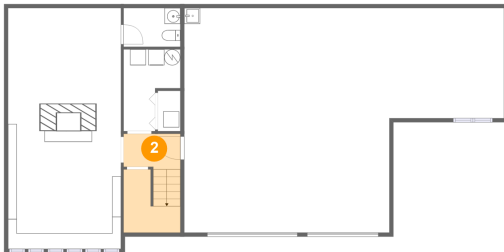
## 1 Floor 1 - Recreation Room



Dimensions: 14'3" x 30'4"  
Area: 432 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 - Hall



Dimensions: 7'2" x 4'2"  
Area: 86 sq. ft  
Counted as Living Area: No

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

# 2647 Porters Mountain Road, Blue Ridge, Bedford County, Virginia, United States, 24064

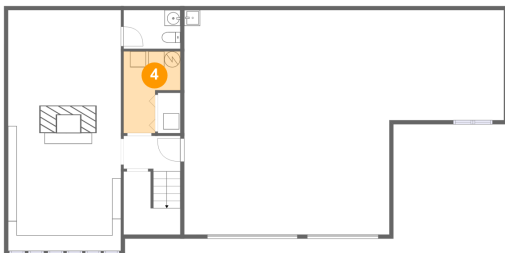
## 3 Floor 1 - Wc



Dimensions: 7'2" x 4'10"  
Area: 35 sq. ft  
Counted as Living Area: No

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

## 4 Floor 1 - Utility



Dimensions: 7'2" x 10'3"  
Area: 56 sq. ft  
Counted as Living Area: No

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

## 5 Floor 1 - Garage

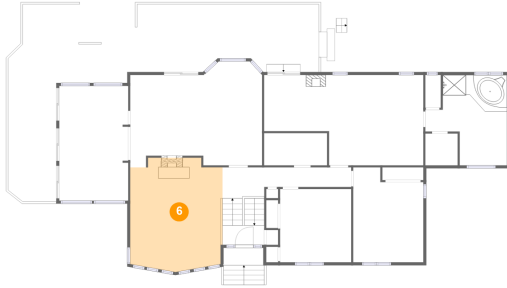


Dimensions: 40'3" x 28'3"  
Area: 931 sq. ft  
Counted as Living Area: No

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

# 2647 Porters Mountain Road, Blue Ridge, Bedford County, Virginia, United States, 24064

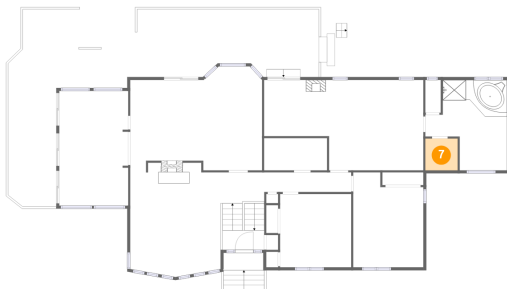
## 6 Floor 2 - Living Room



Dimensions: 15'10" x 17'10"  
Area: 286 sq. ft  
Counted as Living Area: No

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

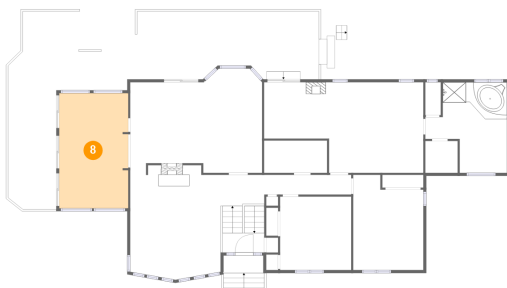
## 7 Floor 2 - W.i.c.



Dimensions: 5'6" x 5'5"  
Area: 30 sq. ft  
Counted as Living Area: No

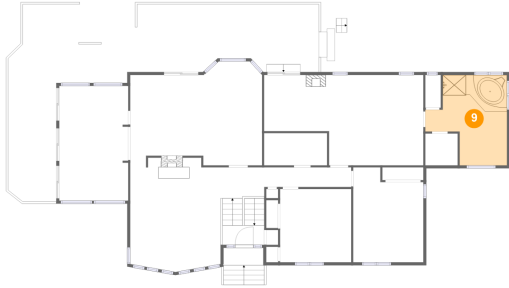
Heated: No  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

## 8 Floor 2 - Sunroom



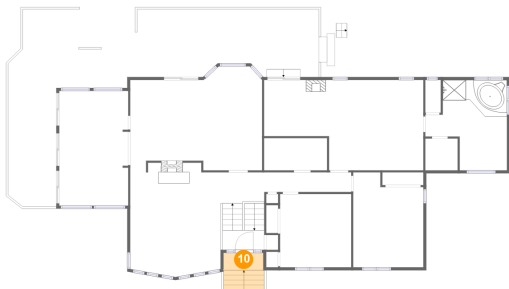
Dimensions: 11'10" x 19'7"  
Area: 231 sq. ft  
Counted as Living Area: No

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

**2647 Porters Mountain Road, Blue Ridge,  
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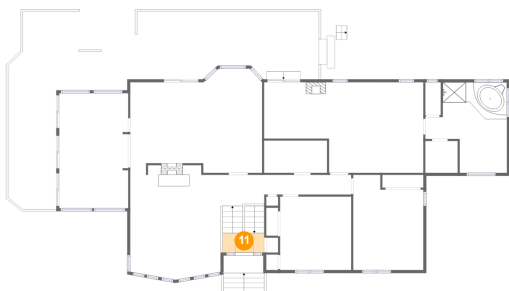
Dimensions: 14'0" x 15'5"  
Area: 164 sq. ft  
Counted as Living Area: No

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

**10 Floor 2 - Porch**

Dimensions: 7'0" x 3'0"  
Area: 44 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 - Foyer**

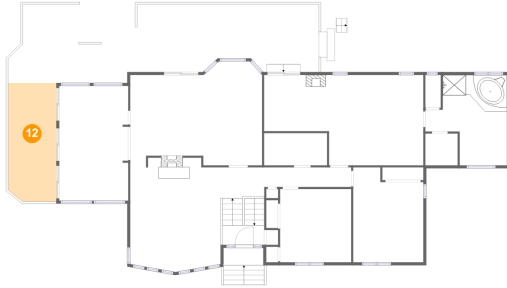
Dimensions: 7'2" x 3'4"  
Area: 24 sq. ft  
Counted as Living Area: No

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



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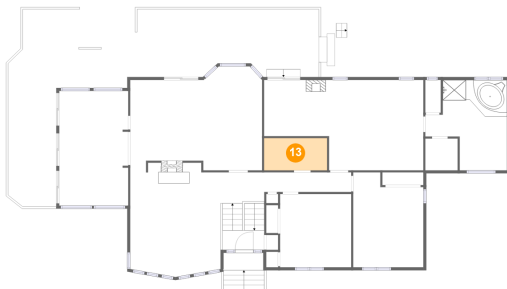
## 12 Floor 2 - Deck



Dimensions: 8'3" x 20'3"  
Area: 165 sq. ft  
Counted as Living Area: No

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

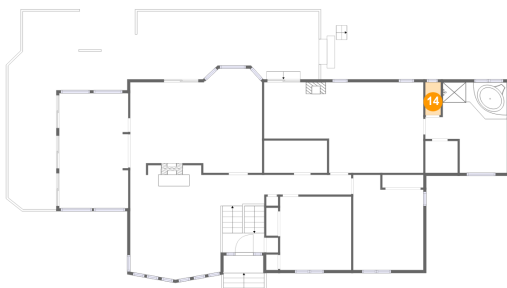
## 13 Floor 2 - Bath



Dimensions: 10'9" x 5'6"  
Area: 59 sq. ft  
Counted as Living Area: No

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

## 14 Floor 2 - Wc



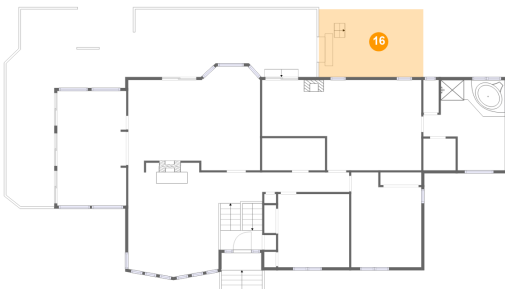
Dimensions: 2'8" x 5'7"  
Area: 15 sq. ft  
Counted as Living Area: No

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

**2647 Porters Mountain Road, Blue Ridge,  
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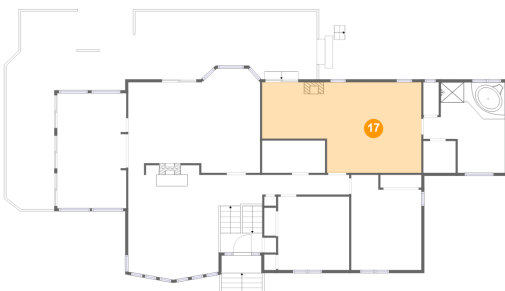
Dimensions: 52'11" x 13'6"  
Area: 559 sq. ft  
Counted as Living Area: No

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

**16 Floor 2 - Patio**

Dimensions: 17'10" x 11'7"  
Area: 207 sq. ft  
Counted as Living Area: No

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

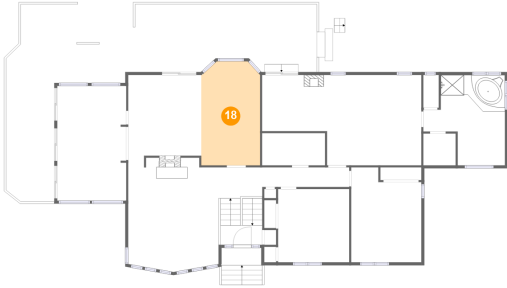
**17 Floor 2 - Primary Bedroom**

Dimensions: 27'3" x 15'5"  
Area: 356 sq. ft  
Counted as Living Area: No

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

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## 18 Floor 2 - Kitchen



Dimensions: 10'1" x 17'9"  
Area: 173 sq. ft  
Counted as Living Area: No

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

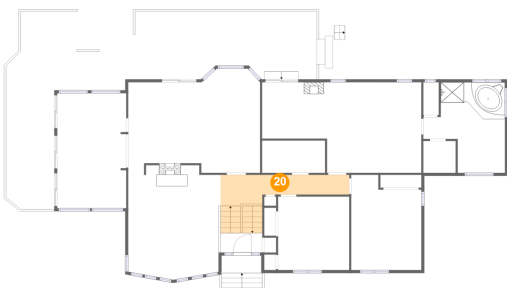
## 19 Floor 2 - Bedroom



Dimensions: 12'0" x 16'3"  
Area: 176 sq. ft  
Counted as Living Area: No

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

## 20 Floor 2 - Hall

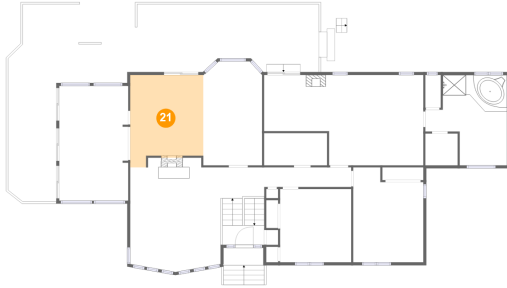


Dimensions: 22'0" x 9'11"  
Area: 121 sq. ft  
Counted as Living Area: No

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

# 2647 Porters Mountain Road, Blue Ridge, Bedford County, Virginia, United States, 24064

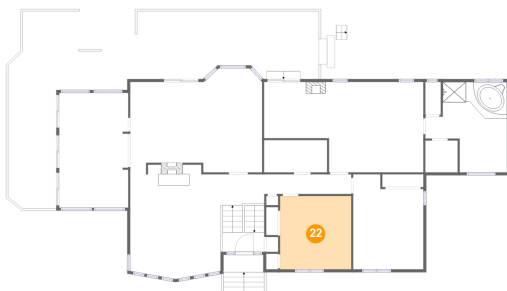
## 21 Floor 2 - Dining Area



Dimensions: 12'6" x 15'10"  
Area: 179 sq. ft  
Counted as Living Area: No

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

## 22 Floor 2 - Bedroom



Dimensions: 12'2" x 12'6"  
Area: 153 sq. ft  
Counted as Living Area: No

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