


# 440 Nicholson Rd, Sewickley, PA, US



## Property summary

 **1** Garages

 **3** Bedrooms

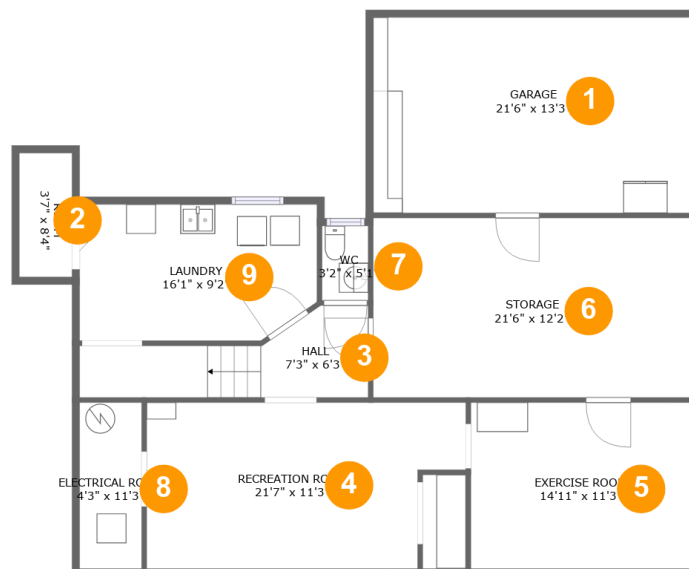
 **2** Bathrooms

 **1** Half baths

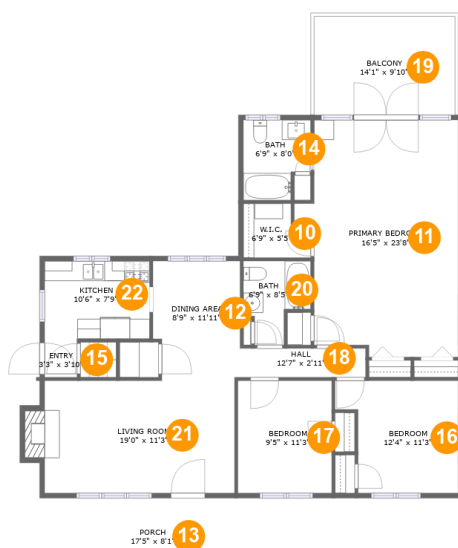
 **2** Floors

 **2,063** Gross living area sqft

 **3,040** Total sqft

**440 Nicholson Rd, Sewickley, PA, US****Room dimensions****Floor 1****Total sqft: 1407    Living area: 728**

#		Dimensions	sqft	Counted as living area
1	Garage	21'6" x 13'3"	284 sq. ft	No
2	Room	3'7" x 8'4"	30 sq. ft	No
3	Hall	7'3" x 6'3"	83 sq. ft	Yes
4	Recreation Room	21'7" x 11'3"	221 sq. ft	Yes
5	Exercise Room	14'11" x 11'3"	167 sq. ft	Yes
6	Storage	21'6" x 12'2"	261 sq. ft	No
7	Bath	3'2" x 5'1"	16 sq. ft	Yes
8	Room	4'3" x 11'3"	47 sq. ft	No
9	Utility	16'1" x 9'2"	143 sq. ft	Yes

**440 Nicholson Rd, Sewickley, PA, US****Room dimensions**

Floor 2

Total sqft: 1633 Living area: 1335

#		Dimensions	sqft	Counted as living area
10	Cl	6'9" x 5'5"	31 sq. ft	Yes
11	Bedroom	16'5" x 23'8"	340 sq. ft	Yes
12	Dining Room	8'9" x 11'11"	100 sq. ft	Yes
13	Outdoor	17'5" x 8'1"	141 sq. ft	No
14	Bath	6'9" x 8'0"	48 sq. ft	Yes
15	Entry	3'3" x 3'10"	12 sq. ft	Yes
16	Bedroom	12'4" x 11'3"	119 sq. ft	Yes
17	Bedroom	9'5" x 11'3"	105 sq. ft	Yes
18	Hall	12'7" x 2'11"	36 sq. ft	Yes
19	Outdoor	14'1" x 9'10"	139 sq. ft	No
20	Bath	6'9" x 8'5"	44 sq. ft	Yes

Scan captured on Sun, 12 Jan 2025 19:31:24 GMT

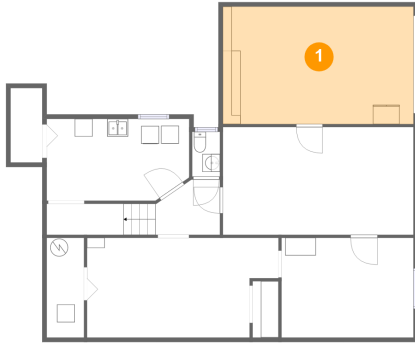
Information is calculated by Cubicasa technology deemed highly reliable but not guaranteed.

# 440 Nicholson Rd, Sewickley, PA, US

#		Dimensions	sqft	Counted as living area
21	Living Room	19'0" x 11'3"	223 sq. ft	Yes
22	Kitchen	10'6" x 7'9"	82 sq. ft	Yes

# 440 Nicholson Rd, Sewickley, PA, US

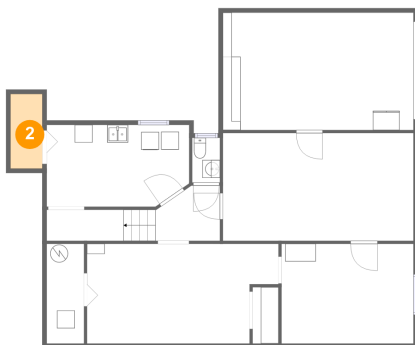
## 1 Floor 1 - Garage



**Dimensions:** 21'6" x 13'3"  
**Area:** 284 sq. ft  
**Counted as living area:** No

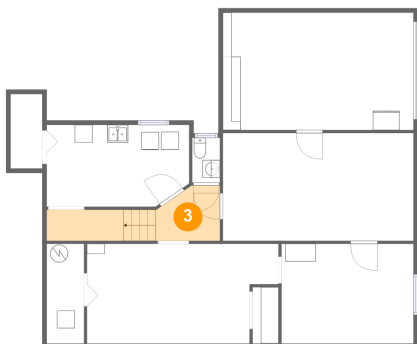
**Heated:** No  
**Finished:** No  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

## 2 Floor 1 - Room



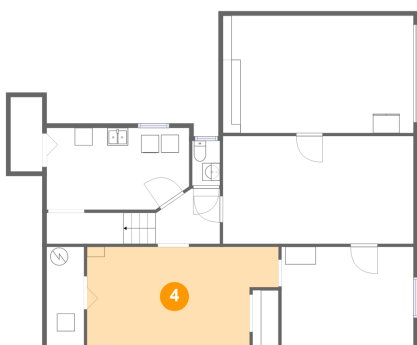
**Dimensions:** 3'7" x 8'4"  
**Area:** 30 sq. ft  
**Counted as living area:** No

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

**440 Nicholson Rd, Sewickley, PA, US****3 Floor 1 - Hall**

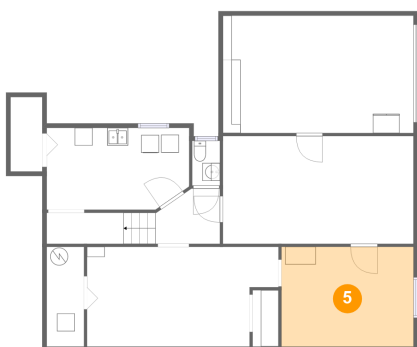
Dimensions: 7'3" x 6'3"  
Area: 83 sq. ft  
Counted as living area: Yes

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

**4 Floor 1 - Recreation Room**

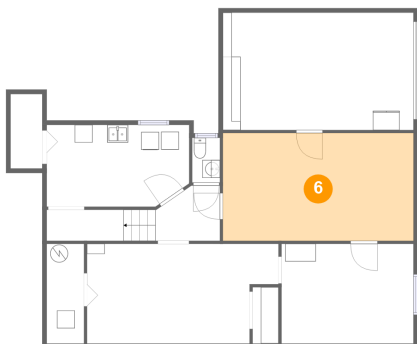
Dimensions: 21'7" x 11'3"  
Area: 221 sq. ft  
Counted as living area: Yes

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

**5 Floor 1 - Exercise Room**

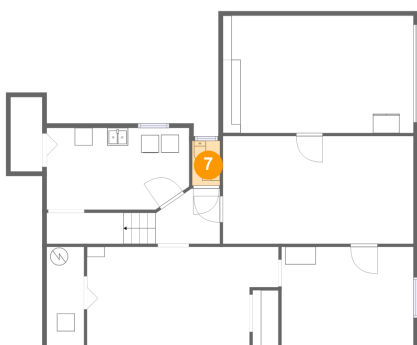
Dimensions: 14'11" x 11'3"  
Area: 167 sq. ft  
Counted as living area: Yes

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

**440 Nicholson Rd, Sewickley, PA, US****6 Floor 1 - Storage**

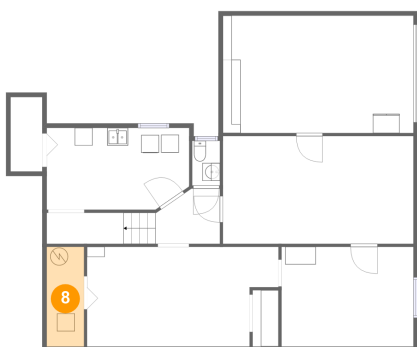
Dimensions: 21'6" x 12'2"  
Area: 261 sq. ft  
Counted as living area: No

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

**7 Floor 1 - Bath**

Dimensions: 3'2" x 5'1"  
Area: 16 sq. ft  
Counted as living area: Yes

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

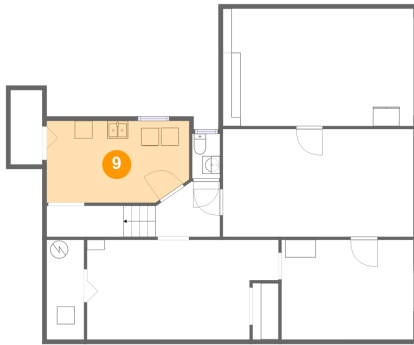
**8 Floor 1 - Room**

Dimensions: 4'3" x 11'3"  
Area: 47 sq. ft  
Counted as living area: No

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

# 440 Nicholson Rd, Sewickley, PA, US

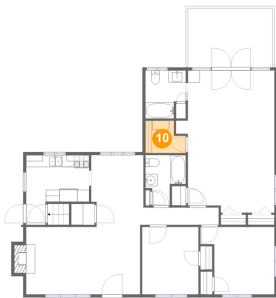
## 9 Floor 1 - Utility



Dimensions: 16'1" x 9'2"  
Area: 143 sq. ft  
Counted as living area: Yes

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

## 10 Floor 2 - Cl



Dimensions: 6'9" x 5'5"  
Area: 31 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 - Bedroom



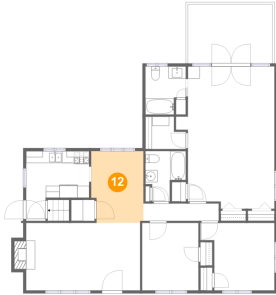
Dimensions: 16'5" x 23'8"  
Area: 340 sq. ft  
Counted as living area: Yes

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



# 440 Nicholson Rd, Sewickley, PA, US

## 12 Floor 2 - Dining Room



Dimensions: 8'9" x 11'11"  
Area: 100 sq. ft  
Counted as living area: Yes

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

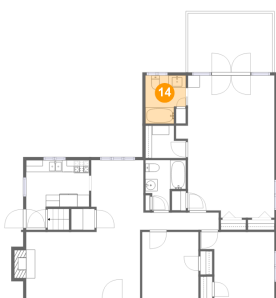
## 13 Floor 2 - Outdoor



Dimensions: 17'5" x 8'1"  
Area: 141 sq. ft  
Counted as living area: No

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

## 14 Floor 2 - Bath

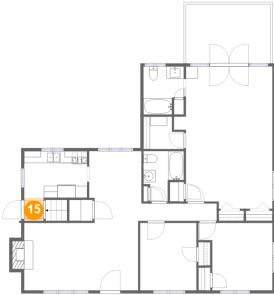


Dimensions: 6'9" x 8'0"  
Area: 48 sq. ft  
Counted as living area: Yes

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

# 440 Nicholson Rd, Sewickley, PA, US

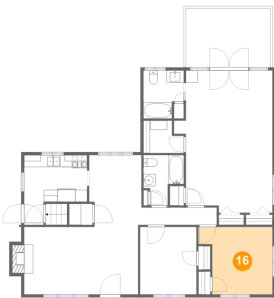
## 15 Floor 2 - Entry



**Dimensions:** 3'3" x 3'10"  
**Area:** 12 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 - Bedroom



**Dimensions:** 12'4" x 11'3"  
**Area:** 119 sq. ft  
**Counted as living area:** Yes

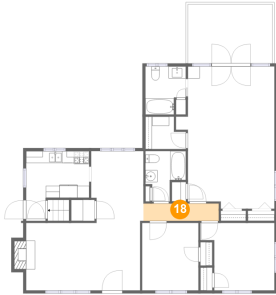
**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

## 17 Floor 2 - Bedroom



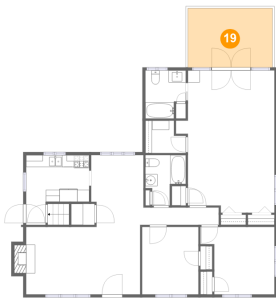
**Dimensions:** 9'5" x 11'3"  
**Area:** 105 sq. ft  
**Counted as living area:** Yes

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

**440 Nicholson Rd, Sewickley, PA, US****18 Floor 2 - Hall**

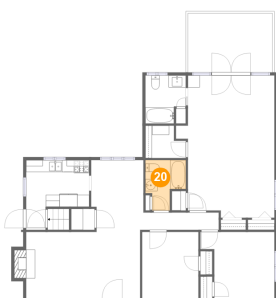
**Dimensions:** 12'7" x 2'11"  
**Area:** 36 sq. ft  
**Counted as living area:** Yes

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

**19 Floor 2 - Outdoor**

**Dimensions:** 14'1" x 9'10"  
**Area:** 139 sq. ft  
**Counted as living area:** No

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

**20 Floor 2 - Bath**

**Dimensions:** 6'9" x 8'5"  
**Area:** 44 sq. ft  
**Counted as living area:** Yes

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

# 440 Nicholson Rd, Sewickley, PA, US

## 21 Floor 2 - Living Room



Dimensions: 19'0" x 11'3"  
Area: 223 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 - Kitchen



Dimensions: 10'6" x 7'9"  
Area: 82 sq. ft  
Counted as living area: Yes

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