



2322 Kemp Ford Road, Union Hall, Franklin County,  
Virginia, United States, 24176




## Property summary


 **0** Garages

 **4** Bedrooms

 **2** Bathrooms

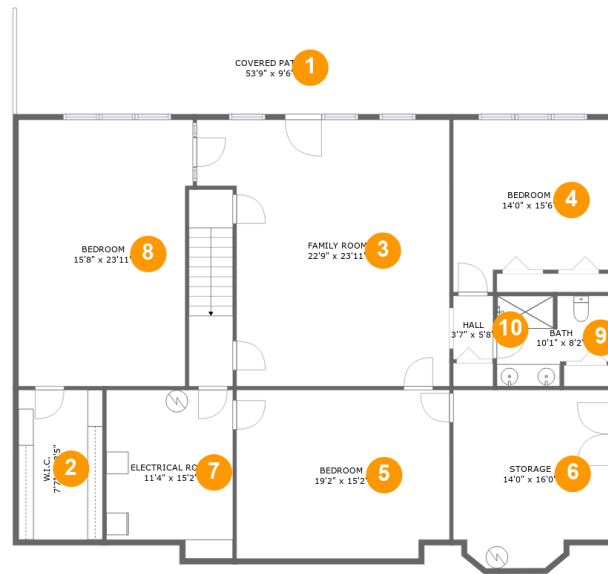
 **1** Half baths

 **2** Floors

 **3,917**  
Gross living  
area sqft

 **5,094**  
Total sqft

# 2322 Kemp Ford Road, Union Hall, Franklin County, Virginia, United States, 24176



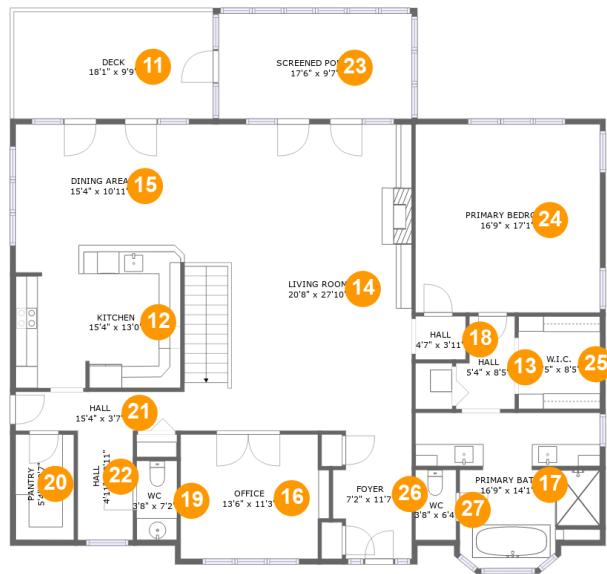
## Room dimensions

### Floor 1

Total sqft: 2579    Living area: 1764

#		Dimensions	sqft	Counted as living area
1	Covered Patio	53'9" x 9'6"	425 sq. ft	No
2	W.I.C.	7'7" x 13'5"	102 sq. ft	Yes
3	Family Room	22'9" x 23'11"	480 sq. ft	Yes
4	Bedroom	14'0" x 15'6"	196 sq. ft	Yes
5	Bedroom	19'2" x 15'2"	286 sq. ft	Yes
6	Storage	14'0" x 16'0"	208 sq. ft	No
7	Electrical Room	11'4" x 15'2"	160 sq. ft	No
8	Bedroom	15'8" x 23'11"	363 sq. ft	Yes
9	Bath	10'1" x 8'2"	71 sq. ft	Yes
10	Hall	3'7" x 5'8"	20 sq. ft	Yes

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## Room dimensions

Floor 2

Total sqft: 2515    Living area: 2153

#		Dimensions	sqft	Counted as living area
11	Deck	18'1" x 9'9"	176 sq. ft	No
12	Kitchen	15'4" x 13'0"	194 sq. ft	Yes
13	Hall	5'4" x 8'5"	40 sq. ft	Yes
14	Living Room	20'8" x 27'10"	575 sq. ft	Yes
15	Dining Area	15'4" x 10'11"	167 sq. ft	Yes
16	Office	13'6" x 11'3"	145 sq. ft	Yes
17	Primary Bath	16'9" x 14'1"	183 sq. ft	Yes
18	Hall	4'7" x 3'11"	18 sq. ft	Yes
19	WC	3'8" x 7'2"	26 sq. ft	Yes
20	Pantry	5'4" x 9'7"	51 sq. ft	Yes
21	Hall	15'4" x 3'7"	54 sq. ft	Yes

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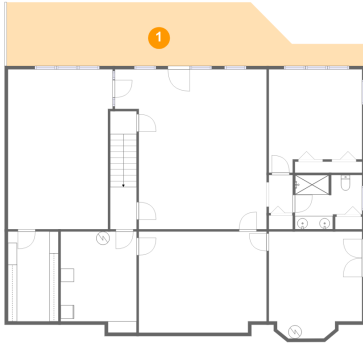
Information is calculated by Cubicasa technology deemed highly reliable but not guaranteed.

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#		Dimensions	sqft	Counted as living area
22	Hall	4'11" x 9'11"	50 sq. ft	Yes
23	Screened Porch	17'6" x 9'7"	168 sq. ft	No
24	Primary Bedroom	16'9" x 17'1"	286 sq. ft	Yes
25	W.I.C.	7'5" x 8'5"	62 sq. ft	Yes
26	Foyer	7'2" x 11'7"	75 sq. ft	Yes
27	WC	3'8" x 6'4"	23 sq. ft	Yes

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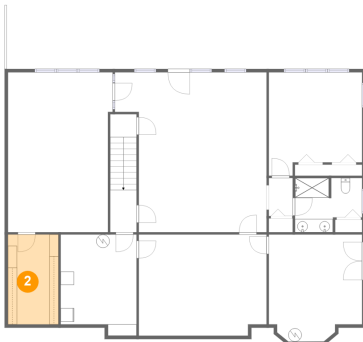
## 1 Floor 1 - Covered Patio



**Dimensions:** 53'9" x 9'6"  
**Area:** 425 sq. ft  
**Counted as living area:** No

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

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

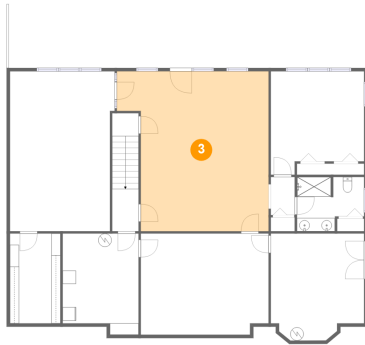


**Dimensions:** 7'7" x 13'5"  
**Area:** 102 sq. ft  
**Counted as living area:** Yes

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

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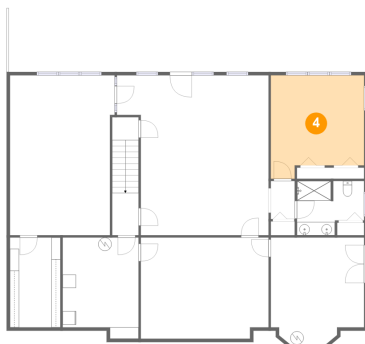
### 3 Floor 1 - Family Room



Dimensions: 22'9" x 23'11"  
Area: 480 sq. ft  
Counted as living area: Yes

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

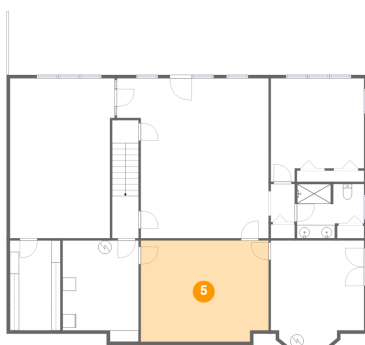
### 4 Floor 1 - Bedroom



Dimensions: 14'0" x 15'6"  
Area: 196 sq. ft  
Counted as living area: Yes

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

### 5 Floor 1 - Bedroom

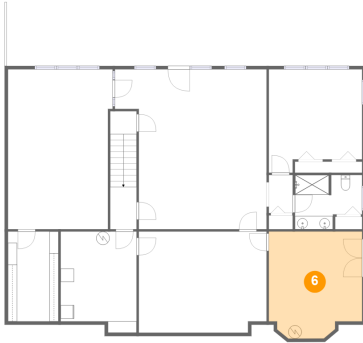


Dimensions: 19'2" x 15'2"  
Area: 286 sq. ft  
Counted as living area: Yes

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

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## 6 Floor 1 - Storage



Dimensions: 14'0" x 16'0"  
Area: 208 sq. ft  
Counted as living area: No

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

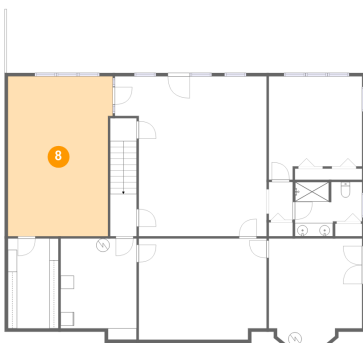
## 7 Floor 1 - Electrical Room



Dimensions: 11'4" x 15'2"  
Area: 160 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 1 - Bedroom

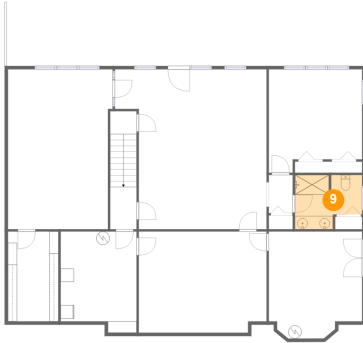


Dimensions: 15'8" x 23'11"  
Area: 363 sq. ft  
Counted as living area: Yes

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

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## 9 Floor 1 - Bath



Dimensions: 10'1" x 8'2"  
Area: 71 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 1 - Hall



Dimensions: 3'7" x 5'8"  
Area: 20 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 - Deck



Dimensions: 18'1" x 9'9"  
Area: 176 sq. ft  
Counted as living area: No

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



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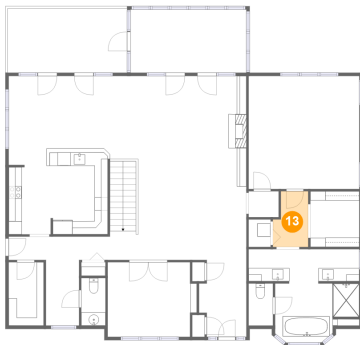
## 12 Floor 2 - Kitchen



Dimensions: 15'4" x 13'0"  
Area: 194 sq. ft  
Counted as living area: Yes

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

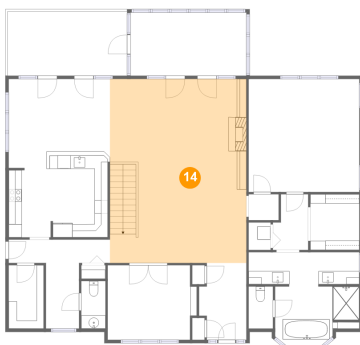
## 13 Floor 2 - Hall



Dimensions: 5'4" x 8'5"  
Area: 40 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 - Living Room

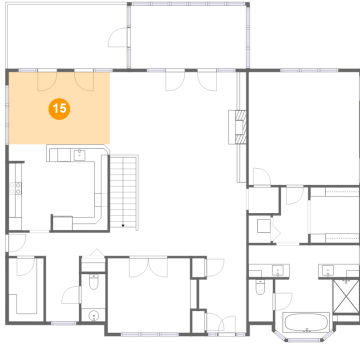


Dimensions: 20'8" x 27'10"  
Area: 575 sq. ft  
Counted as living area: Yes

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

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## 15 Floor 2 - Dining Area



Dimensions: 15'4" x 10'11"  
Area: 167 sq. ft  
Counted as living area: Yes

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

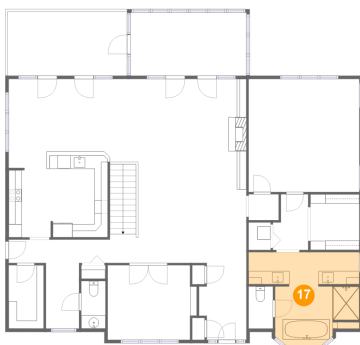
## 16 Floor 2 - Office



Dimensions: 13'6" x 11'3"  
Area: 145 sq. ft  
Counted as living area: Yes

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

## 17 Floor 2 - Primary Bath



Dimensions: 16'9" x 14'1"  
Area: 183 sq. ft  
Counted as living area: Yes

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

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### 18 Floor 2 - Hall



Dimensions: 4'7" x 3'11"  
Area: 18 sq. ft  
Counted as living area: Yes

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

### 19 Floor 2 - WC



Dimensions: 3'8" x 7'2"  
Area: 26 sq. ft  
Counted as living area: Yes

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

### 20 Floor 2 - Pantry



Dimensions: 5'4" x 9'7"  
Area: 51 sq. ft  
Counted as living area: Yes

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

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## 21 Floor 2 - Hall



Dimensions: 15'4" x 3'7"  
Area: 54 sq. ft  
Counted as living area: Yes

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

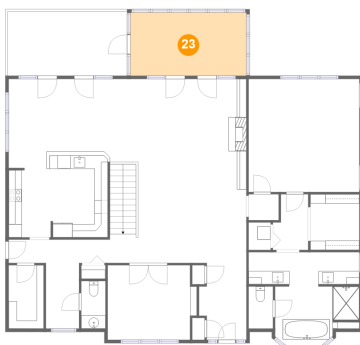
## 22 Floor 2 - Hall



Dimensions: 4'11" x 9'11"  
Area: 50 sq. ft  
Counted as living area: Yes

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

## 23 Floor 2 - Screened Porch



Dimensions: 17'6" x 9'7"  
Area: 168 sq. ft  
Counted as living area: No

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

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## 24 Floor 2 - Primary Bedroom



Dimensions: 16'9" x 17'1"  
Area: 286 sq. ft  
Counted as living area: Yes

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

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



Dimensions: 7'5" x 8'5"  
Area: 62 sq. ft  
Counted as living area: Yes

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

## 26 Floor 2 - Foyer



Dimensions: 7'2" x 11'7"  
Area: 75 sq. ft  
Counted as living area: Yes

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

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**27** Floor 2 - WC



Dimensions: 3'8" x 6'4"  
Area: 23 sq. ft  
Counted as living area: Yes

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