

Home report

1821 Twin Rivers Drive, Boone, Watauga County,
North Carolina, United States, 28607



Total Area: 3298 sq. ft

Floor 1: 1106 sq. ft, Floor 2: 1752 sq. ft, Floor 3: 440 sq. ft

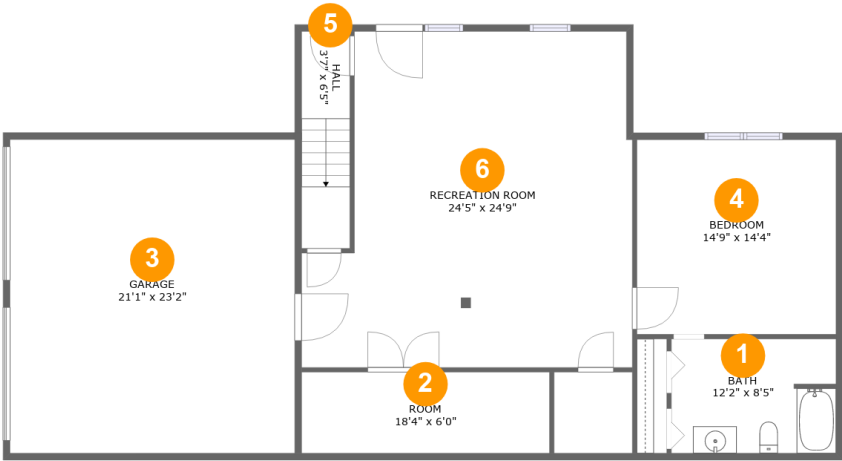
Excluded: Garage 487 sq. ft, Deck 871 sq. ft, Open to below 380 sq. ft, Walls: 260 sq. ft

Property summary



Scan captured on Mon, 04 Aug 2025 22:05:33 GMT

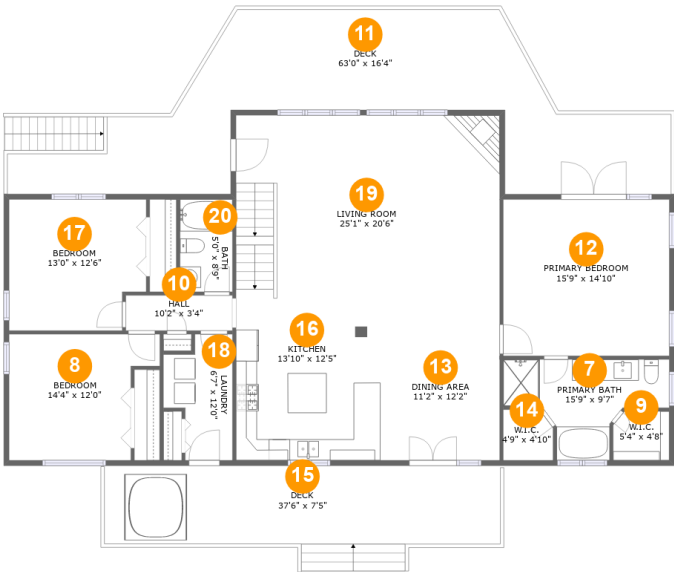
Measurements made using lidar technology. Deemed highly reliable but not guaranteed.



Room dimensions

Floor 1 Total:1106sqft Excluded: 487sqft

| # | | Max Dimensions | sqft | Included |
|---|-----------------|----------------|------------|----------|
| 1 | Bath | 12'2" x 8'5" | 102 sq. ft | Yes |
| 2 | Room | 18'4" x 6'0" | 110 sq. ft | Yes |
| 3 | Garage | 21'1" x 23'2" | 487 sq. ft | No |
| 4 | Bedroom | 14'9" x 14'4" | 212 sq. ft | Yes |
| 5 | Hall | 3'7" x 6'5" | 23 sq. ft | Yes |
| 6 | Recreation Room | 24'5" x 24'9" | 539 sq. ft | Yes |



Room dimensions

Floor 2 Total:1752sqft Excluded: 871sqft

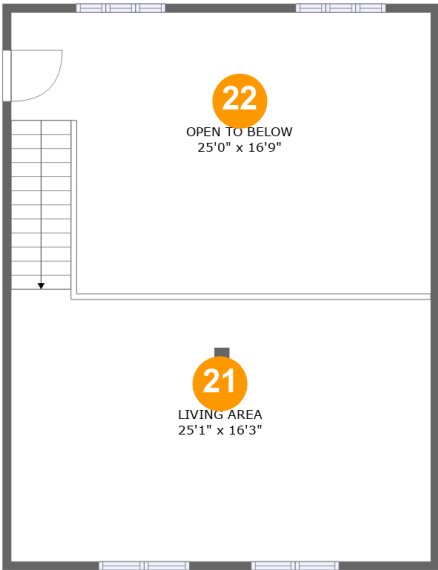
| # | | Max Dimensions | sqft | Included |
|----|-----------------|----------------|------------|----------|
| 7 | Primary Bath | 15'9" x 9'7" | 99 sq. ft | Yes |
| 8 | Bedroom | 14'4" x 12'0" | 147 sq. ft | Yes |
| 9 | W.I.C. | 5'4" x 4'8" | 24 sq. ft | Yes |
| 10 | Hall | 10'2" x 3'4" | 34 sq. ft | Yes |
| 11 | Deck | 63'0" x 16'4" | 567 sq. ft | No |
| 12 | Primary Bedroom | 15'9" x 14'10" | 234 sq. ft | Yes |
| 13 | Dining Area | 11'2" x 12'2" | 137 sq. ft | Yes |
| 14 | W.I.C. | 4'9" x 4'10" | 22 sq. ft | Yes |
| 15 | Deck | 37'6" x 7'5" | 305 sq. ft | No |
| 16 | Kitchen | 13'10" x 12'5" | 171 sq. ft | Yes |
| 17 | Bedroom | 13'0" x 12'6" | 154 sq. ft | Yes |

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| # | | Max Dimensions | sqft | Included |
|----|-------------|----------------|------------|----------|
| 18 | Laundry | 6'7" x 12'0" | 62 sq. ft | Yes |
| 19 | Living Room | 25'1" x 20'6" | 512 sq. ft | Yes |
| 20 | Bath | 5'0" x 8'9" | 44 sq. ft | Yes |

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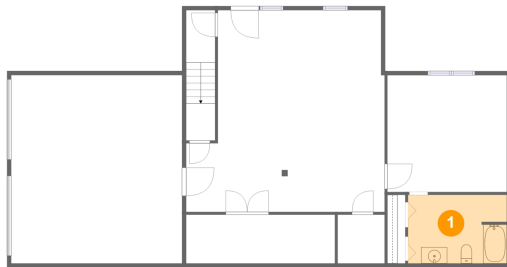
Room dimensions

Floor 3 Total:440sqft Excluded: 380sqft

| # | | Max Dimensions | sqft | Included |
|----|---------------|----------------|------------|----------|
| 21 | Living Area | 25'1" x 16'3" | 440 sq. ft | Yes |
| 22 | Open To Below | 25'0" x 16'9" | 380 sq. ft | No |



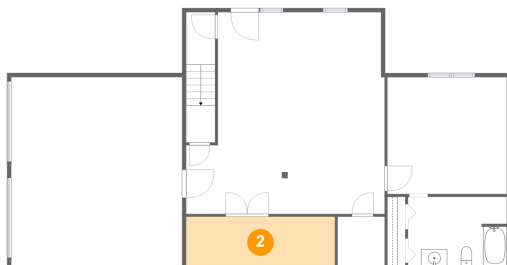
1 Floor 1 - Bath



Max Dimensions: 12'2" x 8'5"
Calculated Area: 102 sq. ft
Included: Yes

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

2 Floor 1 - Room

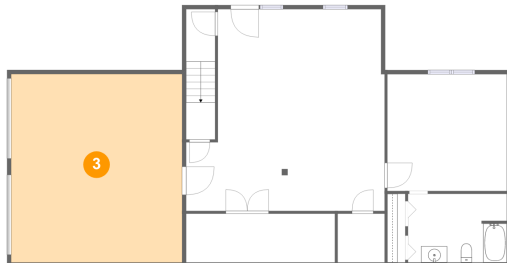


Max Dimensions: 18'4" x 6'0"
Calculated Area: 110 sq. ft
Included: Yes

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



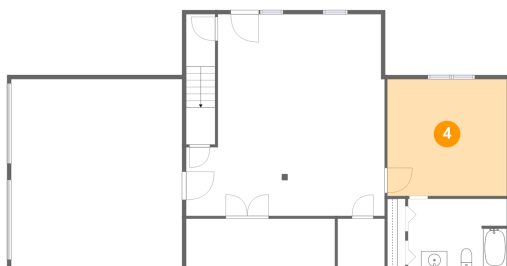
3 Floor 1 - Garage



Max Dimensions: 21'1" x 23'2"
Calculated Area: 487 sq. ft
Included: No

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

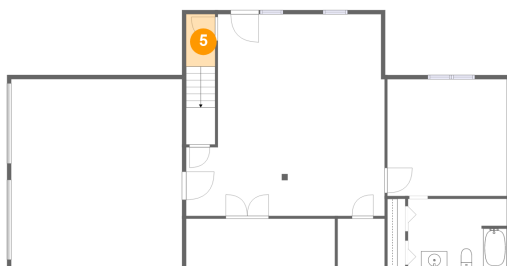
4 Floor 1 - Bedroom



Max Dimensions: 14'9" x 14'4"
Calculated Area: 212 sq. ft
Included: Yes

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

5 Floor 1 - Hall

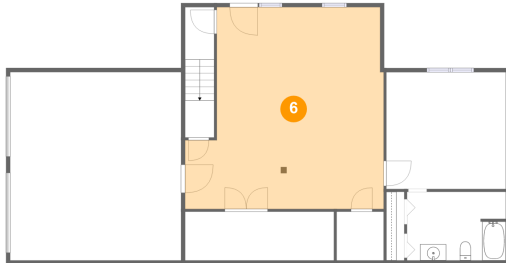


Max Dimensions: 3'7" x 6'5"
Calculated Area: 23 sq. ft
Included: Yes

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



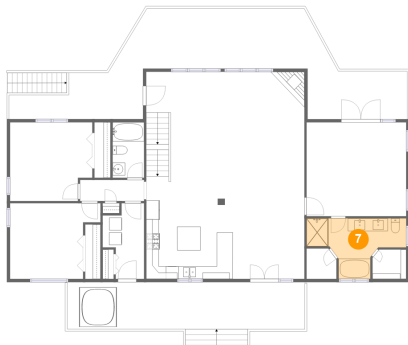
6 Floor 1 - Recreation Room



Max Dimensions: 24'5" x 24'9"
Calculated Area: 539 sq. ft
Included: Yes

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

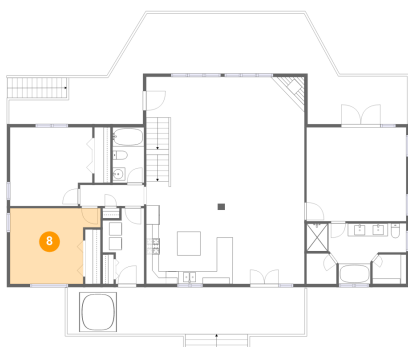
7 Floor 2 - Primary Bath



Max Dimensions: 15'9" x 9'7"
Calculated Area: 99 sq. ft
Included: Yes

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

8 Floor 2 - Bedroom



Max Dimensions: 14'4" x 12'0"
Calculated Area: 147 sq. ft
Included: Yes

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



9 Floor 2 - W.I.C.



Max Dimensions: 5'4" x 4'8"
Calculated Area: 24 sq. ft
Included: Yes

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

10 Floor 2 - Hall



Max Dimensions: 10'2" x 3'4"
Calculated Area: 34 sq. ft
Included: Yes

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

11 Floor 2 - Deck

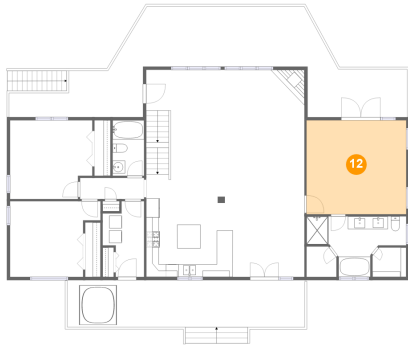


Max Dimensions: 63'0" x 16'4"
Calculated Area: 567 sq. ft
Included: No

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



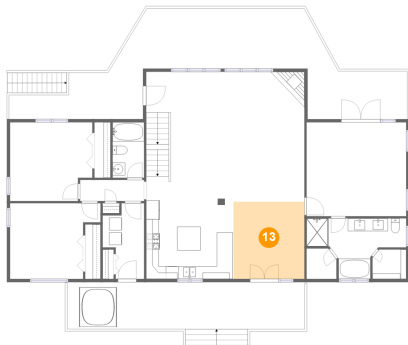
12 Floor 2 - Primary Bedroom



Max Dimensions: 15'9" x 14'10"
Calculated Area: 234 sq. ft
Included: Yes

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

13 Floor 2 - Dining Area



Max Dimensions: 11'2" x 12'2"
Calculated Area: 137 sq. ft
Included: Yes

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

14 Floor 2 - W.I.C.



Max Dimensions: 4'9" x 4'10"
Calculated Area: 22 sq. ft
Included: Yes

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



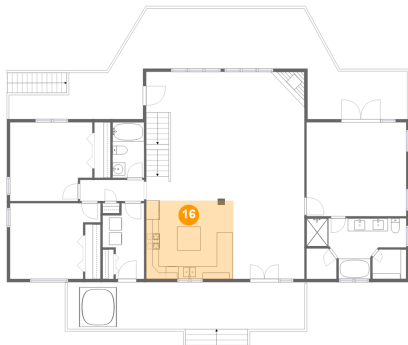
15 Floor 2 - Deck



Max Dimensions: 37'6" x 7'5"
Calculated Area: 305 sq. ft
Included: No

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

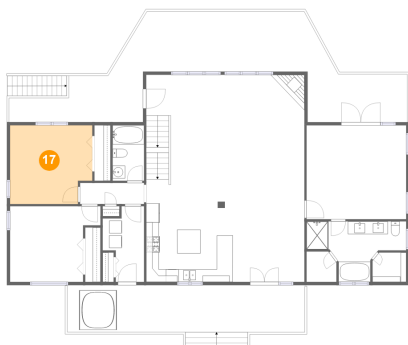
16 Floor 2 - Kitchen



Max Dimensions: 13'10" x 12'5"
Calculated Area: 171 sq. ft
Included: Yes

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

17 Floor 2 - Bedroom



Max Dimensions: 13'0" x 12'6"
Calculated Area: 154 sq. ft
Included: Yes

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



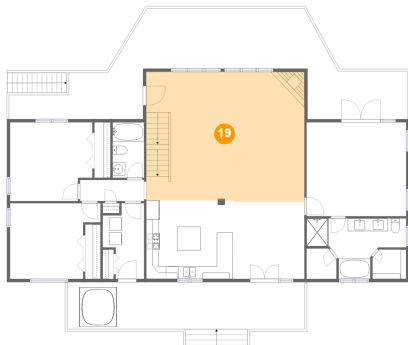
18 Floor 2 - Laundry



Max Dimensions: 6'7" x 12'0"
Calculated Area: 62 sq. ft
Included: Yes

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

19 Floor 2 - Living Room



Max Dimensions: 25'1" x 20'6"
Calculated Area: 512 sq. ft
Included: Yes

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

20 Floor 2 - Bath

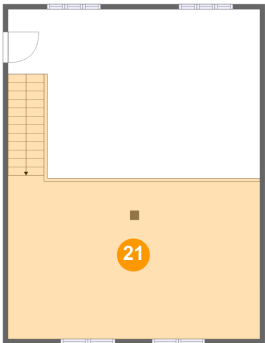


Max Dimensions: 5'0" x 8'9"
Calculated Area: 44 sq. ft
Included: Yes

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



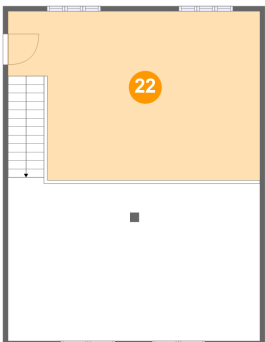
21 Floor 3 - Living Area



Max Dimensions: 25'1" x 16'3"
Calculated Area: 440 sq. ft
Included: Yes

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

22 Floor 3 - Open To Below



Max Dimensions: 25'0" x 16'9"
Calculated Area: 380 sq. ft
Included: No

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