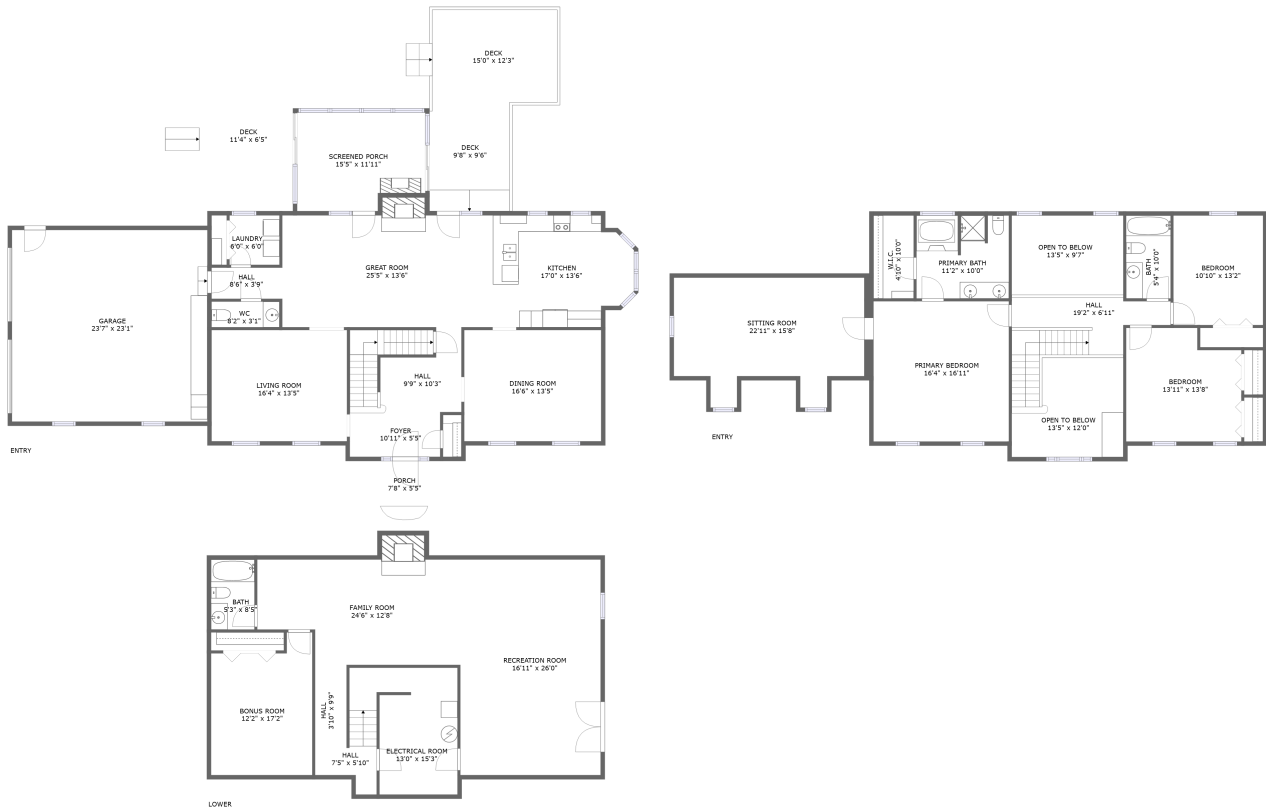






2314 Etzler Road, Troutville, Botetourt County, Virginia, United States, 24175

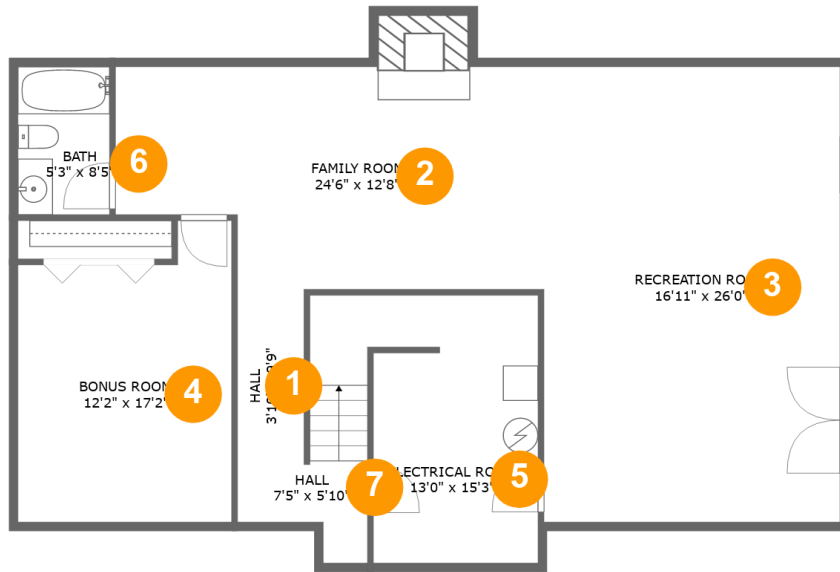


Property Summary

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

 **3** floors
  **3,928** Gross Living Area sqft
  **5,668** total sqft

2314 Etzler Road, Troutville, Botetourt County, Virginia, United States, 24175



Room Dimensions

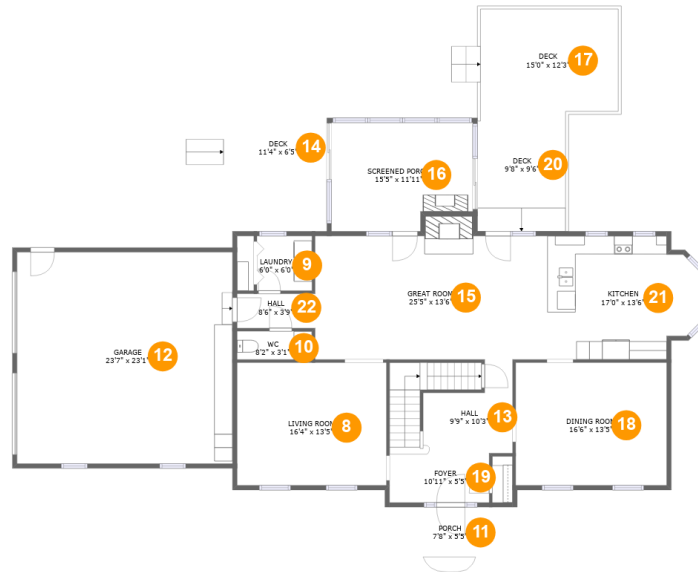
Floor 1

Total sqft: 1342

Living area: 1156

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Hall	3'10" x 9'9"	37 sq. ft	Yes
2	Family Room	24'6" x 12'8"	296 sq. ft	Yes
3	Recreation Room	16'11" x 26'0"	439 sq. ft	Yes
4	Bonus Room	12'2" x 17'2"	187 sq. ft	Yes
5	Electrical Room	13'0" x 15'3"	160 sq. ft	No
6	Bath	5'3" x 8'5"	44 sq. ft	Yes
7	Hall	7'5" x 5'10"	46 sq. ft	Yes

2314 Etzler Road, Troutville, Botetourt County, Virginia, United States, 24175



Room Dimensions

Floor 2

Total sqft: 2604

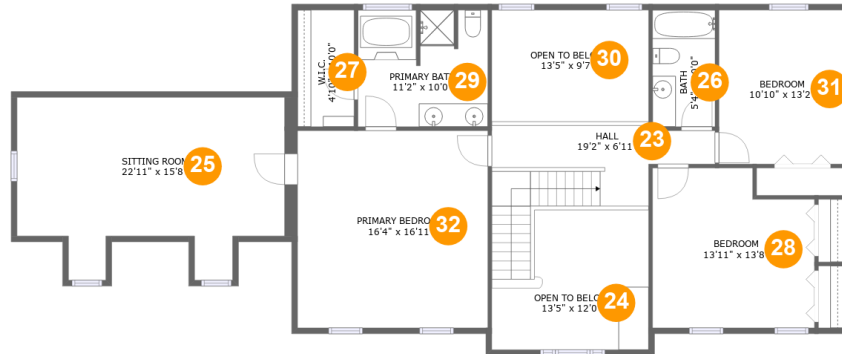
Living area: 1414

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
8	Living Room	16'4" x 13'5"	219 sq. ft	Yes
9	Laundry	6'0" x 6'0"	36 sq. ft	Yes
10	Wc	8'2" x 3'1"	25 sq. ft	Yes
11	Porch	7'8" x 5'5"	42 sq. ft	No
12	Garage	23'7" x 23'1"	544 sq. ft	No
13	Hall	9'9" x 10'3"	129 sq. ft	Yes
14	Deck	11'4" x 6'5"	72 sq. ft	No
15	Great Room	25'5" x 13'6"	354 sq. ft	Yes
16	Screened Porch	15'5" x 11'11"	171 sq. ft	No
17	Deck	15'0" x 12'3"	178 sq. ft	No
18	Dining Room	16'6" x 13'5"	221 sq. ft	Yes

**2314 Etzler Road, Troutville, Botetourt County,
Virginia, United States, 24175**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
19	Foyer	10'11" x 5'5"	59 sq. ft	Yes
20	Deck	9'8" x 9'6"	116 sq. ft	No
21	Kitchen	17'0" x 13'6"	207 sq. ft	Yes
22	Hall	8'6" x 3'9"	32 sq. ft	Yes

2314 Etzler Road, Troutville, Botetourt County, Virginia, United States, 24175



Room Dimensions

Floor 3

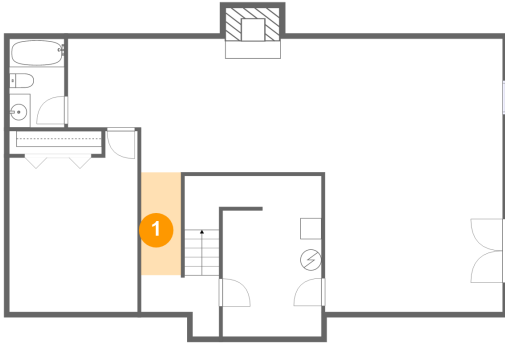
Total sqft: 1722

Living area: 1358

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
23	Hall	19'2" x 6'11"	143 sq. ft	Yes
24	Open To Below	13'5" x 12'0"	136 sq. ft	No
25	Sitting Room	22'11" x 15'8"	235 sq. ft	Yes
26	Bath	5'4" x 10'0"	54 sq. ft	Yes
27	W.i.c.	4'10" x 10'0"	48 sq. ft	Yes
28	Bedroom	13'11" x 13'8"	176 sq. ft	Yes
29	Primary Bath	11'2" x 10'0"	109 sq. ft	Yes
30	Open To Below	13'5" x 9'7"	129 sq. ft	No
31	Bedroom	10'10" x 13'2"	143 sq. ft	Yes
32	Primary Bedroom	16'4" x 16'11"	276 sq. ft	Yes

2314 Etzler Road, Troutville, Botetourt County, Virginia, United States, 24175

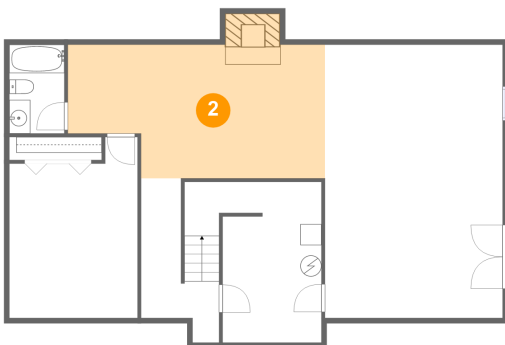
1 Floor 1 - Hall



Dimensions: 3'10" x 9'9"
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

2 Floor 1 - Family Room

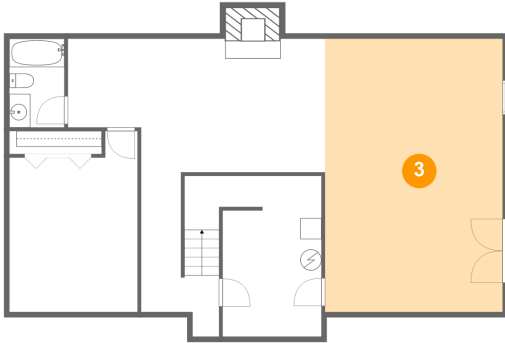


Dimensions: 24'6" x 12'8"
Area: 296 sq. ft
Counted as Living Area:
Yes

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

2314 Etzler Road, Troutville, Botetourt County, Virginia, United States, 24175

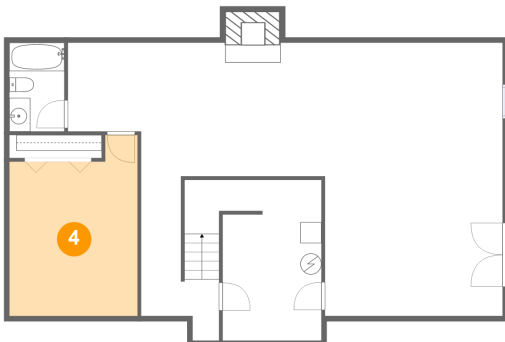
3 Floor 1 - Recreation Room



Dimensions: 16'11" x 26'0"
Area: 439 sq. ft
Counted as Living Area:
Yes

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

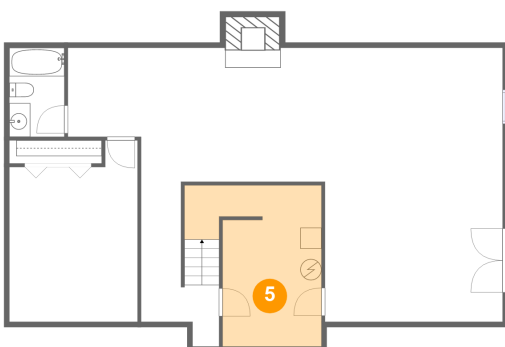
4 Floor 1 - Bonus Room



Dimensions: 12'2" x 17'2"
Area: 187 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 - Electrical Room

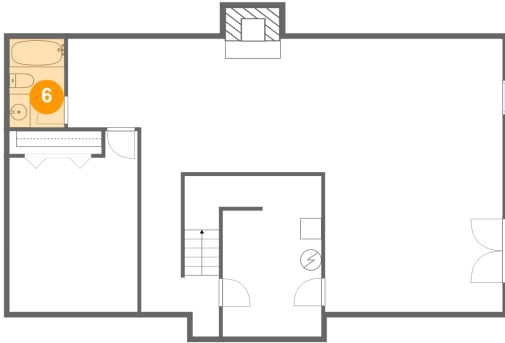


Dimensions: 13'0" x 15'3"
Area: 160 sq. ft
Counted as Living Area: No

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

**2314 Etzler Road, Troutville, Botetourt County,
Virginia, United States, 24175**

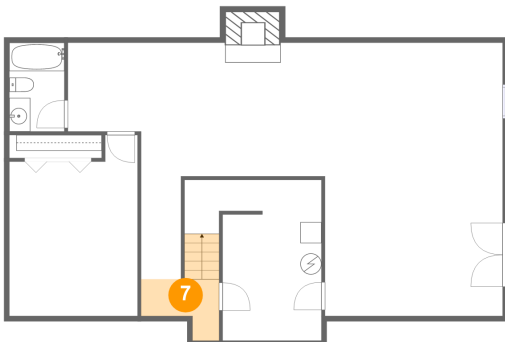
6 Floor 1 - Bath



Dimensions: 5'3" 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

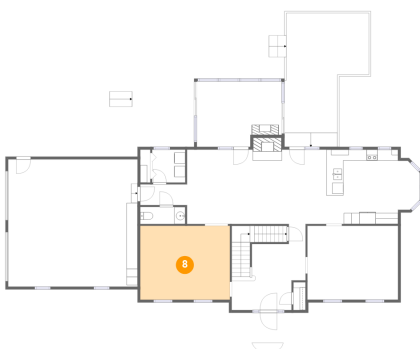
7 Floor 1 - Hall



Dimensions: 7'5" x 5'10"
Area: 46 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 - Living Room

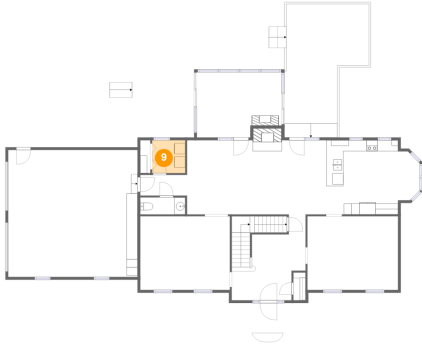


Dimensions: 16'4" x 13'5"
Area: 219 sq. ft
Counted as Living Area:
Yes

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

2314 Etzler Road, Troutville, Botetourt County, Virginia, United States, 24175

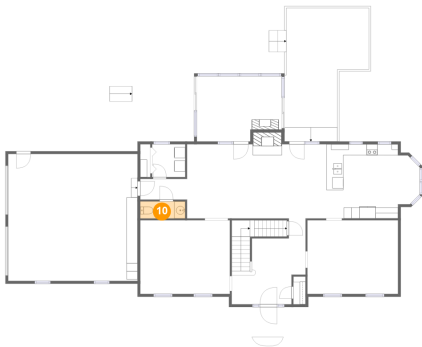
9 Floor 2 - Laundry



Dimensions: 6'0" x 6'0"
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

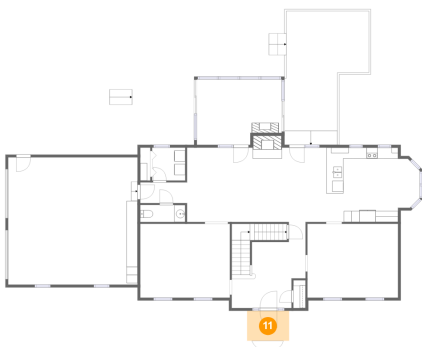
10 Floor 2 - Wc



Dimensions: 8'2" x 3'1"
Area: 25 sq. ft
Counted as Living Area:
Yes

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

11 Floor 2 - Porch

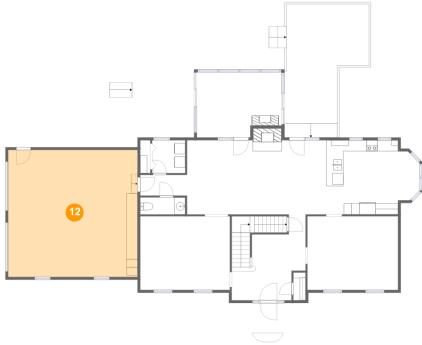


Dimensions: 7'8" x 5'5"
Area: 42 sq. ft
Counted as Living Area: No

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

2314 Etzler Road, Troutville, Botetourt County, Virginia, United States, 24175

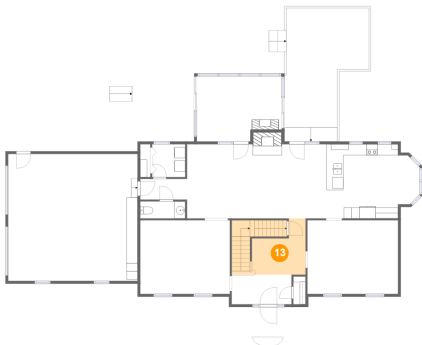
12 Floor 2 - Garage



Dimensions: 23'7" x 23'1"
Area: 544 sq. ft
Counted as Living Area: No

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

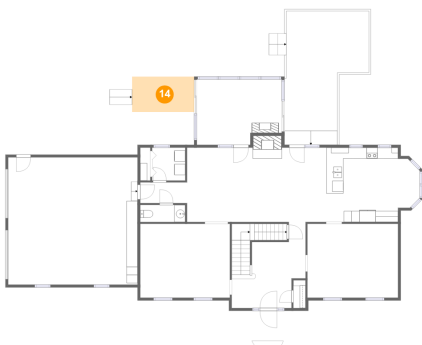
13 Floor 2 - Hall



Dimensions: 9'9" x 10'3"
Area: 129 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 - Deck

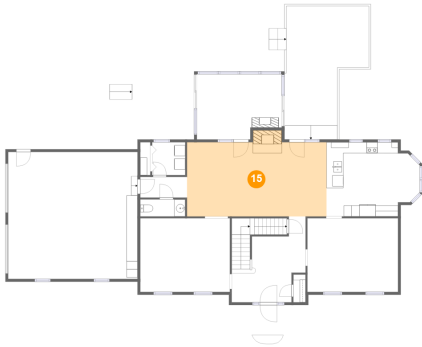


Dimensions: 11'4" x 6'5"
Area: 72 sq. ft
Counted as Living Area: No

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

2314 Etzler Road, Troutville, Botetourt County, Virginia, United States, 24175

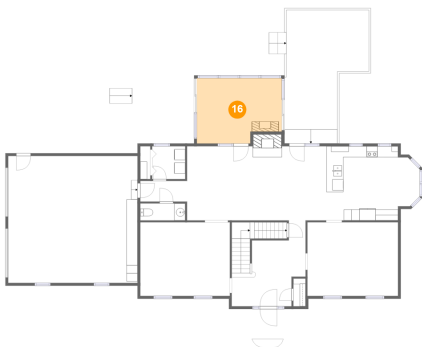
15 Floor 2 - Great Room



Dimensions: 25'5" x 13'6"
Area: 354 sq. ft
Counted as Living Area:
Yes

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

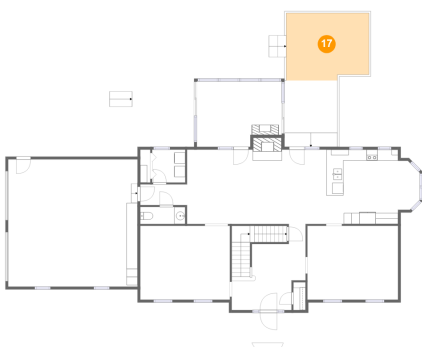
16 Floor 2 - Screened Porch



Dimensions: 15'5" x 11'11"
Area: 171 sq. ft
Counted as Living Area: No

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

17 Floor 2 - Deck

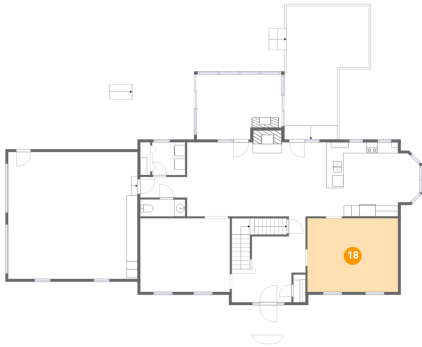


Dimensions: 15'0" x 12'3"
Area: 178 sq. ft
Counted as Living Area: No

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

2314 Etzler Road, Troutville, Botetourt County, Virginia, United States, 24175

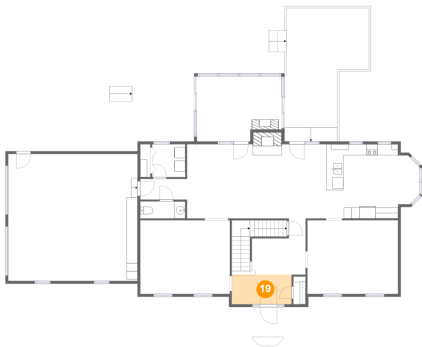
18 Floor 2 - Dining Room



Dimensions: 16'6" x 13'5"
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

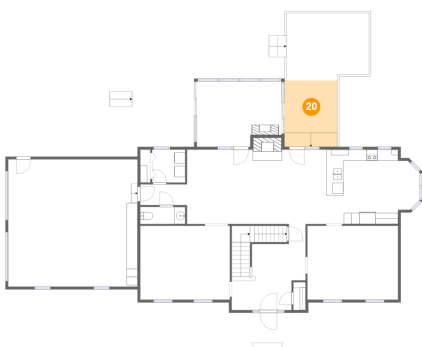
19 Floor 2 - Foyer



Dimensions: 10'11" x 5'5"
Area: 59 sq. ft
Counted as Living Area:
Yes

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

20 Floor 2 - Deck

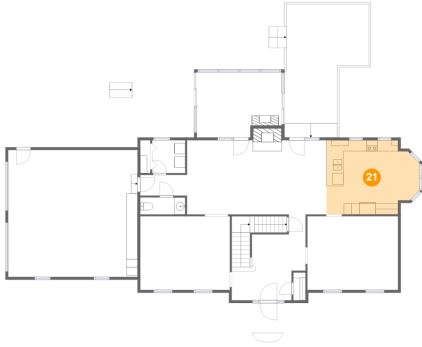


Dimensions: 9'8" x 9'6"
Area: 116 sq. ft
Counted as Living Area: No

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

2314 Etzler Road, Troutville, Botetourt County, Virginia, United States, 24175

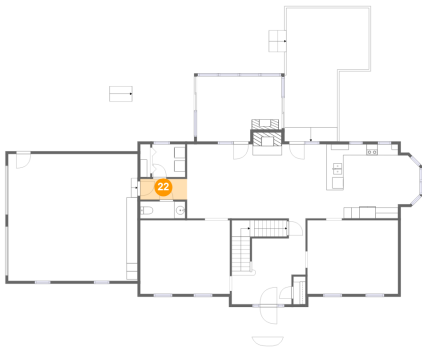
21 Floor 2 - Kitchen



Dimensions: 17'0" x 13'6"
Area: 207 sq. ft
Counted as Living Area:
Yes

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

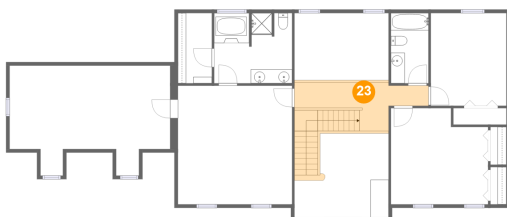
22 Floor 2 - Hall



Dimensions: 8'6" x 3'9"
Area: 32 sq. ft
Counted as Living Area:
Yes

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

23 Floor 3 - Hall

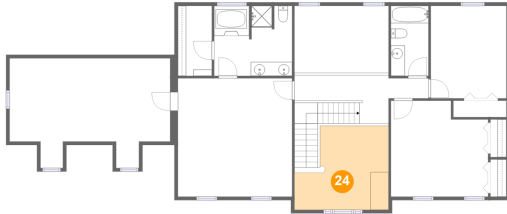


Dimensions: 19'2" x 6'11"
Area: 143 sq. ft
Counted as Living Area:
Yes

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

2314 Etzler Road, Troutville, Botetourt County, Virginia, United States, 24175

24 Floor 3 - Open To Below



Dimensions: 13'5" x 12'0"
Area: 136 sq. ft
Counted as Living Area: No

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

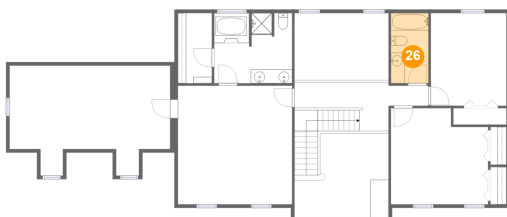
25 Floor 3 - Sitting Room



Dimensions: 22'11" x 15'8"
Area: 235 sq. ft
Counted as Living Area:
Yes

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

26 Floor 3 - Bath



Dimensions: 5'4" x 10'0"
Area: 54 sq. ft
Counted as Living Area:
Yes

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

**2314 Etzler Road, Troutville, Botetourt County,
Virginia, United States, 24175**

27 Floor 3 - W.i.c.



Dimensions: 4'10" x 10'0"
Area: 48 sq. ft
Counted as Living Area:
Yes

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

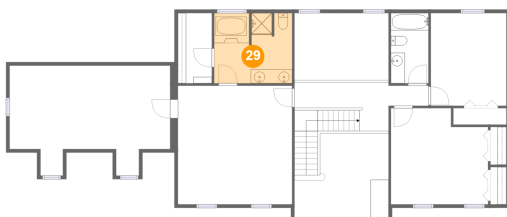
28 Floor 3 - Bedroom



Dimensions: 13'11" x 13'8"
Area: 176 sq. ft
Counted as Living Area:
Yes

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

29 Floor 3 - Primary Bath



Dimensions: 11'2" x 10'0"
Area: 109 sq. ft
Counted as Living Area:
Yes

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

**2314 Etzler Road, Troutville, Botetourt County,
Virginia, United States, 24175**

30 Floor 3 - Open To Below



Dimensions: 13'5" x 9'7"
Area: 129 sq. ft
Counted as Living Area: No

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

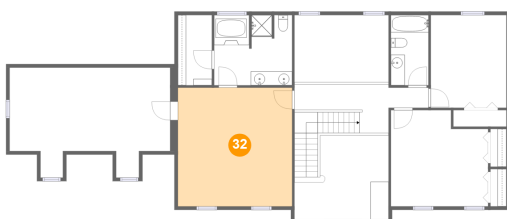
31 Floor 3 - Bedroom



Dimensions: 10'10" x 13'2"
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

32 Floor 3 - Primary Bedroom



Dimensions: 16'4" x 16'11"
Area: 276 sq. ft
Counted as Living Area:
Yes

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