

Home report

154 Brooks Point Lane, Union Hall, Franklin County, Virginia,
United States, 24176



Total Area: 1986 sq. ft

Floor 1: 891 sq. ft, Floor 2: 1095 sq. ft

Excluded: Utility 161 sq. ft, Garage 1106 sq. ft, Covered patio 704 sq. ft, Screened porch 194 sq. ft, Porch 80 sq. ft, Deck 1016 sq. ft, Walls: 230 sq. ft

Property summary

 **2** Floors

 **2** Bedrooms

 **2** Bathrooms

Home report

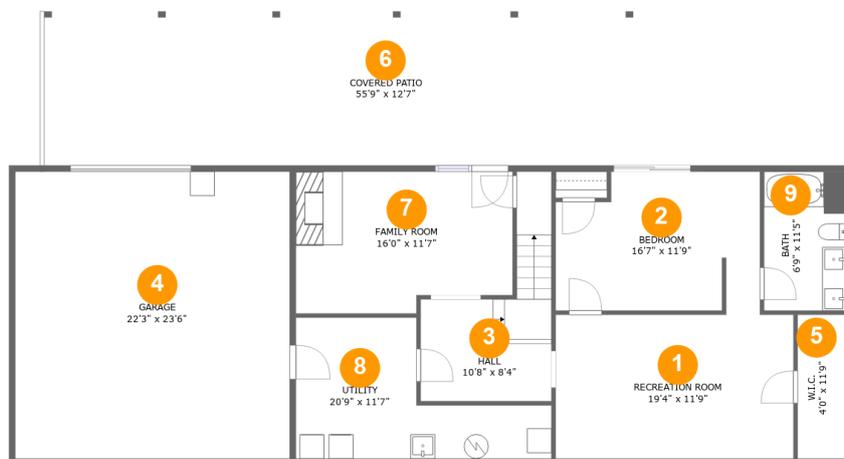
**154 Brooks Point Lane, Union Hall, Franklin County, Virginia,
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 **1**
Half baths

 **2**
Garages

Home report

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Room dimensions

Floor 1

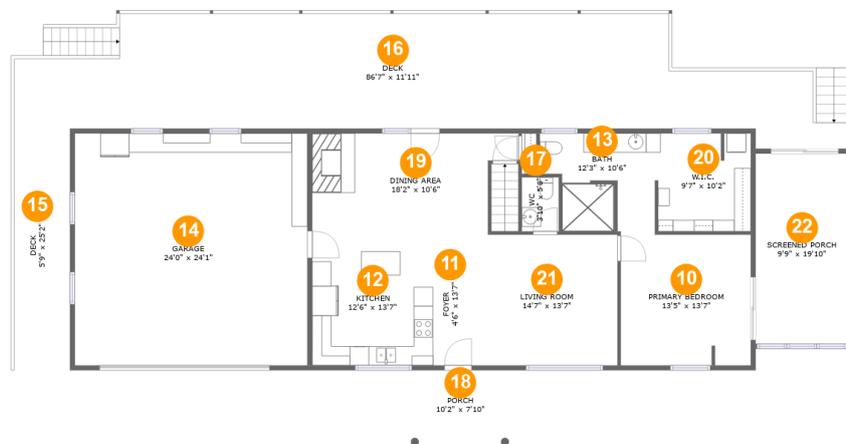
Total:891sqft

Excluded: 1390sqft

#		Max Dimensions	sqft	Included
1	Recreation Room	19'4" x 11'9"	228 sq. ft	Yes
2	Bedroom	16'7" x 11'9"	177 sq. ft	Yes
3	Hall	10'8" x 8'4"	82 sq. ft	Yes
4	Garage	22'3" x 23'6"	525 sq. ft	No
5	W.I.C.	4'0" x 11'9"	47 sq. ft	Yes
6	Covered Patio	55'9" x 12'7"	704 sq. ft	No
7	Family Room	16'0" x 11'7"	193 sq. ft	Yes
8	Utility	20'9" x 11'7"	161 sq. ft	No
9	Bath	6'9" x 11'5"	77 sq. ft	Yes

Home report

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United States, 24176



Room dimensions

Floor 2

Total: 1095sqft

Excluded: 1871sqft

#		Max Dimensions	sqft	Included
10	Primary Bedroom	13'5" x 13'7"	182 sq. ft	Yes
11	Foyer	4'6" x 13'7"	61 sq. ft	Yes
12	Kitchen	12'6" x 13'7"	170 sq. ft	Yes
13	Bath	12'3" x 10'6"	108 sq. ft	Yes
14	Garage	24'0" x 24'1"	581 sq. ft	No
15	Deck	5'9" x 25'2"	145 sq. ft	No
16	Deck	86'7" x 11'11"	871 sq. ft	No
17	WC	3'10" x 5'8"	22 sq. ft	Yes
18	Porch	10'2" x 7'10"	80 sq. ft	No
19	Dining Area	18'2" x 10'6"	200 sq. ft	Yes
20	W.I.C.	9'7" x 10'2"	97 sq. ft	Yes

Home report

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#		Max Dimensions	sqft	Included
21	Living Room	14'7" x 13'7"	199 sq. ft	Yes
22	Screened Porch	9'9" x 19'10"	194 sq. ft	No

Home report

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United States, 24176

1 Floor 1 - Recreation Room



Max Dimensions: 19'4" x
11'9"
Calculated Area: 228 sq. ft
Included: Yes

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

2 Floor 1 - Bedroom

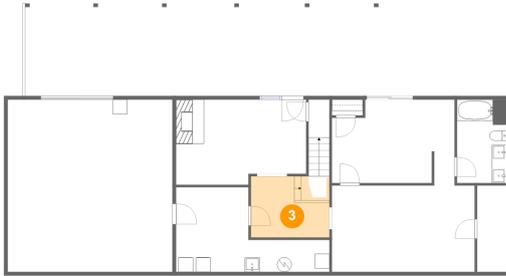


Max Dimensions: 16'7" x
11'9"
Calculated Area: 177 sq. ft
Included: Yes

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

154 Brooks Point Lane, Union Hall, Franklin County, Virginia,
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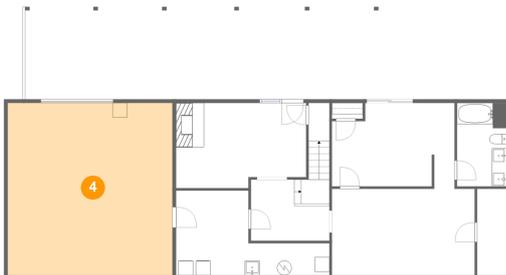
3 Floor 1 - Hall



Max Dimensions: 10'8" x 8'4"
Calculated Area: 82 sq. ft
Included: Yes

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

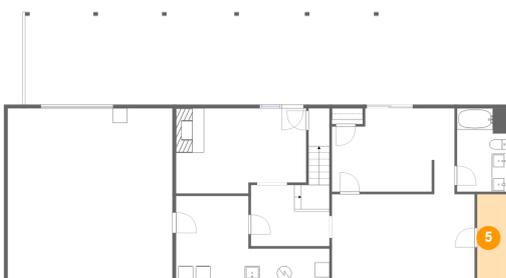
4 Floor 1 - Garage



Max Dimensions: 22'3" x 23'6"
Calculated Area: 525 sq. ft
Included: No

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

5 Floor 1 - W.I.C.

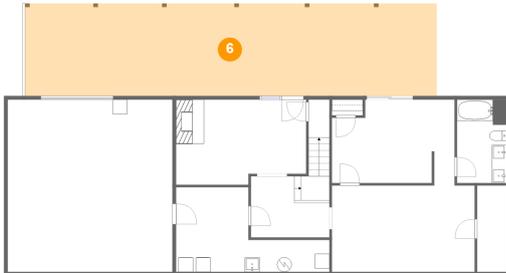


Max Dimensions: 4'0" x 11'9"
Calculated Area: 47 sq. ft
Included: Yes

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

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6 Floor 1 - Covered Patio



Max Dimensions: 55'9" x 12'7"
Calculated Area: 704 sq. ft
Included: No

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

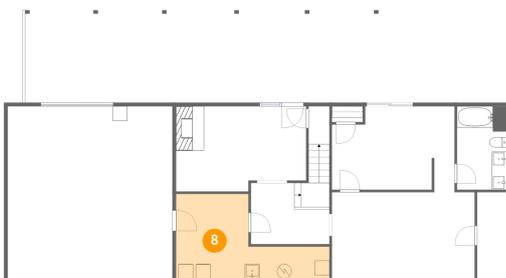
7 Floor 1 - Family Room



Max Dimensions: 16'0" x 11'7"
Calculated Area: 193 sq. ft
Included: Yes

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

8 Floor 1 - Utility



Max Dimensions: 20'9" x 11'7"
Calculated Area: 161 sq. ft
Included: No

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

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9 Floor 1 - Bath



Max Dimensions: 6'9" x 11'5"
Calculated Area: 77 sq. ft
Included: Yes

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

10 Floor 2 - Primary Bedroom



Max Dimensions: 13'5" x 13'7"
Calculated Area: 182 sq. ft
Included: Yes

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

11 Floor 2 - Foyer



Max Dimensions: 4'6" x 13'7"
Calculated Area: 61 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 2 - Kitchen



Max Dimensions: 12'6" x 13'7"
Calculated Area: 170 sq. ft
Included: Yes

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

13 Floor 2 - Bath



Max Dimensions: 12'3" x 10'6"
Calculated Area: 108 sq. ft
Included: Yes

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

14 Floor 2 - Garage



Max Dimensions: 24'0" x 24'1"
Calculated Area: 581 sq. ft
Included: No

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

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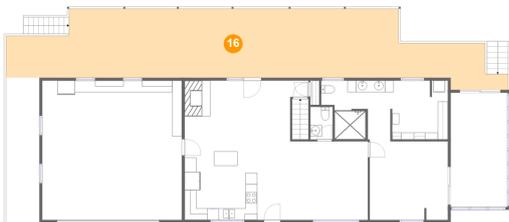
15 Floor 2 - Deck



Max Dimensions: 5'9" x 25'2"
Calculated Area: 145 sq. ft
Included: No

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

16 Floor 2 - Deck



Max Dimensions: 86'7" x 11'11"
Calculated Area: 871 sq. ft
Included: No

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

17 Floor 2 - WC



Max Dimensions: 3'10" x 5'8"
Calculated Area: 22 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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18 Floor 2 - Porch



Max Dimensions: 10'2" x 7'10"
Calculated Area: 80 sq. ft
Included: No

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

19 Floor 2 - Dining Area



Max Dimensions: 18'2" x 10'6"
Calculated Area: 200 sq. ft
Included: Yes

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

20 Floor 2 - W.I.C.



Max Dimensions: 9'7" x 10'2"
Calculated Area: 97 sq. ft
Included: Yes

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

21 Floor 2 - Living Room



Max Dimensions: 14'7" x
13'7"
Calculated Area: 199 sq. ft
Included: Yes

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

22 Floor 2 - Screened Porch



Max Dimensions: 9'9" x
19'10"
Calculated Area: 194 sq. ft
Included: No

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