





325 Smoketree Lane, Lynchburg, Lynchburg, Virginia, United States, 24502



Property Summary

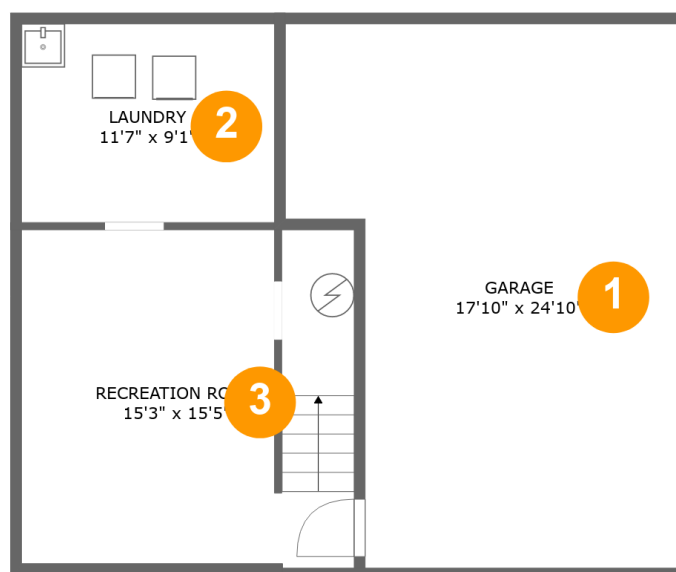
 **1** garages  **3** bedrooms  **2** bathrooms  **1** half baths

 **3** floors

 **1,674** Gross Living Area sqft

 **2,945** total sqft

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Room Dimensions

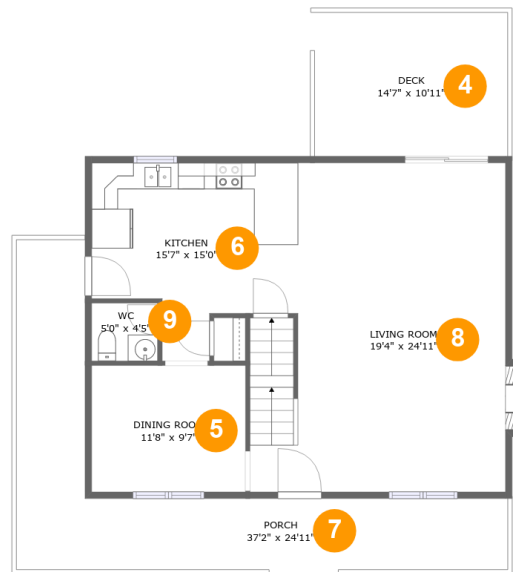
Floor 1

Total sqft: 804

Living area: 0

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Garage	17'10" x 24'10"	388 sq. ft	No
2	Laundry	11'7" x 9'1"	105 sq. ft	No
3	Recreation Room	15'3" x 15'5"	229 sq. ft	No

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Room Dimensions

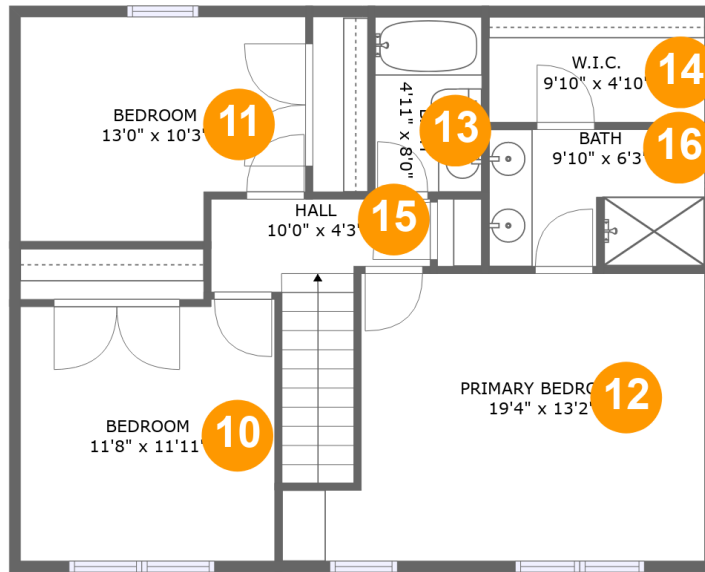
Floor 2

Total sqft: 1304

Living area: 837

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
4	Deck	14'7" x 10'11"	159 sq. ft	No
5	Dining Room	11'8" x 9'7"	111 sq. ft	Yes
6	Kitchen	15'7" x 15'0"	185 sq. ft	Yes
7	Porch	37'2" x 24'11"	302 sq. ft	No
8	Living Room	19'4" x 24'11"	442 sq. ft	Yes
9	Wc	5'0" x 4'5"	22 sq. ft	Yes

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Room Dimensions

Floor 3

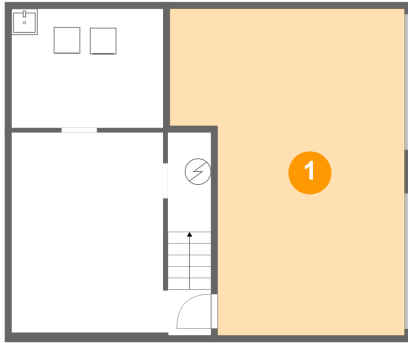
Total sqft: 837

Living area: 837

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
10	Bedroom	11'8" x 11'11"	137 sq. ft	Yes
11	Bedroom	13'0" x 10'3"	124 sq. ft	Yes
12	Primary Bedroom	19'4" x 13'2"	219 sq. ft	Yes
13	Bath	4'11" x 8'0"	39 sq. ft	Yes
14	W.i.c.	9'10" x 4'10"	48 sq. ft	Yes
15	Hall	10'0" x 4'3"	67 sq. ft	Yes
16	Bath	9'10" x 6'3"	61 sq. ft	Yes

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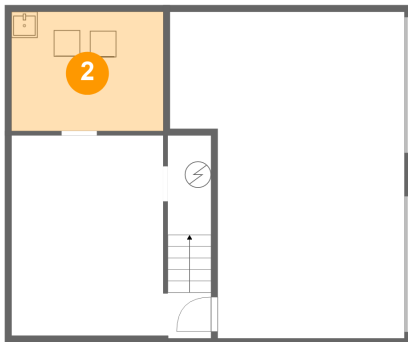
1 Floor 1 - Garage



Dimensions: 17'10" x 24'10"
Area: 388 sq. ft
Counted as Living Area: No

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

2 Floor 1 - Laundry



Dimensions: 11'7" x 9'1"
Area: 105 sq. ft
Counted as Living Area: No

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

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3 Floor 1 - Recreation Room



Dimensions: 15'3" x 15'5"
Area: 229 sq. ft
Counted as Living Area: No

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

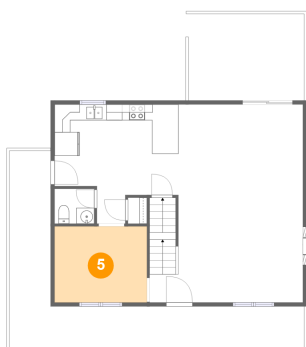
4 Floor 2 - Deck



Dimensions: 14'7" x 10'11"
Area: 159 sq. ft
Counted as Living Area: No

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

5 Floor 2 - Dining Room



Dimensions: 11'8" x 9'7"
Area: 111 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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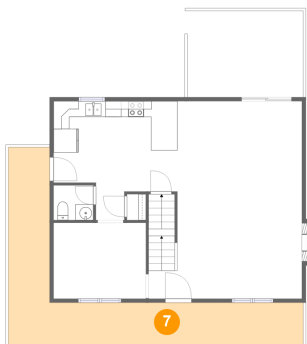
6 Floor 2 - Kitchen



Dimensions: 15'7" x 15'0"
Area: 185 sq. ft
Counted as Living Area:
Yes

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

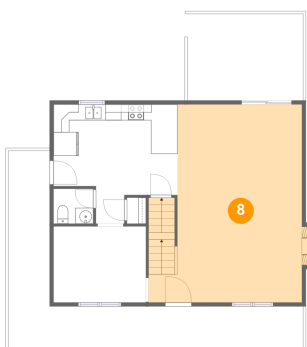
7 Floor 2 - Porch



Dimensions: 37'2" x 24'11"
Area: 302 sq. ft
Counted as Living Area: No

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

8 Floor 2 - Living Room



Dimensions: 19'4" x 24'11"
Area: 442 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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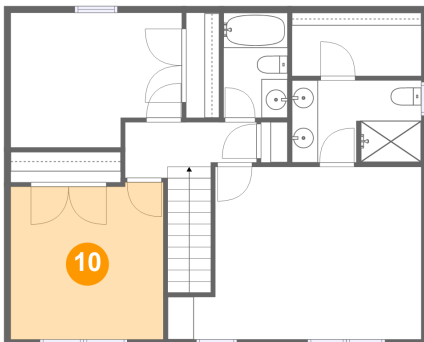
9 Floor 2 - Wc



Dimensions: 5'0" x 4'5"
Area: 22 sq. ft
Counted as Living Area:
Yes

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

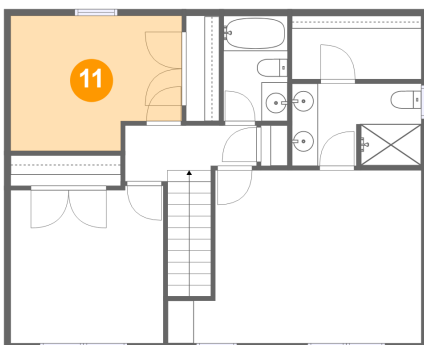
10 Floor 3 - Bedroom



Dimensions: 11'8" x 11'11"
Area: 137 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 3 - Bedroom

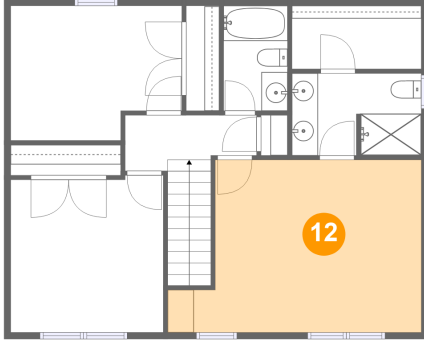


Dimensions: 13'0" x 10'3"
Area: 124 sq. ft
Counted as Living Area:
Yes

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

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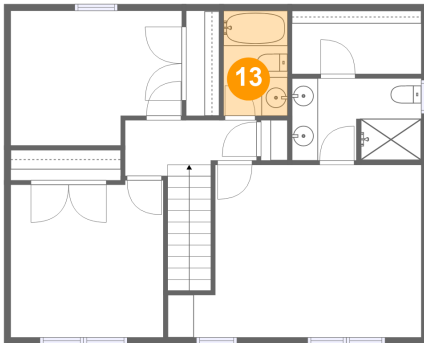
12 Floor 3 - Primary Bedroom



Dimensions: 19'4" x 13'2"
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

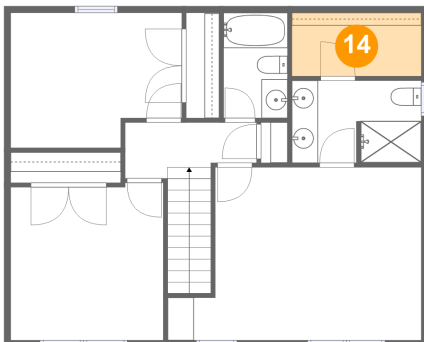
13 Floor 3 - Bath



Dimensions: 4'11" x 8'0"
Area: 39 sq. ft
Counted as Living Area:
Yes

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

14 Floor 3 - W.i.c.

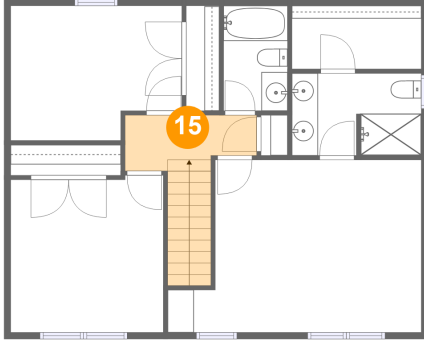


Dimensions: 9'10" x 4'10"
Area: 48 sq. ft
Counted as Living Area:
Yes

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

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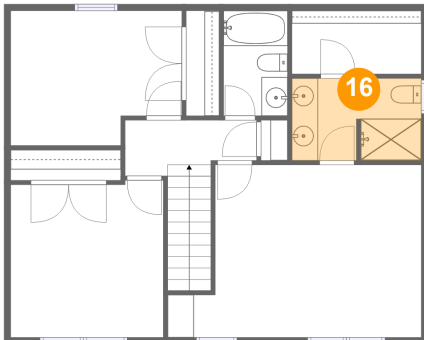
15 Floor 3 - Hall



Dimensions: 10'0" x 4'3"
Area: 67 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 3 - Bath



Dimensions: 9'10" x 6'3"
Area: 61 sq. ft
Counted as Living Area:
Yes

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