

Total Area: 2300 sq. ft

Floor 1: 951 sq. ft, Floor 2: 1349 sq. ft

Excluded: Walls: 159 sq. ft

#### **Property summary**











#### **Room dimensions**

Floor 1 Total:951sqft Excluded: 0sqft

#		Max Dimensions	sqft	Included
1	WC	5'6" x 4'11"	27 sq. ft	Yes
2	Office	11'4" x 13'9"	150 sq. ft	Yes
3	Kitchen	11'7" x 15'0"	156 sq. ft	Yes
4	Foyer	10'4" x 9'4"	85 sq. ft	Yes
5	Dining Area	10'10" x 17'3"	187 sq. ft	Yes
6	Pantry	3'10" x 4'5"	15 sq. ft	Yes
7	Living Room	16'8" x 18'11"	304 sq. ft	Yes



#### **Room dimensions**

Floor 2 Total:1349sqft Excluded: 0sqft

#		Max Dimensions	sqft	Included
8	Laundry	7'11" x 6'4"	50 sq. ft	Yes
9	Bath	5'9" x 11'7"	67 sq. ft	Yes
10	W.I.C.	11'1" x 12'10"	93 sq. ft	Yes
11	WC	2'6" x 5'3"	13 sq. ft	Yes
12	Bedroom	14'10" x 11'7"	152 sq. ft	Yes
13	Hall	10'4" x 7'5"	102 sq. ft	Yes
14	W.I.C.	6'1" x 5'10"	35 sq. ft	Yes
15	Primary Bedroom	13'2" x 15'0"	198 sq. ft	Yes
16	Sitting Room	14'1" x 22'10"	321 sq. ft	Yes
17	Bedroom	11'4" x 14'11"	149 sq. ft	Yes
18	Primary Bath	11'1" x 11'3"	95 sq. ft	Yes

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# • Floor 1 - WC



Max Dimensions: 5'6" x 4'11"

Calculated Area: 27 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: Yes Addition: No Conversion: No

## 2 Floor 1 - Office



Max Dimensions: 11'4" x

13'9"

Calculated Area: 150 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

## 3 Floor 1 - Kitchen



Max Dimensions: 11'7" x 15'0"

50

Calculated Area: 156 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

# 4 Floor 1 - Foyer



Max Dimensions: 10'4" x

9'4"

Calculated Area: 85 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

# 5 Floor 1 - Dining Area



Max Dimensions: 10'10" x

17'3"

Calculated Area: 187 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

# 6 Floor 1 - Pantry



Max Dimensions: 3'10" x

4'5"

Calculated Area: 15 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

# Floor 1 - Living Room



Max Dimensions: 16'8" x

18'11"

Calculated Area: 304 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

# Floor 2 - Laundry



Max Dimensions: 7'11" x

6'4"

Calculated Area: 50 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

## 9 Floor 2 - Bath



Max Dimensions: 5'9" x

11'7"

Calculated Area: 67 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: Yes Addition: No Conversion: No

### Floor 2 - W.I.C.



Max Dimensions: 11'1" x

12'10"

Calculated Area: 93 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

#### Floor 2 - WC



Max Dimensions: 2'6" x 5'3" Calculated Area: 13 sq. ft

Included: Yes

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

## Ploor 2 - Bedroom



Max Dimensions: 14'10" x

11'7"

Calculated Area: 152 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

### Floor 2 - Hall



Max Dimensions: 10'4" x

7'5"

Calculated Area: 102 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

## **4** Floor 2 - W.I.C.



Max Dimensions: 6'1" x

5'10"

Calculated Area: 35 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

# Floor 2 - Primary Bedroom



Max Dimensions: 13'2" x

15'0"

Calculated Area: 198 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

# Floor 2 - Sitting Room



Max Dimensions: 14'1" x

22'10"

Calculated Area: 321 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

Permitted: Yes Wet space: No Addition: No Conversion: No

### Floor 2 - Bedroom



Max Dimensions: 11'4" x

14'11"

Calculated Area: 149 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes

# Floor 2 - Primary Bath



Max Dimensions: 11'1" x 11'3"

Calculated Area: 95 sq. ft

Included: Yes

Heated: Yes Finished: Yes Enclosed: Yes Contiguous:

Yes