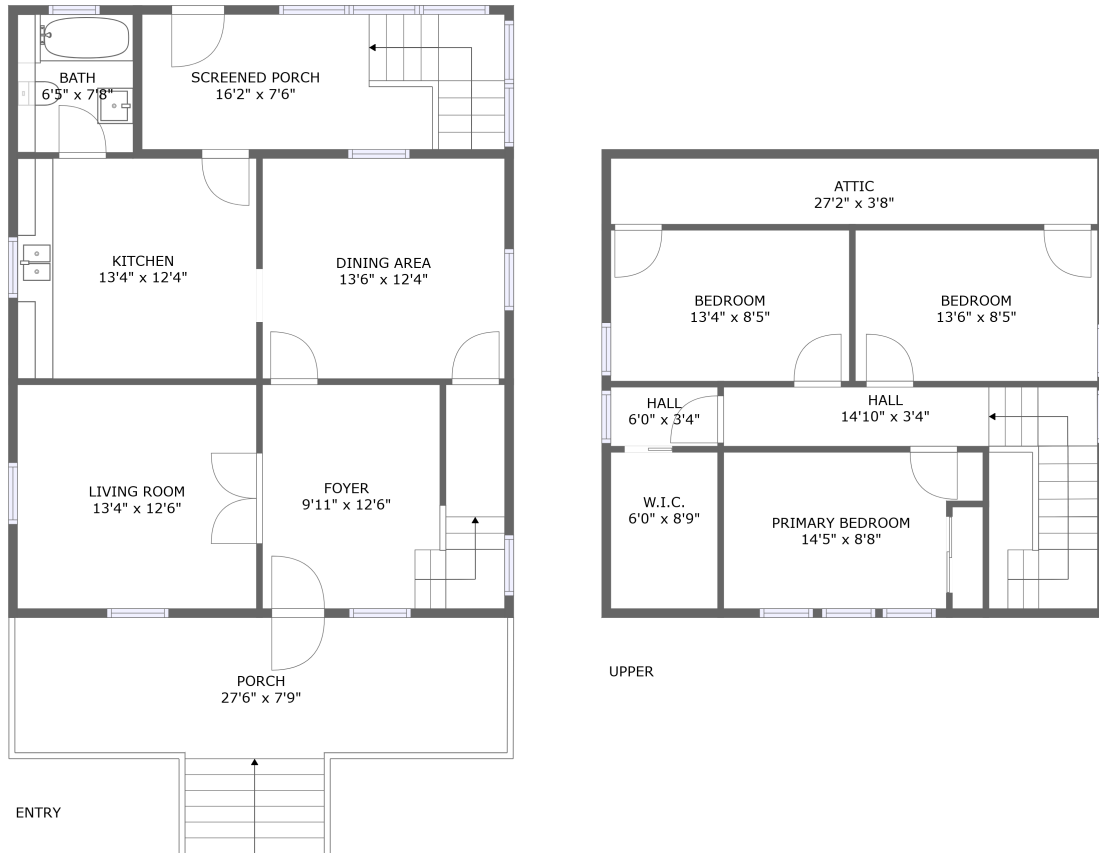


# 5422 Franklin Road, Clearbrook, Roanoke, Roanoke County, Virginia, United States, 24014

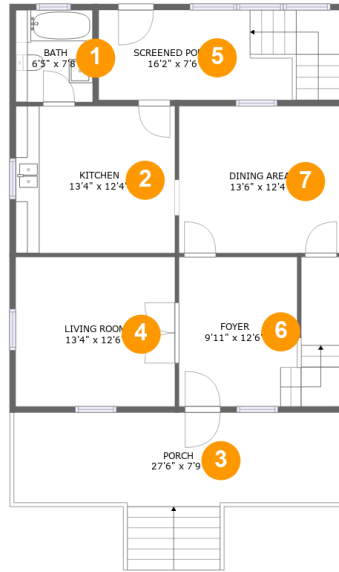


## Property Summary

 **0** garages     **3** bedrooms     **1** bathrooms     **0** half baths

 **2** floors     **1,091** Gross Living Area sqft     **1,966** total sqft

**5422 Franklin Road, Clearbrook, Roanoke,  
Roanoke County, Virginia, United States, 24014**



**Room Dimensions**

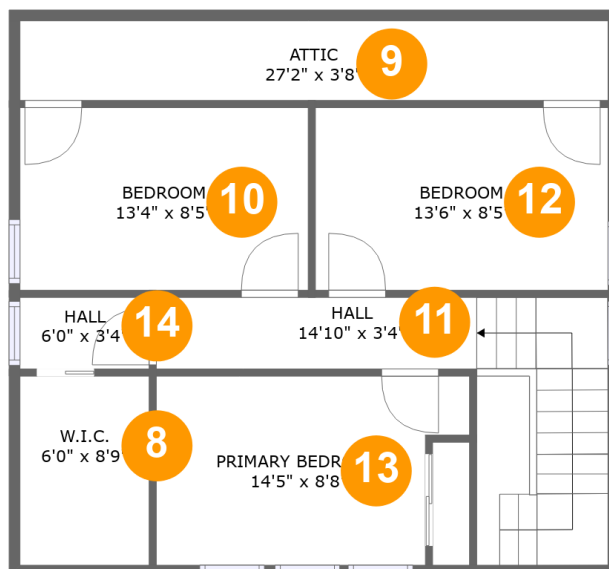
**Floor 1**

**Total sqft: 1230**

**Living area: 614**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Bath	6'5" x 7'8"	50 sq. ft	Yes
2	Kitchen	13'4" x 12'4"	164 sq. ft	Yes
3	Porch	27'6" x 7'9"	267 sq. ft	No
4	Living Room	13'4" x 12'6"	167 sq. ft	Yes
5	Screened Porch	16'2" x 7'6"	153 sq. ft	No
6	Foyer	9'11" x 12'6"	167 sq. ft	No
7	Dining Area	13'6" x 12'4"	166 sq. ft	Yes

# 5422 Franklin Road, Clearbrook, Roanoke, Roanoke County, Virginia, United States, 24014



## Room Dimensions

Floor 2

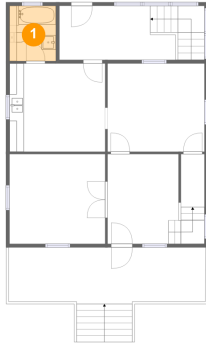
Total sqft: 736

Living area: 477

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
8	W.i.c.	6'0" x 8'9"	37 sq. ft	Yes
9	Attic	27'2" x 3'8"	100 sq. ft	No
10	Bedroom	13'4" x 8'5"	112 sq. ft	No
11	Hall	14'10" x 3'4"	107 sq. ft	Yes
12	Bedroom	13'6" x 8'5"	114 sq. ft	Yes
13	Primary Bedroom	14'5" x 8'8"	114 sq. ft	Yes
14	Hall	6'0" x 3'4"	20 sq. ft	Yes

# 5422 Franklin Road, Clearbrook, Roanoke, Roanoke County, Virginia, United States, 24014

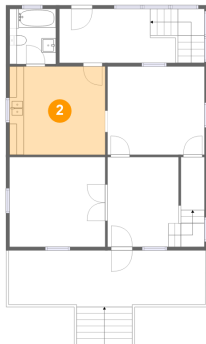
## 1 Floor 1 - Bath



**Dimensions:** 6'5" x 7'8"  
**Area:** 50 sq. ft  
**Counted as Living Area:**  
Yes

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

## 2 Floor 1 - Kitchen

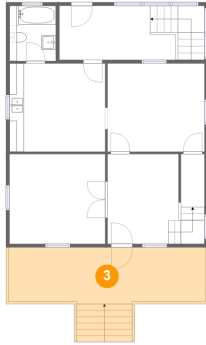


**Dimensions:** 13'4" x 12'4"  
**Area:** 164 sq. ft  
**Counted as Living Area:**  
Yes

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

# 5422 Franklin Road, Clearbrook, Roanoke, Roanoke County, Virginia, United States, 24014

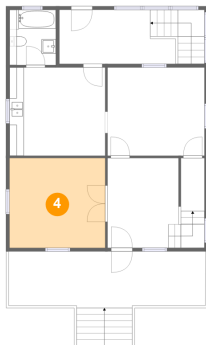
## 3 Floor 1 - Porch



Dimensions: 27'6" x 7'9"  
Area: 267 sq. ft  
Counted as Living Area: No

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

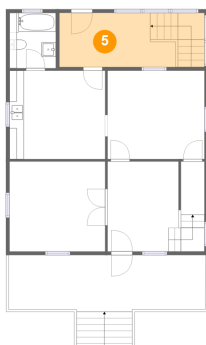
## 4 Floor 1 - Living Room



Dimensions: 13'4" x 12'6"  
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

## 5 Floor 1 - Screened Porch

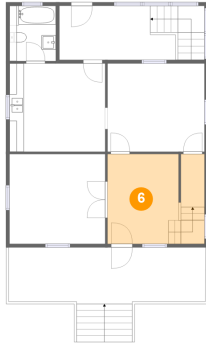


Dimensions: 16'2" x 7'6"  
Area: 153 sq. ft  
Counted as Living Area: No

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

# 5422 Franklin Road, Clearbrook, Roanoke, Roanoke County, Virginia, United States, 24014

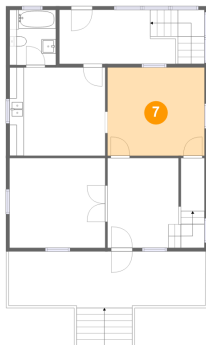
## 6 Floor 1 - Foyer



Dimensions: 9'11" x 12'6"  
Area: 167 sq. ft  
Counted as Living Area: No

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

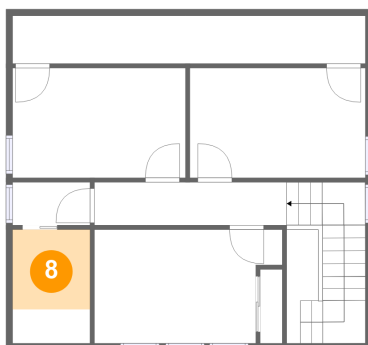
## 7 Floor 1 - Dining Area



Dimensions: 13'6" x 12'4"  
Area: 166 sq. ft  
Counted as Living Area:  
Yes

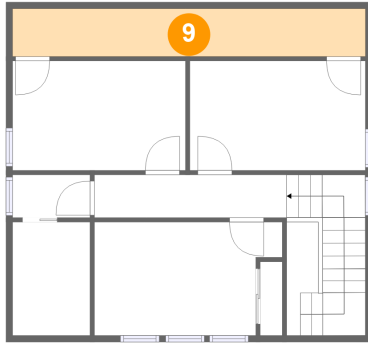
Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

## 8 Floor 2 - W.i.c.



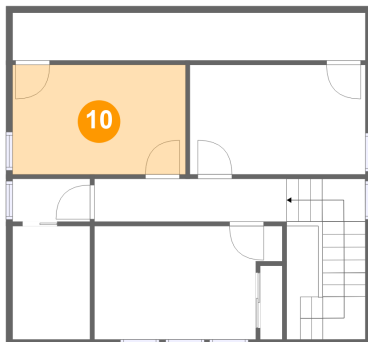
Dimensions: 6'0" x 8'9"  
Area: 37 sq. ft  
Counted as Living Area:  
Yes

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

**5422 Franklin Road, Clearbrook, Roanoke,  
Roanoke County, Virginia, United States, 24014****9 Floor 2 - Attic**

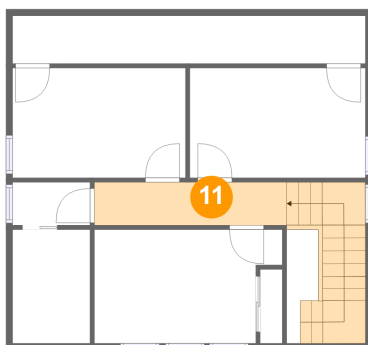
Dimensions: 27'2" x 3'8"  
Area: 100 sq. ft  
Counted as Living Area: No

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

**10 Floor 2 - Bedroom**

Dimensions: 13'4" x 8'5"  
Area: 112 sq. ft  
Counted as Living Area: No

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

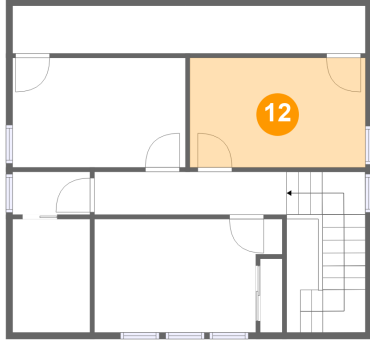
**11 Floor 2 - Hall**

Dimensions: 14'10" x 3'4"  
Area: 107 sq. ft  
Counted as Living Area:  
Yes

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

**5422 Franklin Road, Clearbrook, Roanoke,  
Roanoke County, Virginia, United States, 24014**

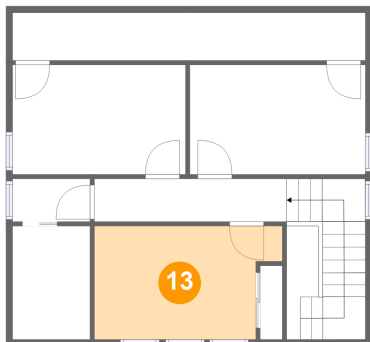
**12 Floor 2 - Bedroom**



Dimensions: 13'6" x 8'5"  
Area: 114 sq. ft  
Counted as Living Area:  
Yes

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

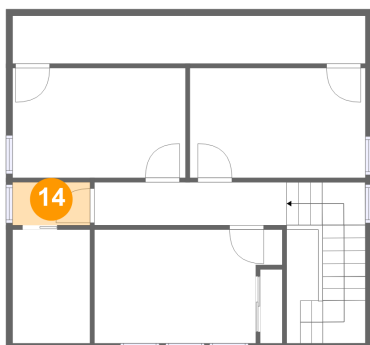
**13 Floor 2 - Primary Bedroom**



Dimensions: 14'5" x 8'8"  
Area: 114 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 - Hall**



Dimensions: 6'0" x 3'4"  
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