


58 Brooke Drive, Union Hall, Franklin County, Virginia, United States, 24176

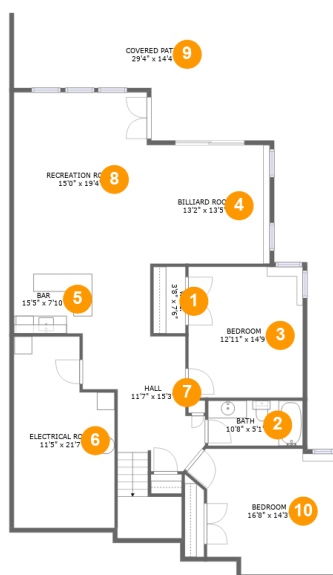


Property summary

 **1** Garages
  **3** Bedrooms
  **4** Bathrooms
  **0** Half baths

 **3** Floors
  **3,896** Gross living area sqft
  **5,940** Total sqft

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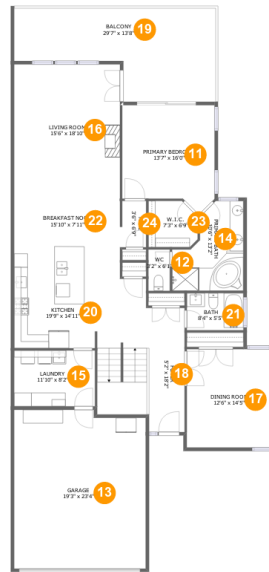
Room dimensions

Floor 1

Total sqft: 1971 Living area: 1408

#		Dimensions	sqft	Counted as living area
1	W.I.C.	3'8" x 7'6"	27 sq. ft	Yes
2	Bath	10'8" x 5'1"	55 sq. ft	Yes
3	Bedroom	12'11" x 14'9"	191 sq. ft	Yes
4	Billiard Room	13'2" x 13'5"	186 sq. ft	Yes
5	Bar	15'5" x 7'10"	121 sq. ft	Yes
6	Electrical Room	11'5" x 21'7"	221 sq. ft	No
7	Hall	11'7" x 15'3"	196 sq. ft	Yes
8	Recreation Room	15'0" x 19'4"	290 sq. ft	Yes
9	Covered Patio	29'4" x 14'4"	331 sq. ft	No
10	Bedroom	16'8" x 14'3"	200 sq. ft	Yes

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Room dimensions

Floor 2

Total sqft: 2517 Living area: 1742

#		Dimensions	sqft	Counted as living area
11	Primary Bedroom	13'7" x 16'0"	191 sq. ft	Yes
12	WC	3'2" x 6'1"	19 sq. ft	Yes
13	Garage	19'3" x 23'4"	440 sq. ft	No
14	Primary Bath	10'6" x 13'2"	107 sq. ft	Yes
15	Laundry	11'10" x 8'2"	97 sq. ft	Yes
16	Living Room	15'6" x 18'10"	292 sq. ft	Yes
17	Dining Room	12'6" x 14'5"	180 sq. ft	Yes
18	Foyer	5'2" x 18'2"	95 sq. ft	Yes
19	Balcony	29'7" x 13'8"	309 sq. ft	No
20	Kitchen	19'9" x 14'11"	346 sq. ft	Yes
21	Bath	8'4" x 5'5"	45 sq. ft	Yes

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#		Dimensions	sqft	Counted as living area
22	Breakfast Nook	15'10" x 7'11"	123 sq. ft	Yes
23	W.I.C.	7'3" x 6'9"	46 sq. ft	Yes
24	Hall	3'6" x 6'9"	24 sq. ft	Yes

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Room dimensions

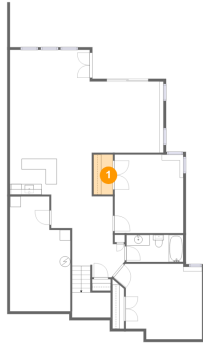
Floor 3

Total sqft: 1452 Living area: 746

#		Dimensions	sqft	Counted as living area
25	Open To Below	15'6" x 26'10"	419 sq. ft	No
26	W.I.C.	8'9" x 7'9"	68 sq. ft	Yes
27	Bath	11'10" x 5'11"	65 sq. ft	Yes
28	Sitting Room	13'7" x 14'1"	153 sq. ft	Yes
29	Attic	8'4" x 14'7"	102 sq. ft	No
30	Open To Below	5'2" x 14'7"	76 sq. ft	No
31	Family Room	24'7" x 14'5"	402 sq. ft	Yes

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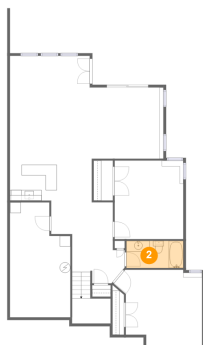
1 Floor 1 - W.I.C.



Dimensions: 3'8" x 7'6"
Area: 27 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 - Bath

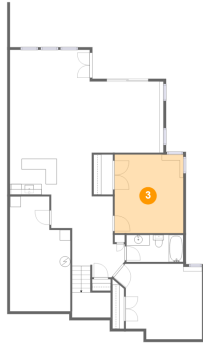


Dimensions: 10'8" x 5'1"
Area: 55 sq. ft
Counted as living area: Yes

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

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3 Floor 1 - Bedroom



Dimensions: 12'11" x 14'9"
Area: 191 sq. ft
Counted as living area: Yes

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

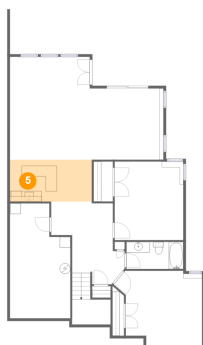
4 Floor 1 - Billiard Room



Dimensions: 13'2" x 13'5"
Area: 186 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 - Bar

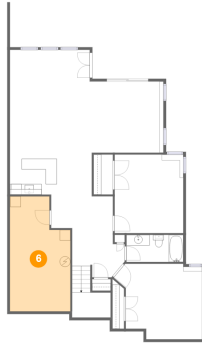


Dimensions: 15'5" x 7'10"
Area: 121 sq. ft
Counted as living area: Yes

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

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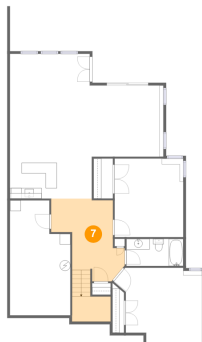
6 Floor 1 - Electrical Room



Dimensions: 11'5" x 21'7"
Area: 221 sq. ft
Counted as living area: No

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

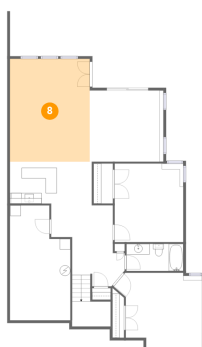
7 Floor 1 - Hall



Dimensions: 11'7" x 15'3"
Area: 196 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 - Recreation Room

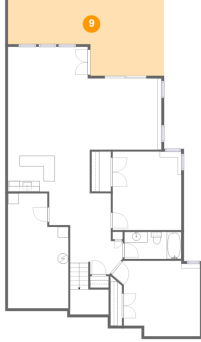


Dimensions: 15'0" x 19'4"
Area: 290 sq. ft
Counted as living area: Yes

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

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9 Floor 1 - Covered Patio



Dimensions: 29'4" x 14'4"
Area: 331 sq. ft
Counted as living area: No

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

10 Floor 1 - Bedroom



Dimensions: 16'8" x 14'3"
Area: 200 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 - Primary Bedroom



Dimensions: 13'7" x 16'0"
Area: 191 sq. ft
Counted as living area: Yes

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

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12 Floor 2 - WC



Dimensions: 3'2" x 6'1"
Area: 19 sq. ft
Counted as living area: Yes

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

13 Floor 2 - Garage



Dimensions: 19'3" x 23'4"
Area: 440 sq. ft
Counted as living area: No

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

14 Floor 2 - Primary Bath



Dimensions: 10'6" x 13'2"
Area: 107 sq. ft
Counted as living area: Yes

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

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15 Floor 2 - Laundry



Dimensions: 11'10" x 8'2"
Area: 97 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 - Living Room



Dimensions: 15'6" x 18'10"
Area: 292 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 - Dining Room



Dimensions: 12'6" x 14'5"
Area: 180 sq. ft
Counted as living area: Yes

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

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18 Floor 2 - Foyer



Dimensions: 5'2" x 18'2"
Area: 95 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 - Balcony



Dimensions: 29'7" x 13'8"
Area: 309 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 - Kitchen



Dimensions: 19'9" x 14'11"
Area: 346 sq. ft
Counted as living area: Yes

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

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21 Floor 2 - Bath



Dimensions: 8'4" x 5'5"
Area: 45 sq. ft
Counted as living area: Yes

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

22 Floor 2 - Breakfast Nook



Dimensions: 15'10" x 7'11"
Area: 123 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 2 - W.I.C.



Dimensions: 7'3" x 6'9"
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

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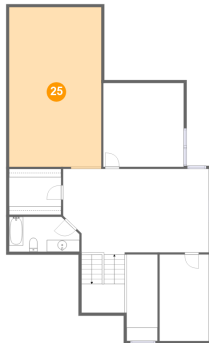
24 Floor 2 - Hall



Dimensions: 3'6" x 6'9"
Area: 24 sq. ft
Counted as living area: Yes

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

25 Floor 3 - Open To Below



Dimensions: 15'6" x 26'10"
Area: 419 sq. ft
Counted as living area: No

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

26 Floor 3 - W.I.C.



Dimensions: 8'9" x 7'9"
Area: 68 sq. ft
Counted as living area: Yes

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

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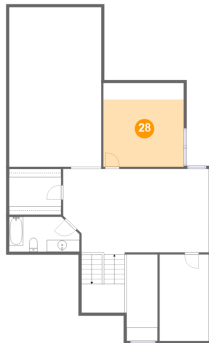
27 Floor 3 - Bath



Dimensions: 11'10" x 5'11"
Area: 65 sq. ft
Counted as living area: Yes

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

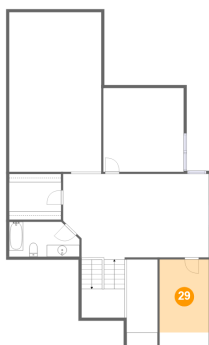
28 Floor 3 - Sitting Room



Dimensions: 13'7" x 14'1"
Area: 153 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 - Attic



Dimensions: 8'4" x 14'7"
Area: 102 sq. ft
Counted as living area: No

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

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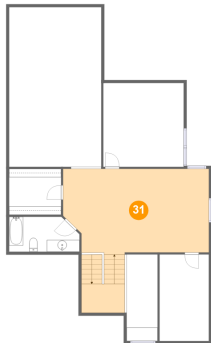
30 Floor 3 - Open To Below



Dimensions: 5'2" x 14'7"
Area: 76 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 - Family Room



Dimensions: 24'7" x 14'5"
Area: 402 sq. ft
Counted as living area: Yes

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