

Home report

1224 Little Gull Drive, Forney, Kaufman County, Texas, United States, 75126



Total Area: 2845 sq. ft

Floor 1: 2369 sq. ft, Floor 2: 476 sq. ft

Excluded: Garage 601 sq. ft, Embedded window 8 sq. ft, Low ceiling 8 sq. ft, Walls: 196 sq. ft

Property summary

 **2** Floors

 **4** Bedrooms

 **2** Bathrooms

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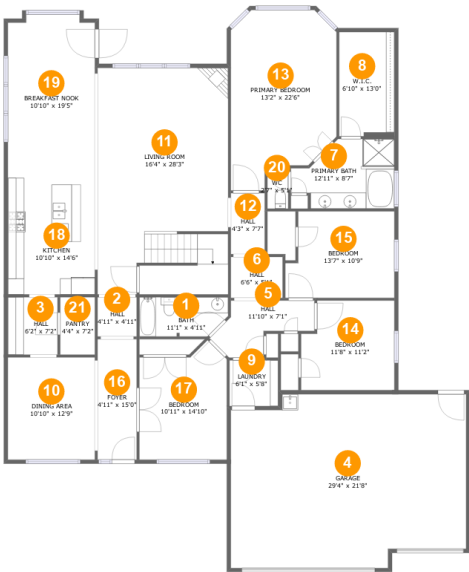
1
Half baths



1
Garages

Home report

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Room dimensions

Floor 1

Total:2369sqft

Excluded: 609sqft

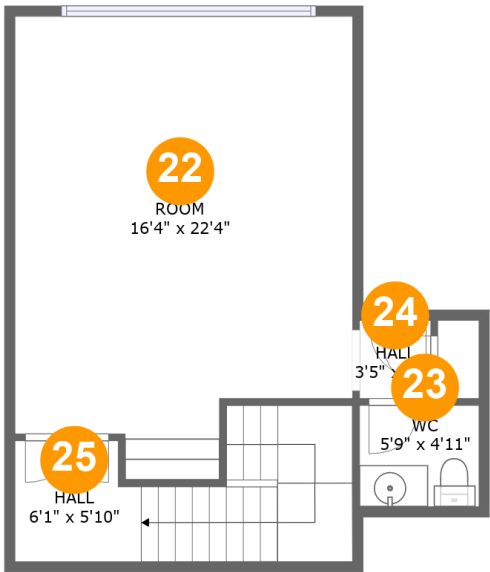
#		Max Dimensions	sqft	Included
1	Bath	11'1" x 4'11"	51 sq. ft	Yes
2	Hall	4'11" x 4'11"	24 sq. ft	Yes
3	Hall	6'2" x 7'2"	44 sq. ft	Yes
4	Garage	29'4" x 21'8"	601 sq. ft	No
5	Hall	11'10" x 7'1"	60 sq. ft	Yes
6	Hall	6'6" x 5'1"	33 sq. ft	Yes
7	Primary Bath	12'11" x 8'7"	92 sq. ft	Yes
8	W.I.C.	6'10" x 13'0"	89 sq. ft	Yes
9	Laundry	6'1" x 5'8"	35 sq. ft	Yes
10	Dining Area	10'10" x 12'9"	139 sq. ft	Yes
11	Living Room	16'4" x 28'3"	455 sq. ft	Yes

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#		Max Dimensions	sqft	Included
12	Hall	4'3" x 7'7"	32 sq. ft	Yes
13	Primary Bedroom	13'2" x 22'6"	255 sq. ft	Yes
14	Bedroom	11'8" x 11'2"	122 sq. ft	Yes
15	Bedroom	13'7" x 10'9"	136 sq. ft	Yes
16	Foyer	4'11" x 15'0"	73 sq. ft	Yes
17	Bedroom	10'11" x 14'10"	144 sq. ft	Yes
18	Kitchen	10'10" x 14'6"	158 sq. ft	Yes
19	Breakfast Nook	10'10" x 19'5"	210 sq. ft	Yes
20	WC	2'7" x 5'1"	13 sq. ft	Yes
21	Pantry	4'4" x 7'2"	31 sq. ft	Yes

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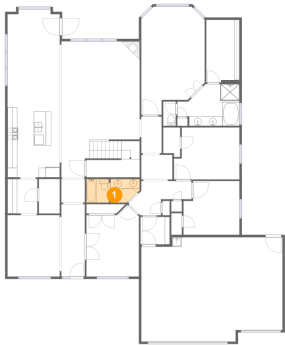
Room dimensions

Floor 2 Total:476sqft Excluded: 8sqft

#		Max Dimensions	sqft	Included
22	Room	16'4" x 22'4"	328 sq. ft	Yes
23	WC	5'9" x 4'11"	28 sq. ft	Yes
24	Hall	3'5" x 3'9"	13 sq. ft	Yes
25	Hall	6'1" x 5'10"	94 sq. ft	Yes

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1 Floor 1 - Bath



Max Dimensions: 11'1" x 4'11"
Calculated Area: 51 sq. ft
Included: Yes

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

2 Floor 1 - Hall

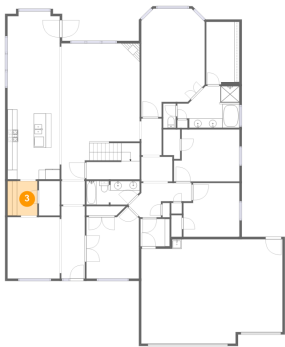


Max Dimensions: 4'11" x 4'11"
Calculated Area: 24 sq. ft
Included: Yes

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

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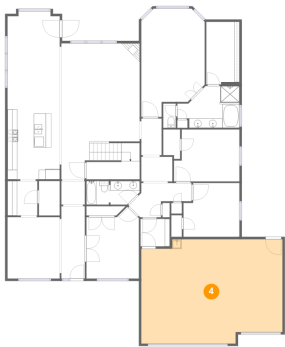
3 Floor 1 - Hall



Max Dimensions: 6'2" x 7'2"
Calculated Area: 44 sq. ft
Included: Yes

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

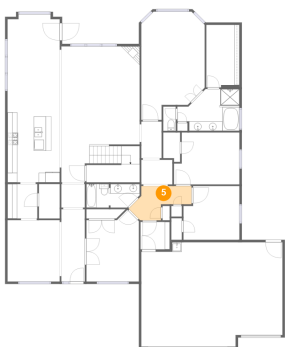
4 Floor 1 - Garage



Max Dimensions: 29'4" x 21'8"
Calculated Area: 601 sq. ft
Included: No

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

5 Floor 1 - Hall



Max Dimensions: 11'10" x 7'1"
Calculated Area: 60 sq. ft
Included: Yes

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

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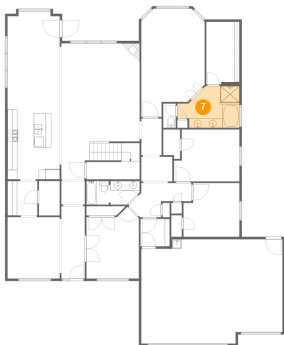
6 Floor 1 - Hall



Max Dimensions: 6'6" x 5'1"
Calculated Area: 33 sq. ft
Included: Yes

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

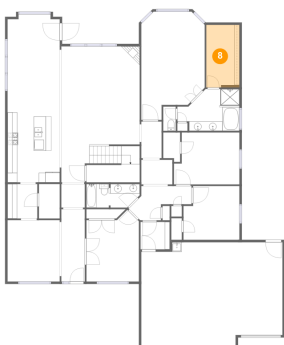
7 Floor 1 - Primary Bath



Max Dimensions: 12'11" x 8'7"
Calculated Area: 92 sq. ft
Included: Yes

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

8 Floor 1 - W.I.C.

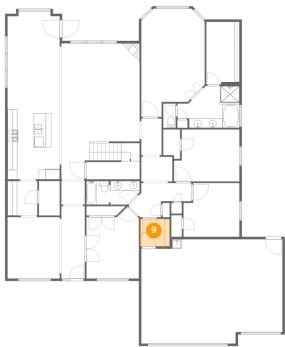


Max Dimensions: 6'10" x 13'0"
Calculated Area: 89 sq. ft
Included: Yes

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

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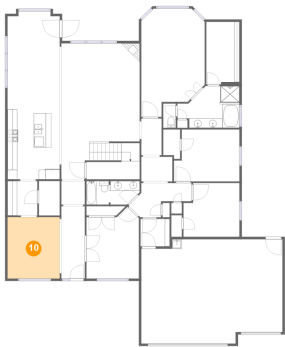
9 Floor 1 - Laundry



Max Dimensions: 6'1" x 5'8"
Calculated Area: 35 sq. ft
Included: Yes

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

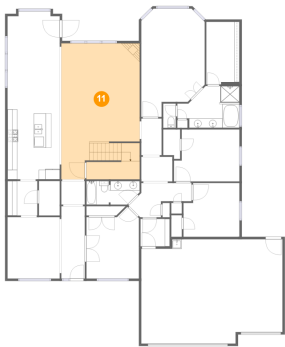
10 Floor 1 - Dining Area



Max Dimensions: 10'10" x 12'9"
Calculated Area: 139 sq. ft
Included: Yes

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

11 Floor 1 - Living Room



Max Dimensions: 16'4" x 28'3"
Calculated Area: 455 sq. ft
Included: Yes

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

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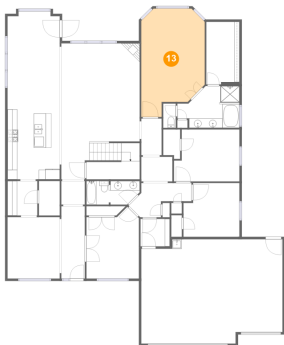
12 Floor 1 - Hall



Max Dimensions: 4'3" x 7'7"
Calculated Area: 32 sq. ft
Included: Yes

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

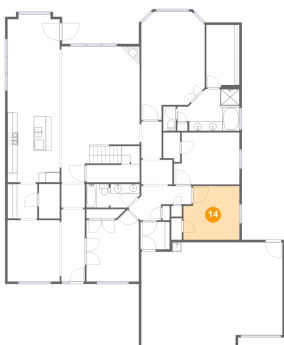
13 Floor 1 - Primary Bedroom



Max Dimensions: 13'2" x 22'6"
Calculated Area: 255 sq. ft
Included: Yes

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

14 Floor 1 - Bedroom

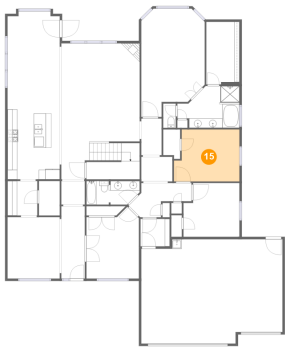


Max Dimensions: 11'8" x 11'2"
Calculated Area: 122 sq. ft
Included: Yes

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

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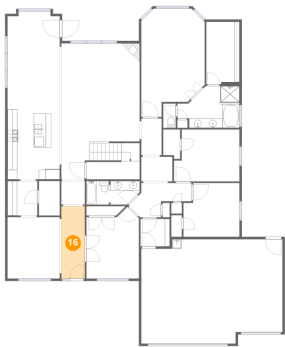
15 Floor 1 - Bedroom



Max Dimensions: 13'7" x 10'9"
Calculated Area: 136 sq. ft
Included: Yes

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

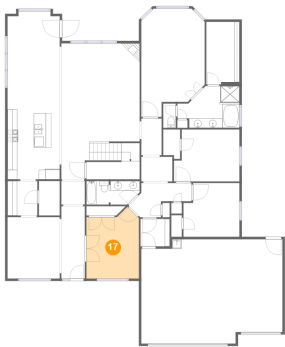
16 Floor 1 - Foyer



Max Dimensions: 4'11" x 15'0"
Calculated Area: 73 sq. ft
Included: Yes

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

17 Floor 1 - Bedroom

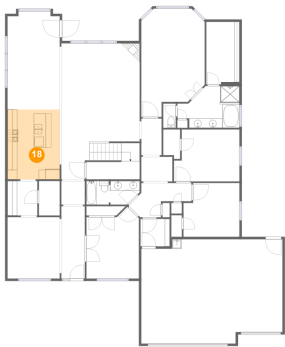


Max Dimensions: 10'11" x 14'10"
Calculated Area: 144 sq. ft
Included: Yes

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

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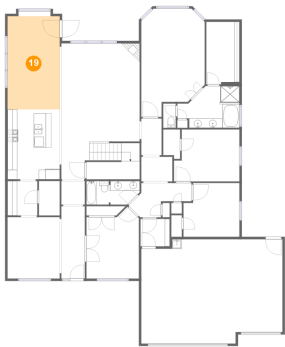
18 Floor 1 - Kitchen



Max Dimensions: 10'10" x 14'6"
Calculated Area: 158 sq. ft
Included: Yes

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

19 Floor 1 - Breakfast Nook



Max Dimensions: 10'10" x 19'5"
Calculated Area: 210 sq. ft
Included: Yes

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

20 Floor 1 - WC

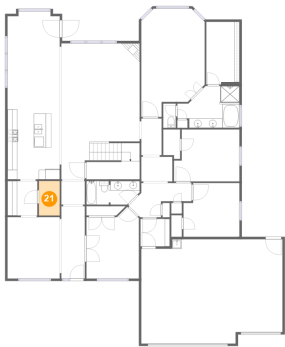


Max Dimensions: 2'7" x 5'1"
Calculated Area: 13 sq. ft
Included: Yes

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

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21 Floor 1 - Pantry



Max Dimensions: 4'4" x 7'2"
Calculated Area: 31 sq. ft
Included: Yes

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

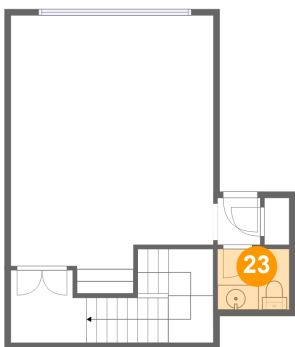
22 Floor 2 - Room



Max Dimensions: 16'4" x 22'4"
Calculated Area: 328 sq. ft
Included: Yes

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

23 Floor 2 - WC

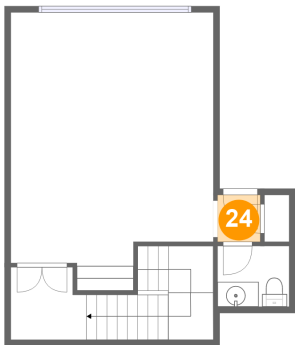


Max Dimensions: 5'9" x 4'11"
Calculated Area: 28 sq. ft
Included: Yes

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

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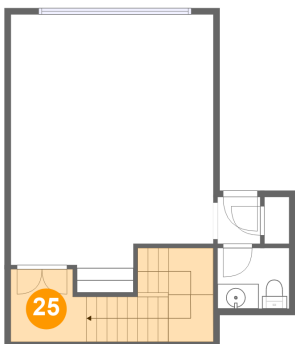
24 Floor 2 - Hall



Max Dimensions: 3'5" x 3'9"
Calculated Area: 13 sq. ft
Included: Yes

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

25 Floor 2 - Hall



Max Dimensions: 6'1" x 5'10"
Calculated Area: 94 sq. ft
Included: Yes

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