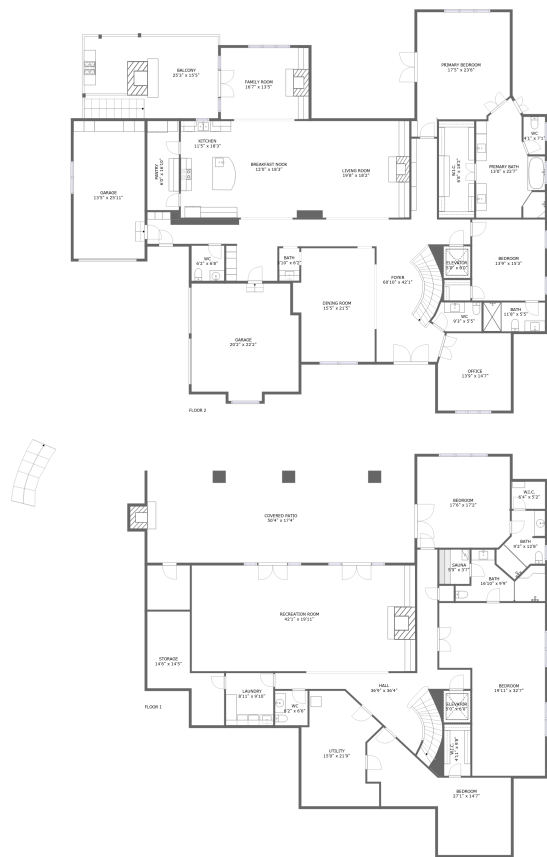


Home report

3057 Watsons Bend,Alpharetta,GA,US



**Total Area: 6813 sq. ft**  
Below Ground: 3094 sq. ft, Floor 2: 3719 sq. ft  
Excluded: Utility 281 sq. ft, Storage 195 sq. ft, Elevator 74 sq. ft, Outdoor Patio Covered 875 sq. ft, Fireplace 17 sq. ft, Garage 814 sq. ft, Outdoor Balcony 390 sq. ft

Property summary


 **2** Floors

 **5** Bedrooms

 **4** Bathrooms

Home report

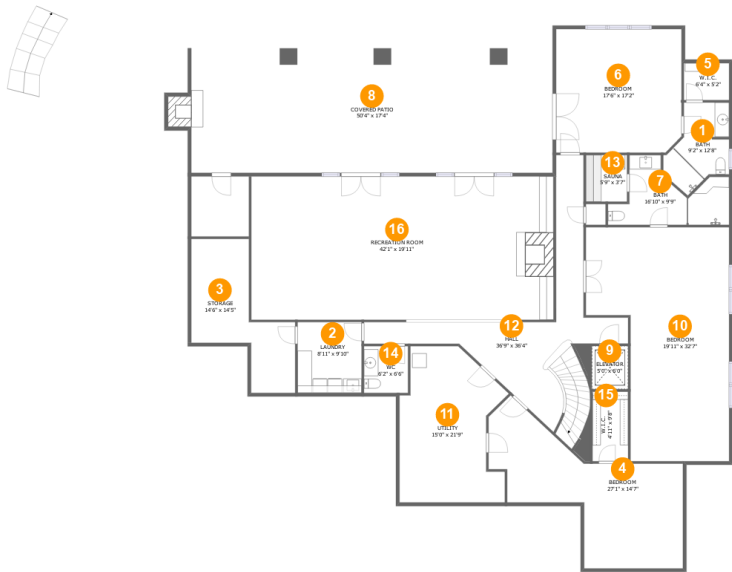
3057 Watsons Bend, Alpharetta, GA, US

 **3**  
Half baths

 **2**  
Garages

Home report

3057 Watsons Bend,Alpharetta,GA,US



Room dimensions

Floor 1 Below ground Total:3094sqft    Excluded: 1406sqft

#		Max Dimensions	sqft	Included
1	Bath	9'2" x 12'8"	82 sq. ft	Yes
2	Laundry	8'11" x 9'10"	88 sq. ft	Yes
3	Storage	14'6" x 14'5"	177 sq. ft	No
4	Bedroom	27'1" x 14'7"	334 sq. ft	Yes
5	W.I.C.	6'4" x 5'2"	32 sq. ft	Yes
6	Bedroom	17'6" x 17'2"	297 sq. ft	Yes
7	Bath	16'10" x 9'9"	105 sq. ft	Yes
8	Covered Patio	50'4" x 17'4"	887 sq. ft	No
9	Elevator	5'0" x 6'0"	37 sq. ft	No
10	Bedroom	19'11" x 32'7"	523 sq. ft	Yes
11	Utility	15'0" x 21'9"	266 sq. ft	No

## Home report

### 3057 Watsons Bend, Alpharetta, GA, US

#		Max Dimensions	sqft	Included
12	Hall	36'9" x 36'4"	349 sq. ft	Yes
13	Sauna	5'9" x 3'7"	37 sq. ft	Yes
14	WC	6'2" x 6'6"	40 sq. ft	Yes
15	W.I.C.	4'11" x 9'8"	48 sq. ft	Yes
16	Recreation Room	42'1" x 19'11"	840 sq. ft	Yes

Home report

3057 Watsons Bend,Alpharetta,GA,US



Room dimensions

Floor 2 Total:3719sqft   Excluded: 1241sqft

#		Max Dimensions	sqft	Included
17	Living Room	19'8" x 18'2"	358 sq. ft	Yes
18	Garage	13'5" x 25'11"	347 sq. ft	No
19	Garage	20'2" x 22'2"	413 sq. ft	No
20	Elevator	5'0" x 6'0"	37 sq. ft	No
21	Office	13'9" x 14'7"	196 sq. ft	Yes
22	Dining Room	15'5" x 21'5"	305 sq. ft	Yes
23	Family Room	16'7" x 13'5"	223 sq. ft	Yes
24	Pantry	6'0" x 16'10"	100 sq. ft	Yes
25	Foyer	60'10" x 42'1"	696 sq. ft	Yes
26	W.I.C.	6'8" x 18'2"	122 sq. ft	Yes
27	WC	4'1" x 7'1"	27 sq. ft	Yes

## Home report

# 3057 Watsons Bend,Alpharetta,GA,US

#		Max Dimensions	sqft	Included
28	WC	6'2" x 6'8"	41 sq. ft	Yes
29	Bath	11'8" x 5'5"	63 sq. ft	Yes
30	Primary Bedroom	17'5" x 23'6"	357 sq. ft	Yes
31	Bedroom	13'9" x 15'3"	210 sq. ft	Yes
32	Balcony	25'3" x 15'5"	390 sq. ft	No
33	Bath	3'10" x 6'2"	23 sq. ft	Yes
34	Kitchen	11'5" x 18'3"	208 sq. ft	Yes
35	WC	9'3" x 5'5"	45 sq. ft	Yes
36	Primary Bath	13'0" x 22'7"	224 sq. ft	Yes
37	Breakfast Nook	12'0" x 18'3"	219 sq. ft	Yes

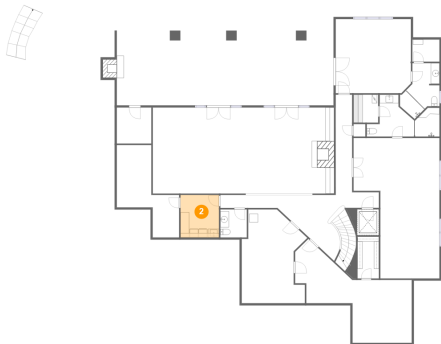
1 Floor 1 - Bath



Max Dimensions: 9'2" x 12'8"  
Calculated Area: 82 sq. ft  
Included: Yes

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

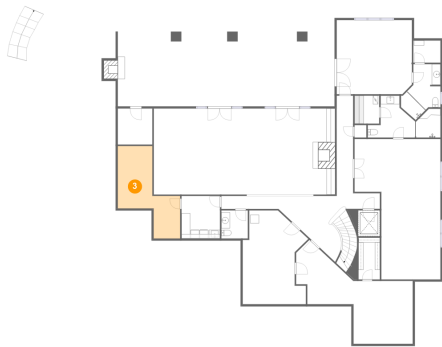
2 Floor 1 - Laundry



Max Dimensions: 8'11" x 9'10"  
Calculated Area: 88 sq. ft  
Included: Yes

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

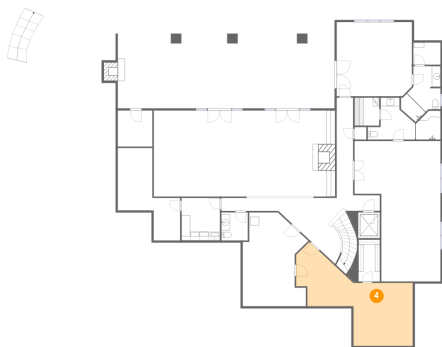
3 Floor 1 - Storage



Max Dimensions: 14'6" x 14'5"  
Calculated Area: 177 sq. ft  
Included: No

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

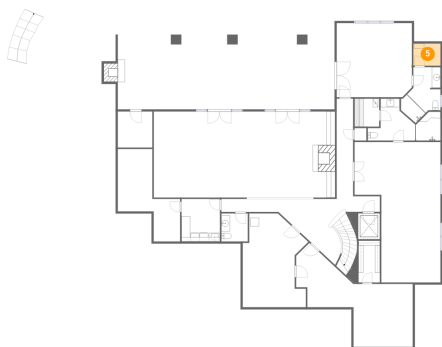
4 Floor 1 - Bedroom



Max Dimensions: 27'1" x 14'7"  
Calculated Area: 334 sq. ft  
Included: Yes

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

5 Floor 1 - W.I.C.

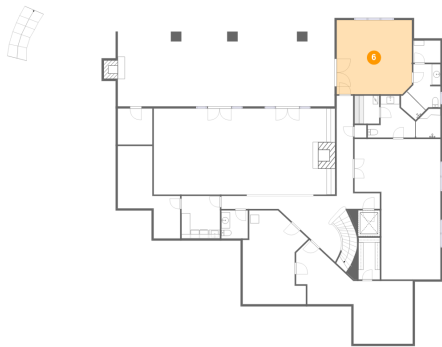


Max Dimensions: 6'4" x 5'2"  
Calculated Area: 32 sq. ft  
Included: Yes

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



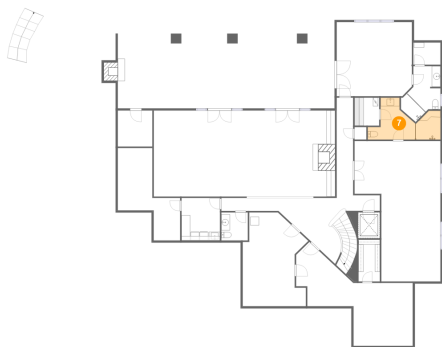
6 Floor 1 - Bedroom



Max Dimensions: 17'6" x 17'2"  
Calculated Area: 297 sq. ft  
Included: Yes

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

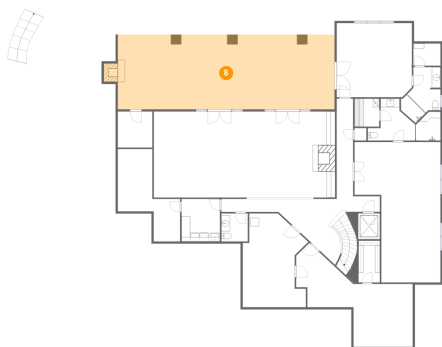
7 Floor 1 - Bath



Max Dimensions: 16'10" x 9'9"  
Calculated Area: 105 sq. ft  
Included: Yes

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

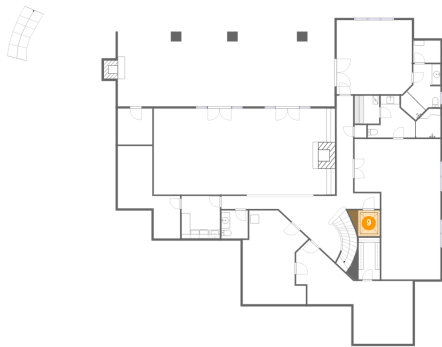
8 Floor 1 - Covered Patio



Max Dimensions: 50'4" x 17'4"  
Calculated Area: 887 sq. ft  
Included: No

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

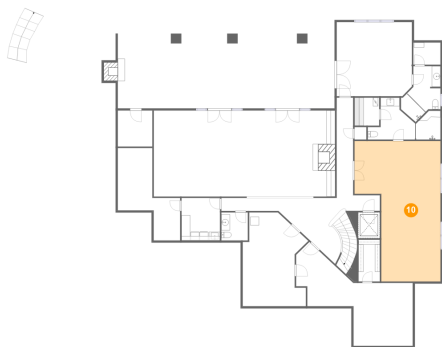
9 Floor 1 - Elevator



Max Dimensions: 5'0" x 6'0"  
Calculated Area: 37 sq. ft  
Included: No

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

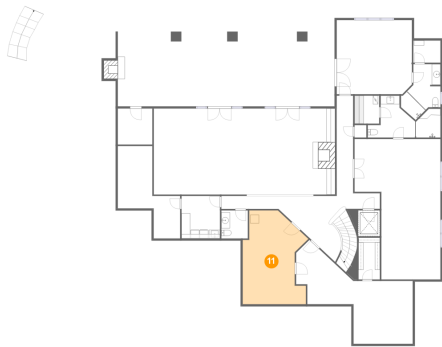
10 Floor 1 - Bedroom



Max Dimensions: 19'11" x 32'7"  
Calculated Area: 523 sq. ft  
Included: Yes

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

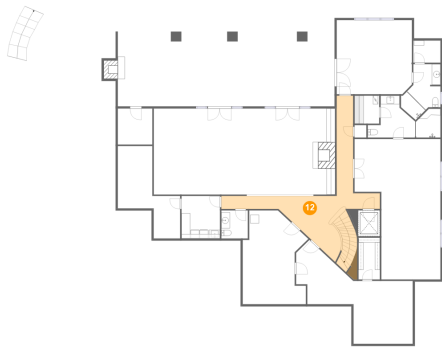
11 Floor 1 - Utility



Max Dimensions: 15'0" x 21'9"  
Calculated Area: 266 sq. ft  
Included: No

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

12 Floor 1 - Hall



Max Dimensions: 36'9" x 36'4"  
Calculated Area: 349 sq. ft  
Included: Yes

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

13 Floor 1 - Sauna



Max Dimensions: 5'9" x 3'7"  
Calculated Area: 37 sq. ft  
Included: Yes

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

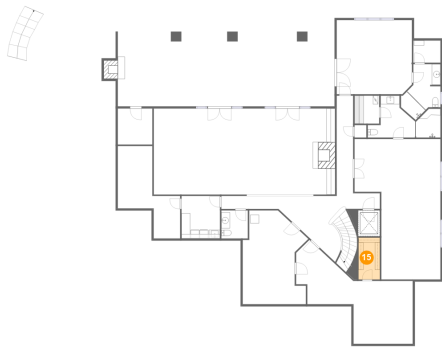
14 Floor 1 - WC



Max Dimensions: 6'2" x 6'6"  
Calculated Area: 40 sq. ft  
Included: Yes

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

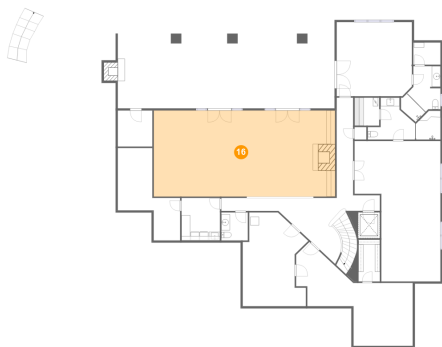
15 Floor 1 - W.I.C.



Max Dimensions: 4'11" x 9'8"  
Calculated Area: 48 sq. ft  
Included: Yes

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

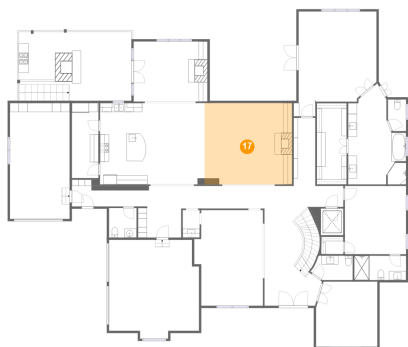
16 Floor 1 - Recreation Room



Max Dimensions: 42'1" x 19'11"  
Calculated Area: 840 sq. ft  
Included: Yes

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

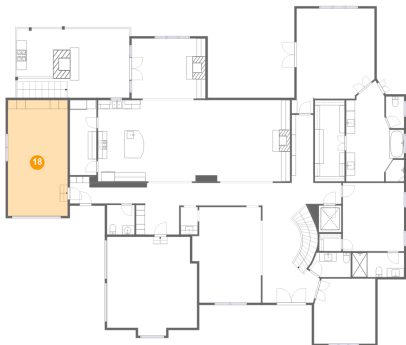
17 Floor 2 - Living Room



Max Dimensions: 19'8" x 18'2"  
Calculated Area: 358 sq. ft  
Included: Yes

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

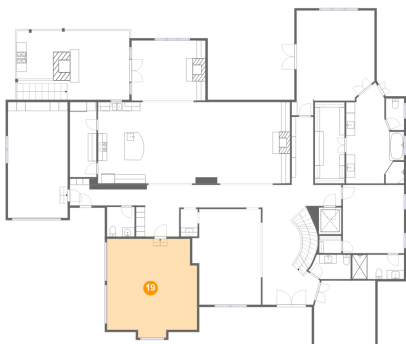
18 Floor 2 - Garage



Max Dimensions: 13'5" x 25'11"  
Calculated Area: 347 sq. ft  
Included: No

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

19 Floor 2 - Garage



Max Dimensions: 20'2" x 22'2"  
Calculated Area: 413 sq. ft  
Included: No

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

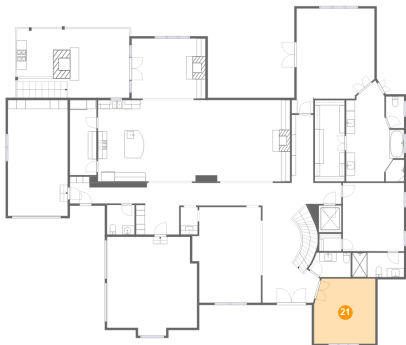
20 Floor 2 - Elevator



Max Dimensions: 5'0" x 6'0"  
Calculated Area: 37 sq. ft  
Included: No

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

21 Floor 2 - Office



Max Dimensions: 13'9" x 14'7"  
Calculated Area: 196 sq. ft  
Included: Yes

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

22 Floor 2 - Dining Room



Max Dimensions: 15'5" x 21'5"  
Calculated Area: 305 sq. ft  
Included: Yes

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

23 Floor 2 - Family Room



Max Dimensions: 16'7" x 13'5"  
Calculated Area: 223 sq. ft  
Included: Yes

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

24 Floor 2 - Pantry



Max Dimensions: 6'0" x 16'10"  
Calculated Area: 100 sq. ft  
Included: Yes

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

25 Floor 2 - Foyer



Max Dimensions: 60'10" x 42'1"  
Calculated Area: 696 sq. ft  
Included: Yes

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

26 Floor 2 - W.I.C.



Max Dimensions: 6'8" x 18'2"  
Calculated Area: 122 sq. ft  
Included: Yes

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

27 Floor 2 - WC



Max Dimensions: 4'1" x 7'1"  
Calculated Area: 27 sq. ft  
Included: Yes

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

28 Floor 2 - WC



Max Dimensions: 6'2" x 6'8"  
Calculated Area: 41 sq. ft  
Included: Yes

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

29 Floor 2 - Bath



Max Dimensions: 11'8" x 5'5"  
Calculated Area: 63 sq. ft  
Included: Yes

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



30 Floor 2 - Primary Bedroom



Max Dimensions: 17'5" x 23'6"  
Calculated Area: 357 sq. ft  
Included: Yes

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

31 Floor 2 - Bedroom



Max Dimensions: 13'9" x 15'3"  
Calculated Area: 210 sq. ft  
Included: Yes

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

32 Floor 2 - Balcony



Max Dimensions: 25'3" x 15'5"  
Calculated Area: 390 sq. ft  
Included: No

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

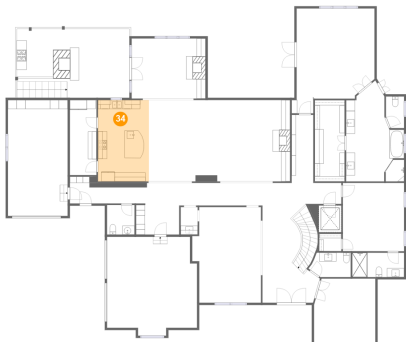
### 33 Floor 2 - Bath



Max Dimensions: 3'10" x 6'2"  
Calculated Area: 23 sq. ft  
Included: Yes

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

### 34 Floor 2 - Kitchen



Max Dimensions: 11'5" x 18'3"  
Calculated Area: 208 sq. ft  
Included: Yes

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

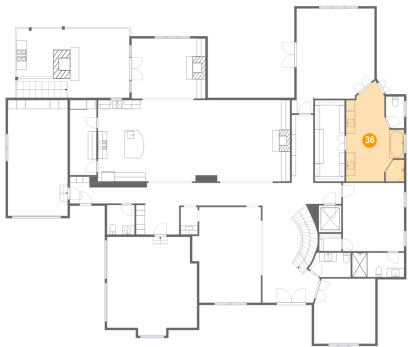
### 35 Floor 2 - WC



Max Dimensions: 9'3" x 5'5"  
Calculated Area: 45 sq. ft  
Included: Yes

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

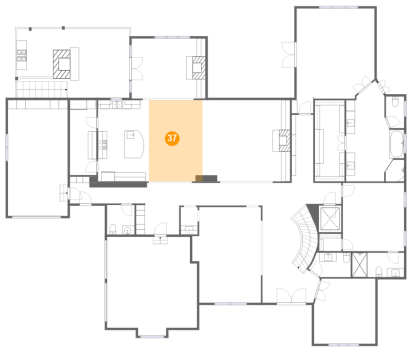
36 Floor 2 - Primary Bath



Max Dimensions: 13'0" x 22'7"  
Calculated Area: 224 sq. ft  
Included: Yes

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

37 Floor 2 - Breakfast Nook



Max Dimensions: 12'0" x 18'3"  
Calculated Area: 219 sq. ft  
Included: Yes

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