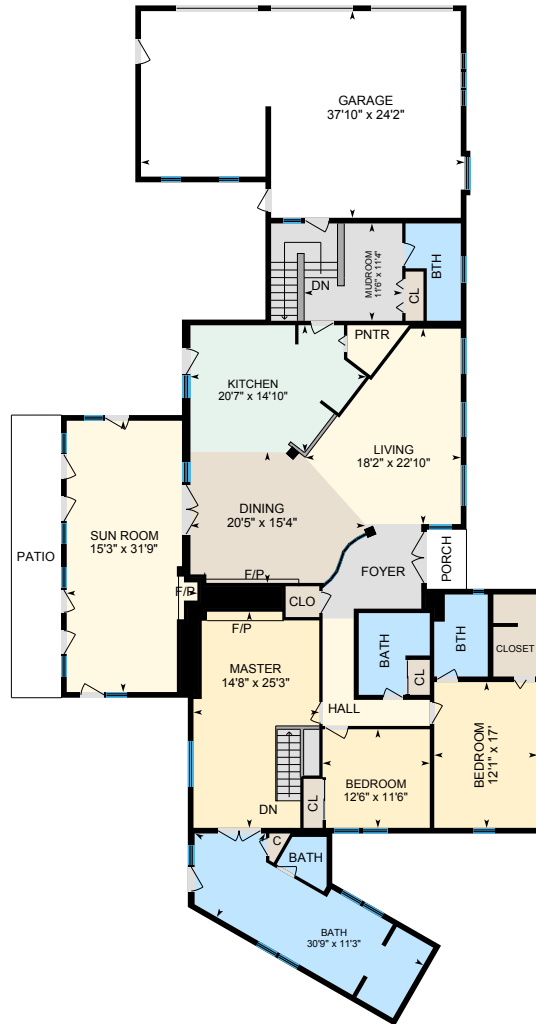
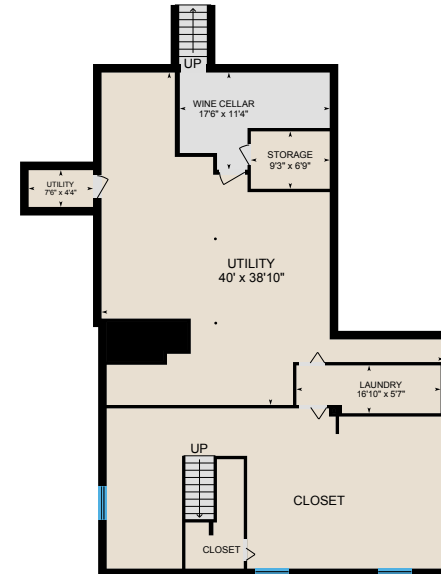


254 Brook Farms Rd, Lancaster, PA

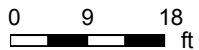
Main Building: Total Exterior Area Above Grade 3307 sq ft



1st Floor
Exterior Area 3307 sq ft

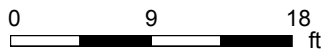


Basement (Below Grade)
Exterior Area 2176 sq ft



254 Brook Farms Rd, Lancaster, PA

1st Floor Total Exterior Area 3307 sq ft
Total Interior Area 3098 sq ft



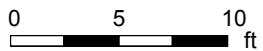
PREPARED: Apr, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

254 Brook Farms Rd, Lancaster, PA

Basement Total Exterior Area 2176 sq ft
Total Interior Area 1945 sq ft



PREPARED: Apr, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

254 Brook Farms Rd, Lancaster, PA

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

1ST FLOOR

Bath: 8'4" x 9'7"
Bath: 6'4" x 5'8"
Bath: 30'9" x 11'3"
Bedroom: 12'1" x 17'
Bedroom: 12'6" x 11'6"
Bth: 6'5" x 11'4"
Bth: 6'3" x 9'7"
Dining: 20'5" x 15'4"
Garage: 37'10" x 24'2"
Kitchen: 20'7" x 14'10"
Living: 18'2" x 22'10"
Master: 14'8" x 25'3"
Mudroom: 11'6" x 11'4"
Sun Room: 15'3" x 31'9"

BASEMENT

Laundry: 16'10" x 5'7"
Storage: 9'3" x 6'9"
Utility: 40' x 38'10"
Utility: 7'6" x 4'4"
Wine Cellar: 17'6" x 11'4"

Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>.

Main Building

1ST FLOOR

Interior Area: 3098 sq ft
Perimeter Wall Length: 314 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 3307 sq ft

BASEMENT (Below Grade)

Interior Area: 1945 sq ft
Perimeter Wall Length: 231 ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 2176 sq ft

Total Above Grade Floor Area

Main Building Interior: 3098 sq ft
Main Building Exterior: 3307 sq ft