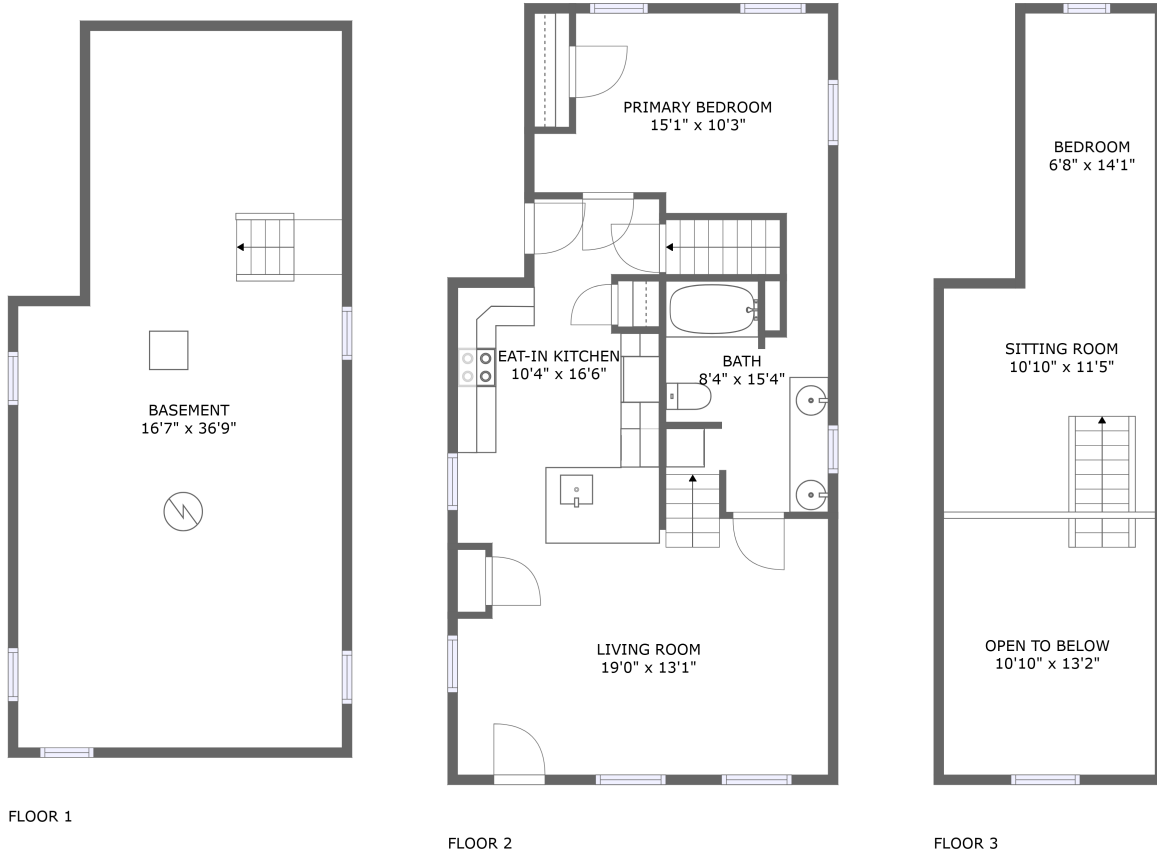


74 Diem Street, Ellwanger Barry, Rochester, Monroe County, New York, United States, 14620

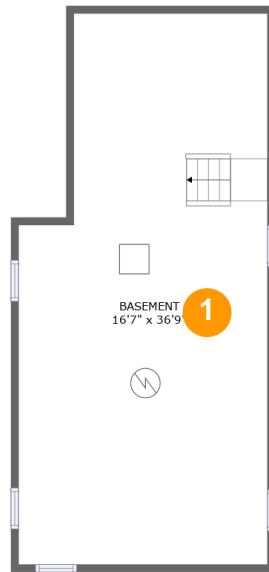


Property summary

0 Garages **2** Bedrooms **1** Bathrooms **0** Half baths

3 Floors **872** Gross living area sqft **1,779** Total sqft

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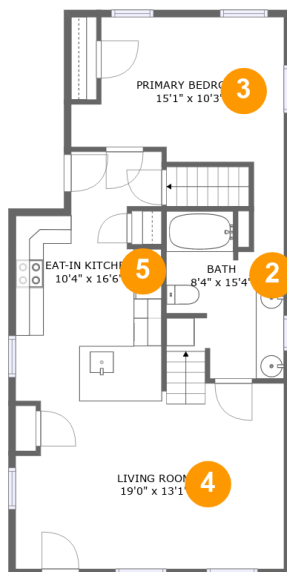
Room dimensions

Floor 1

Total sqft: 615 Living area: 0

#		Dimensions	sqft	Counted as living area
1	Basement	16'7" x 36'9"	560 sq. ft	No

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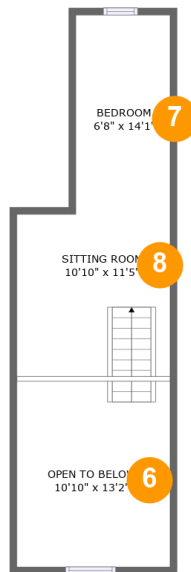


Room dimensions

Floor 2

Total sqft: 748 Living area: 748

#		Dimensions	sqft	Counted as living area
2	Bath	8'4" x 15'4"	101 sq. ft	Yes
3	Primary Bedroom	15'1" x 10'3"	135 sq. ft	Yes
4	Living Room	19'0" x 13'1"	242 sq. ft	Yes
5	Eat-in Kitchen	10'4" x 16'6"	146 sq. ft	Yes

**74 Diem Street, Ellwanger Barry, Rochester, Monroe
County, New York, United States, 14620****Room dimensions**

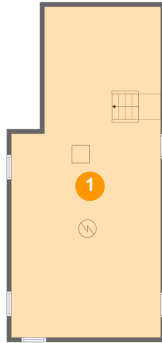
Floor 3

Total sqft: 416 Living area: 124

#		Dimensions	sqft	Counted as living area
6	Open To Below	10'10" x 13'2"	138 sq. ft	No
7	Bedroom	6'8" x 14'1"	43 sq. ft	Yes
8	Sitting Room	10'10" x 11'5"	79 sq. ft	Yes

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1 Floor 1 - Basement



Dimensions: 16'7" x 36'9"
Area: 560 sq. ft
Counted as living area: No

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

2 Floor 2 - Bath

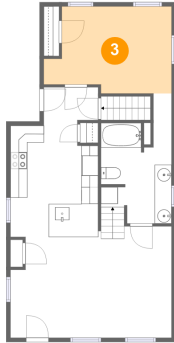


Dimensions: 8'4" x 15'4"
Area: 101 sq. ft
Counted as living area: Yes

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

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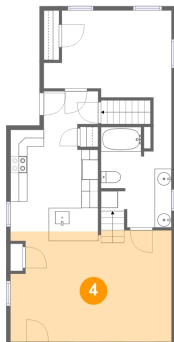
3 Floor 2 - Primary Bedroom



Dimensions: 15'1" x 10'3"
Area: 135 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 2 - Living Room



Dimensions: 19'0" x 13'1"
Area: 242 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 2 - Eat-in Kitchen

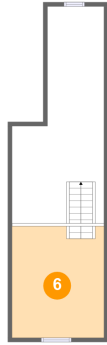


Dimensions: 10'4" x 16'6"
Area: 146 sq. ft
Counted as living area: Yes

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

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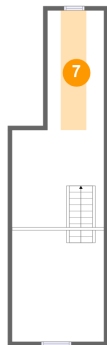
6 Floor 3 - Open To Below



Dimensions: 10'10" x 13'2"
Area: 138 sq. ft
Counted as living area: No

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

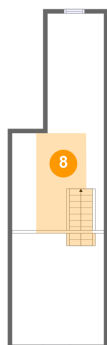
7 Floor 3 - Bedroom



Dimensions: 6'8" x 14'1"
Area: 43 sq. ft
Counted as living area: Yes

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

8 Floor 3 - Sitting Room



Dimensions: 10'10" x 11'5"
Area: 79 sq. ft
Counted as living area: Yes

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