

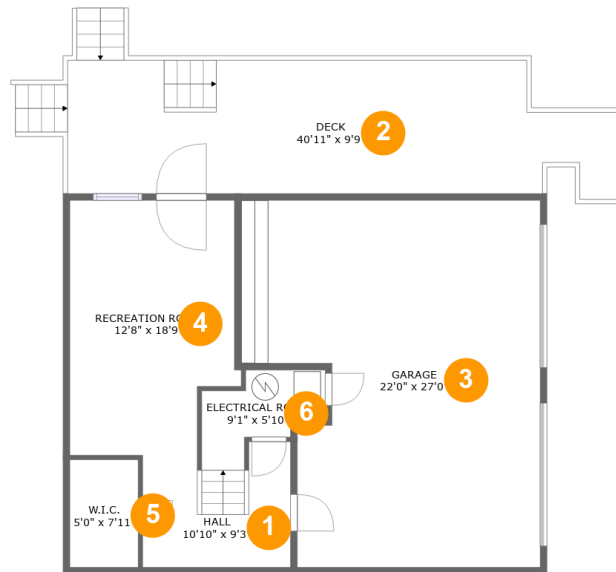
85 Dixon Dr, Hardy, Franklin County, Virginia, United States, 24101



Property Summary

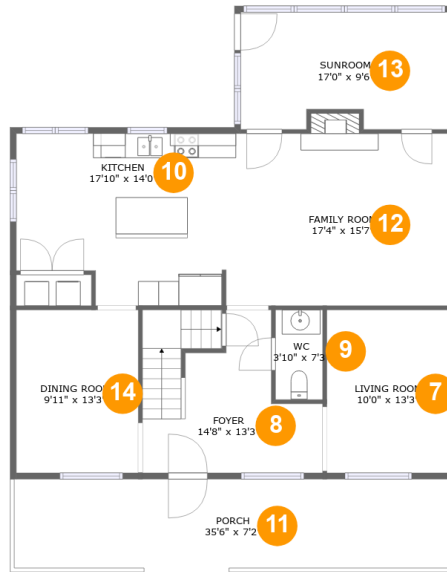
1 garages **3** bedrooms **2** bathrooms **1** half baths

3 floors **2,475** Gross Living Area sqft **3,966** total sqft

**85 Dixon Dr, Hardy, Franklin County, Virginia,
United States, 24101****Room Dimensions****Floor 1****Total sqft: 1372****Living area: 292**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Hall	10'10" x 9'3"	89 sq. ft	No
2	Deck	40'11" x 9'9"	370 sq. ft	No
3	Garage	22'0" x 27'0"	522 sq. ft	No
4	Recreation Room	12'8" x 18'9"	214 sq. ft	Yes
5	W.i.c.	5'0" x 7'11"	40 sq. ft	Yes
6	Electrical Room	9'1" x 5'10"	45 sq. ft	No

**85 Dixon Dr, Hardy, Franklin County, Virginia,
United States, 24101**



Room Dimensions

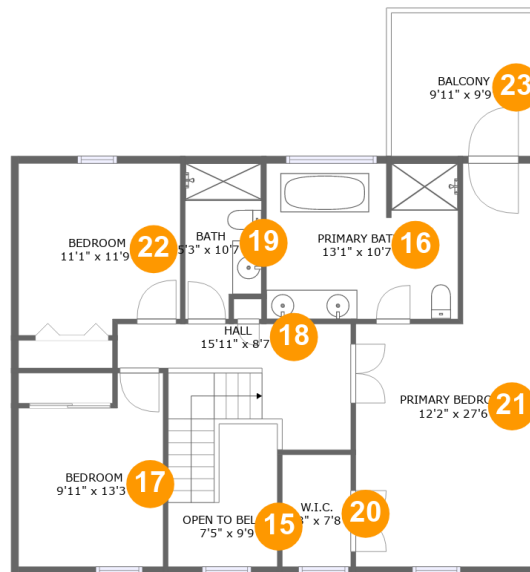
Floor 2

Total sqft: 1465

Living area: 1209

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
7	Living Room	10'0" x 13'3"	132 sq. ft	Yes
8	Foyer	14'8" x 13'3"	159 sq. ft	Yes
9	Wc	3'10" x 7'3"	28 sq. ft	Yes
10	Kitchen	17'10" x 14'0"	230 sq. ft	Yes
11	Porch	35'6" x 7'2"	256 sq. ft	No
12	Family Room	17'4" x 15'7"	249 sq. ft	Yes
13	Sunroom	17'0" x 9'6"	154 sq. ft	Yes
14	Dining Room	9'11" x 13'3"	131 sq. ft	Yes

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Room Dimensions

Floor 3

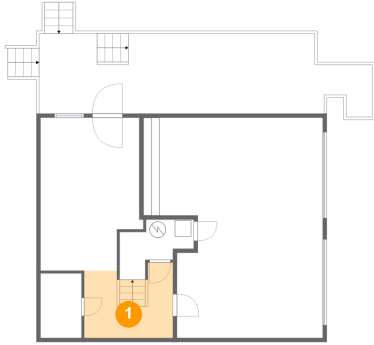
Total sqft: 1129

Living area: 974

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
15	Open To Below	7'5" x 9'9"	54 sq. ft	No
16	Primary Bath	13'1" x 10'7"	138 sq. ft	Yes
17	Bedroom	9'11" x 13'3"	114 sq. ft	Yes
18	Hall	15'11" x 8'7"	123 sq. ft	Yes
19	Bath	5'3" x 10'7"	52 sq. ft	Yes
20	W.i.c.	4'8" x 7'8"	36 sq. ft	Yes
21	Primary Bedroom	12'2" x 27'6"	254 sq. ft	Yes
22	Bedroom	11'1" x 11'9"	125 sq. ft	Yes
23	Balcony	9'11" x 9'9"	97 sq. ft	No

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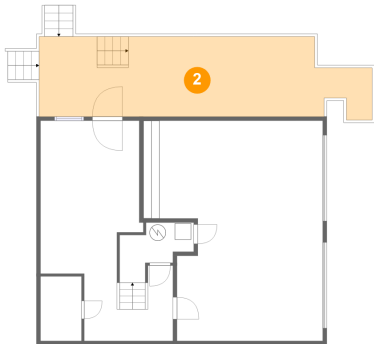
1 Floor 1 - Hall



Dimensions: 10'10" x 9'3"
Area: 89 sq. ft
Counted as Living Area: No

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

2 Floor 1 - Deck

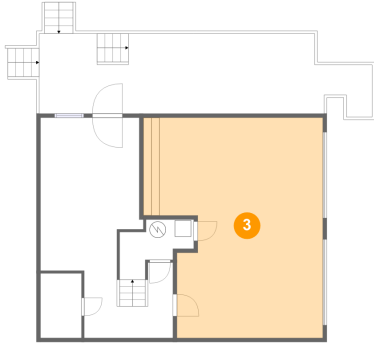


Dimensions: 40'11" x 9'9"
Area: 370 sq. ft
Counted as Living Area: No

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

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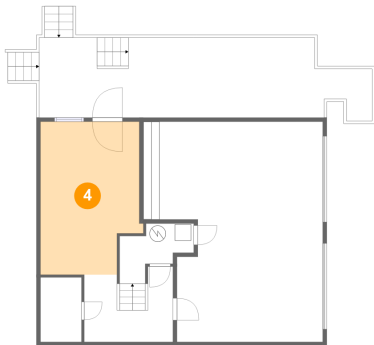
3 Floor 1 - Garage



Dimensions: 22'0" x 27'0"
Area: 522 sq. ft
Counted as Living Area: No

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

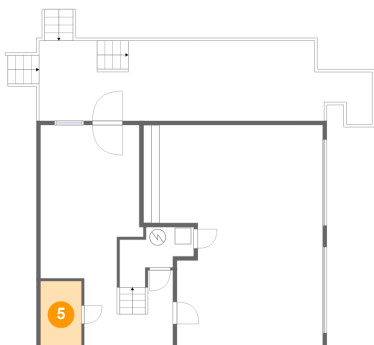
4 Floor 1 - Recreation Room



Dimensions: 12'8" x 18'9"
Area: 214 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 - W.i.c.

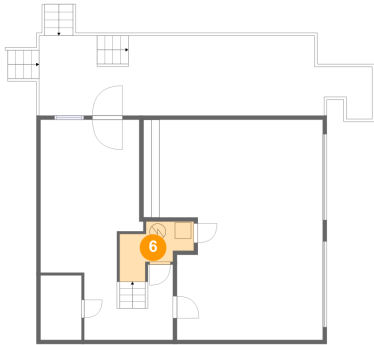


Dimensions: 5'0" x 7'11"
Area: 40 sq. ft
Counted as Living Area:
Yes

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: 9'1" x 5'10"
Area: 45 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 2 - Living Room



Dimensions: 10'0" x 13'3"
Area: 132 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 - Foyer

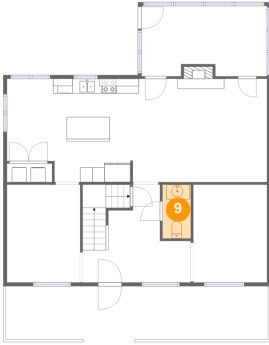


Dimensions: 14'8" x 13'3"
Area: 159 sq. ft
Counted as Living Area:
Yes

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

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9 Floor 2 - Wc



Dimensions: 3'10" x 7'3"
Area: 28 sq. ft
Counted as Living Area:
Yes

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

10 Floor 2 - Kitchen



Dimensions: 17'10" x 14'0"
Area: 230 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 - Porch

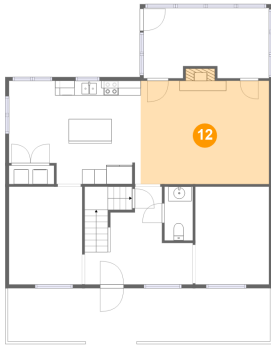


Dimensions: 35'6" x 7'2"
Area: 256 sq. ft
Counted as Living Area: No

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

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12 Floor 2 - Family Room



Dimensions: 17'4" x 15'7"
Area: 249 sq. ft
Counted as Living Area:
Yes

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

13 Floor 2 - Sunroom



Dimensions: 17'0" x 9'6"
Area: 154 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 - Dining Room

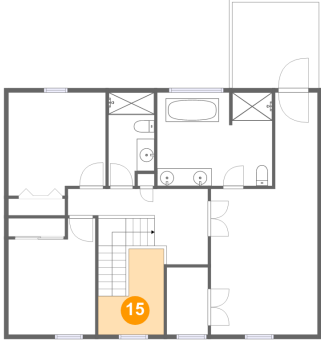


Dimensions: 9'11" x 13'3"
Area: 131 sq. ft
Counted as Living Area:
Yes

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

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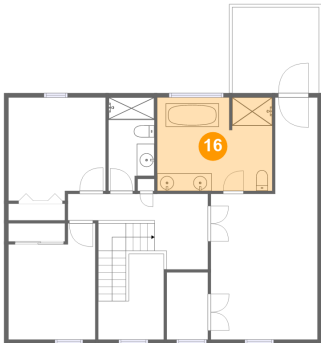
15 Floor 3 - Open To Below



Dimensions: 7'5" x 9'9"
Area: 54 sq. ft
Counted as Living Area: No

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

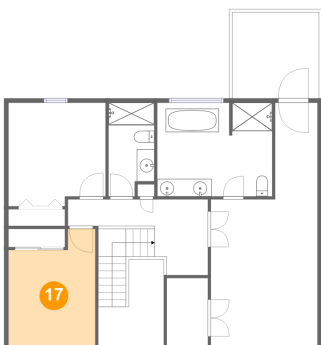
16 Floor 3 - Primary Bath



Dimensions: 13'1" x 10'7"
Area: 138 sq. ft
Counted as Living Area:
Yes

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

17 Floor 3 - Bedroom

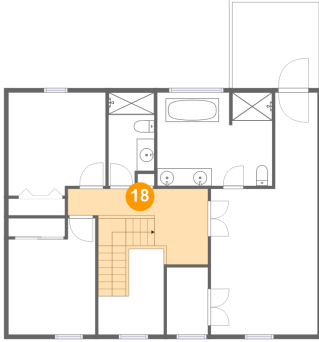


Dimensions: 9'11" x 13'3"
Area: 114 sq. ft
Counted as Living Area:
Yes

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

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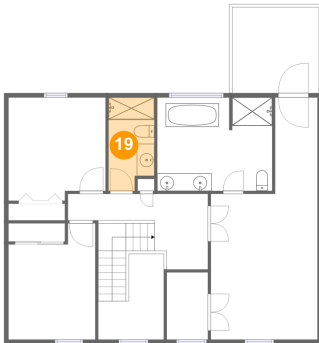
18 Floor 3 - Hall



Dimensions: 15'11" x 8'7"
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

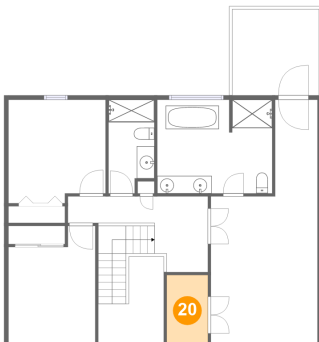
19 Floor 3 - Bath



Dimensions: 5'3" x 10'7"
Area: 52 sq. ft
Counted as Living Area:
Yes

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

20 Floor 3 - W.i.c.

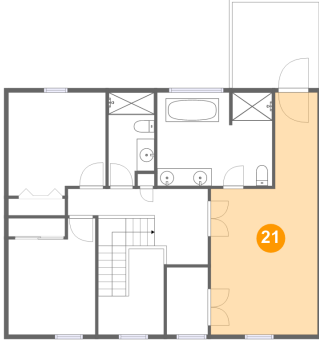


Dimensions: 4'8" x 7'8"
Area: 36 sq. ft
Counted as Living Area:
Yes

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

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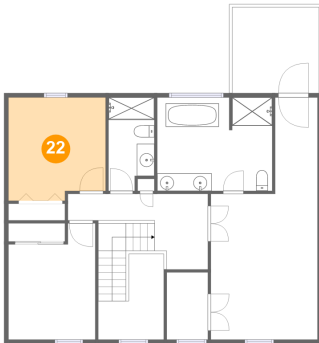
21 Floor 3 - Primary Bedroom



Dimensions: 12'2" x 27'6"
Area: 254 sq. ft
Counted as Living Area:
Yes

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

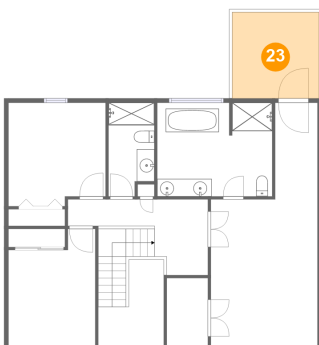
22 Floor 3 - Bedroom



Dimensions: 11'1" x 11'9"
Area: 125 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 - Balcony



Dimensions: 9'11" x 9'9"
Area: 97 sq. ft
Counted as Living Area: No

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