

**Total Area: 3456 sq. ft**

Floor 1: 3026 sq. ft, Floor 2: 430 sq. ft

Excluded: Patio 1471 sq. ft, Porch 94 sq. ft, Fireplace 13 sq. ft, Low ceiling 57 sq. ft, Walls: 209 sq. ft

## Property summary



Home report

**194 Royal Pnes Dr,Lufkin,TX,US**



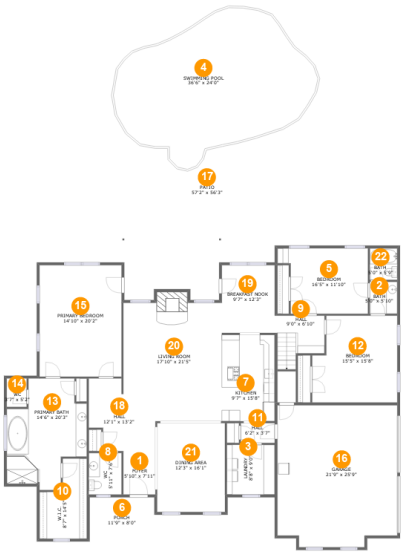
**1**  
Half baths



**1**  
Garages

Home report

194 Royal Pnes Dr,Lufkin,TX,US



Room dimensions

Floor 1

Total:3026sqft

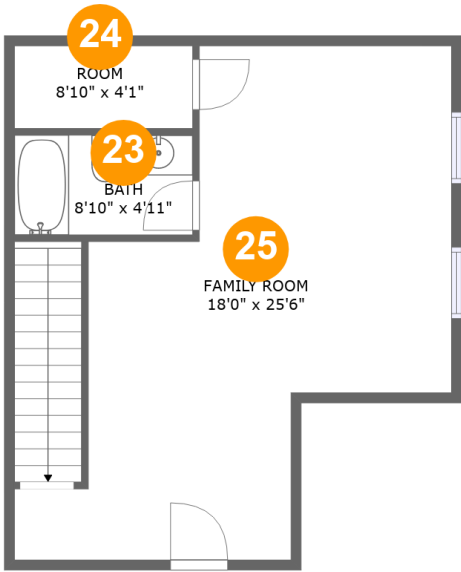
Excluded: 1578sqft

#		Max Dimensions	sqft	Included
1	Foyer	5'10" x 7'11"	46 sq. ft	Yes
2	Bath	5'0" x 5'10"	29 sq. ft	Yes
3	Laundry	8'8" x 9'0"	78 sq. ft	Yes
4	Swimming Pool	36'6" x 24'0"	736 sq. ft	No
5	Bedroom	16'5" x 11'10"	172 sq. ft	Yes
6	Porch	11'9" x 8'0"	94 sq. ft	No
7	Kitchen	9'7" x 15'8"	150 sq. ft	Yes
8	WC	5'11" x 7'6"	45 sq. ft	Yes
9	Hall	9'0" x 6'10"	70 sq. ft	Yes
10	W.I.C.	8'7" x 14'5"	99 sq. ft	Yes
11	Hall	6'2" x 3'7"	22 sq. ft	Yes



# 194 Royal Pnes Dr,Lufkin,TX,US

#		Max Dimensions	sqft	Included
12	Bedroom	15'5" x 15'8"	224 sq. ft	Yes
13	Primary Bath	14'6" x 20'3"	226 sq. ft	Yes
14	WC	3'7" x 5'2"	19 sq. ft	Yes
15	Primary Bedroom	14'10" x 20'2"	300 sq. ft	Yes
16	Garage	21'9" x 25'9"	537 sq. ft	Yes
17	Patio	57'2" x 56'3"	2207 sq. ft	No
18	Hall	12'1" x 13'2"	116 sq. ft	Yes
19	Breakfast Nook	9'7" x 12'3"	117 sq. ft	Yes
20	Living Room	17'10" x 21'5"	380 sq. ft	Yes
21	Dining Area	12'3" x 16'1"	198 sq. ft	Yes
22	Bath	5'0" x 5'9"	28 sq. ft	Yes



Room dimensions

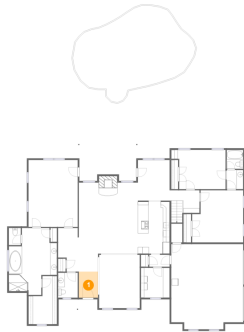
Floor 2

Total:430sqft   Excluded: 57sqft

#		Max Dimensions	sqft	Included
23	Bath	8'10" x 4'11"	44 sq. ft	Yes
24	Room	8'10" x 4'1"	36 sq. ft	Yes
25	Family Room	18'0" x 25'6"	296 sq. ft	Yes



## 1 Floor 1 - Foyer



Max Dimensions: 5'10" x 7'11"  
Calculated Area: 46 sq. ft  
Included: Yes

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

## 2 Floor 1 - Bath

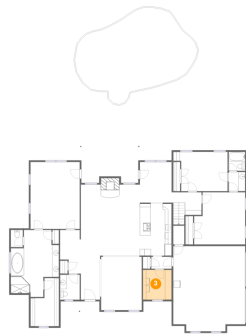


Max Dimensions: 5'0" x 5'10"  
Calculated Area: 29 sq. ft  
Included: Yes

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



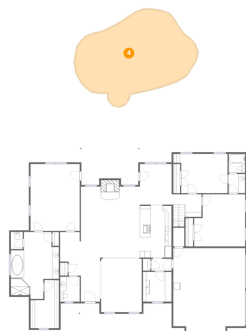
### 3 Floor 1 - Laundry



Max Dimensions: 8'8" x 9'0"  
Calculated Area: 78 sq. ft  
Included: Yes

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

### 4 Floor 1 - Swimming Pool



Max Dimensions: 36'6" x 24'0"  
Calculated Area: 736 sq. ft  
Included: No

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

### 5 Floor 1 - Bedroom



Max Dimensions: 16'5" x 11'10"  
Calculated Area: 172 sq. ft  
Included: Yes

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



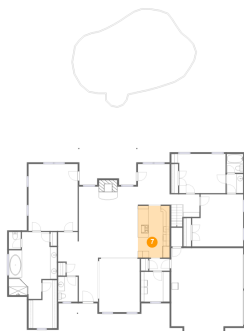
## 6 Floor 1 - Porch



Max Dimensions: 11'9" x 8'0"  
Calculated Area: 94 sq. ft  
Included: No

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

## 7 Floor 1 - Kitchen



Max Dimensions: 9'7" x 15'8"  
Calculated Area: 150 sq. ft  
Included: Yes

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

## 8 Floor 1 - WC



Max Dimensions: 5'11" x 7'6"  
Calculated Area: 45 sq. ft  
Included: Yes

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



## 9 Floor 1 - Hall



Max Dimensions: 9'0" x 6'10"  
Calculated Area: 70 sq. ft  
Included: Yes

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

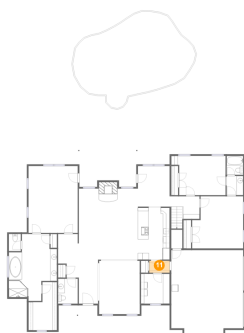
## 10 Floor 1 - W.I.C.



Max Dimensions: 8'7" x 14'5"  
Calculated Area: 99 sq. ft  
Included: Yes

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

## 11 Floor 1 - Hall



Max Dimensions: 6'2" x 3'7"  
Calculated Area: 22 sq. ft  
Included: Yes

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



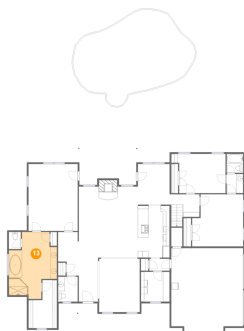
## 12 Floor 1 - Bedroom



Max Dimensions: 15'5" x 15'8"  
Calculated Area: 224 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: 14'6" x 20'3"  
Calculated Area: 226 sq. ft  
Included: Yes

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

## 14 Floor 1 - WC

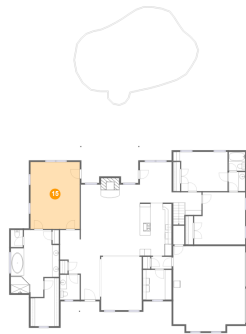


Max Dimensions: 3'7" x 5'2"  
Calculated Area: 19 sq. ft  
Included: Yes

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



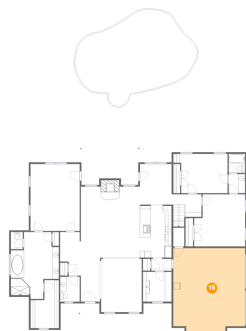
## 15 Floor 1 - Primary Bedroom



Max Dimensions: 14'10" x 20'2"  
Calculated Area: 300 sq. ft  
Included: Yes

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

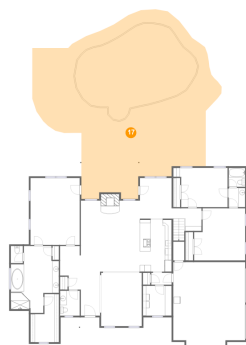
## 16 Floor 1 - Garage



Max Dimensions: 21'9" x 25'9"  
Calculated Area: 537 sq. ft  
Included: No

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

## 17 Floor 1 - Patio

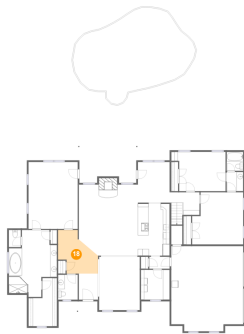


Max Dimensions: 57'2" x 56'3"  
Calculated Area: 2207 sq. ft  
Included: No

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



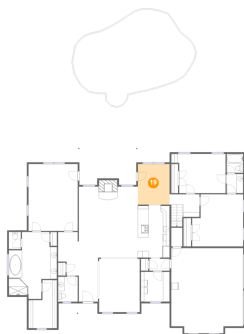
## 18 Floor 1 - Hall



Max Dimensions: 12'1" x 13'2"  
Calculated Area: 116 sq. ft  
Included: Yes

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

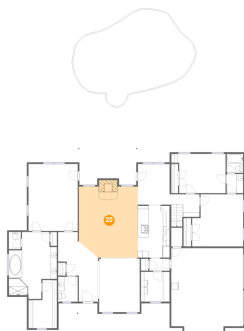
## 19 Floor 1 - Breakfast Nook



Max Dimensions: 9'7" x 12'3"  
Calculated Area: 117 sq. ft  
Included: Yes

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

## 20 Floor 1 - Living Room

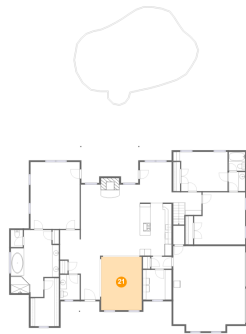


Max Dimensions: 17'10" x 21'5"  
Calculated Area: 380 sq. ft  
Included: Yes

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



## 21 Floor 1 - Dining Area



Max Dimensions: 12'3" x 16'1"  
Calculated Area: 198 sq. ft  
Included: Yes

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

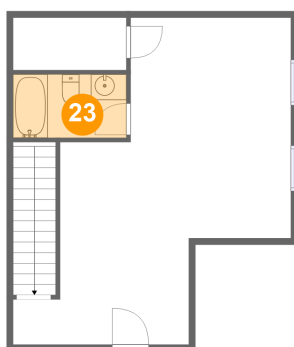
## 22 Floor 1 - Bath



Max Dimensions: 5'0" x 5'9"  
Calculated Area: 28 sq. ft  
Included: Yes

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

## 23 Floor 2 - Bath



Max Dimensions: 8'10" x 4'11"  
Calculated Area: 44 sq. ft  
Included: Yes

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



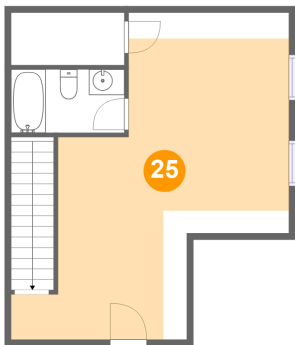
24 Floor 2 - Room



Max Dimensions: 8'10" x 4'1"  
Calculated Area: 36 sq. ft  
Included: Yes

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

25 Floor 2 - Family Room



Max Dimensions: 18'0" x 25'6"  
Calculated Area: 296 sq. ft  
Included: Yes

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