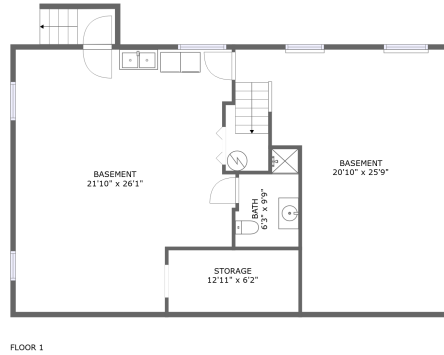
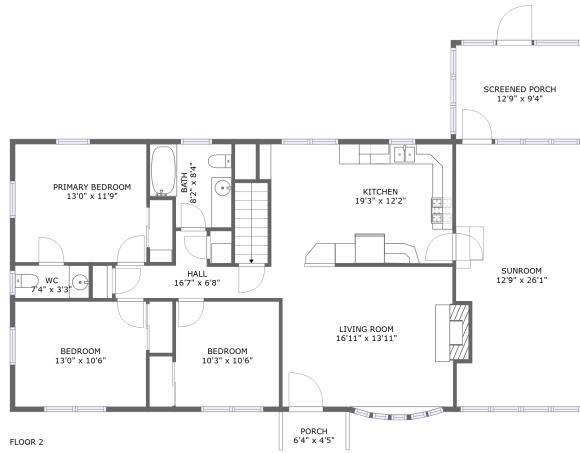


# 3640 Oaklawn Avenue Northwest, Preston Park, Roanoke, Roanoke, Virginia, United States,




## Property Summary

 **0** garages

 **3** bedrooms

 **2** bathrooms

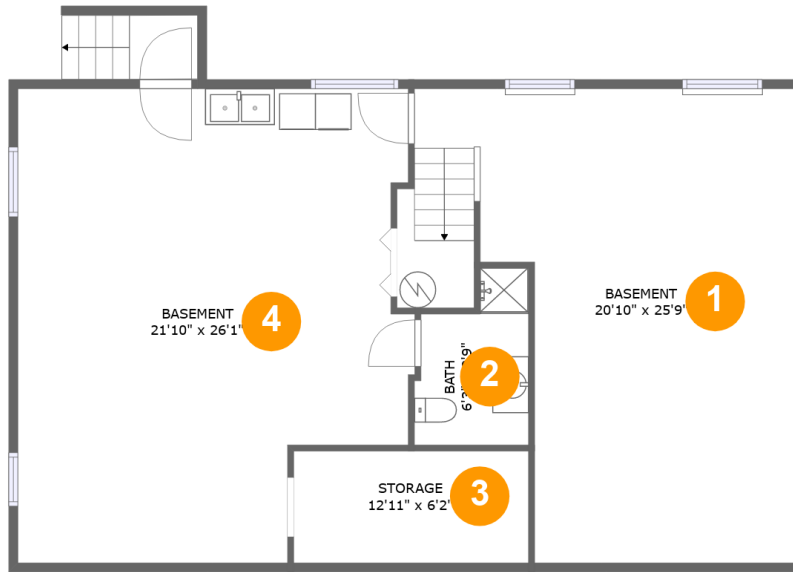
 **1** half baths

 **2** floors

 **1,566** Gross Living Area sqft

 **2,919** total sqft

**3640 Oaklawn Avenue Northwest, Preston Park,  
Roanoke, Roanoke, Virginia, United States,**



**Room Dimensions**

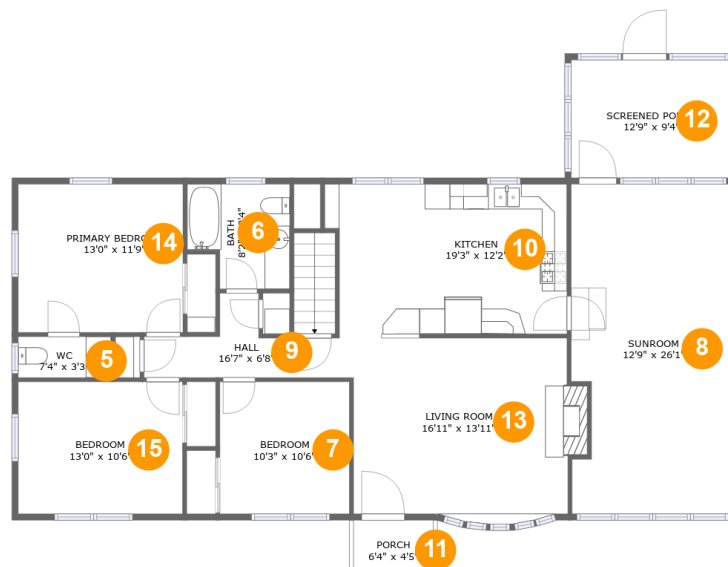
**Floor 1**

**Total sqft: 1190**

**Living area: 0**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Basement	20'10" x 25'9"	453 sq. ft	No
2	Bath	6'3" x 9'9"	51 sq. ft	No
3	Storage	12'11" x 6'2"	80 sq. ft	No
4	Basement	21'10" x 26'1"	513 sq. ft	No

# 3640 Oaklawn Avenue Northwest, Preston Park, Roanoke, Roanoke, Virginia, United States,



## Room Dimensions

Floor 2

Total sqft: 1729

Living area: 1566

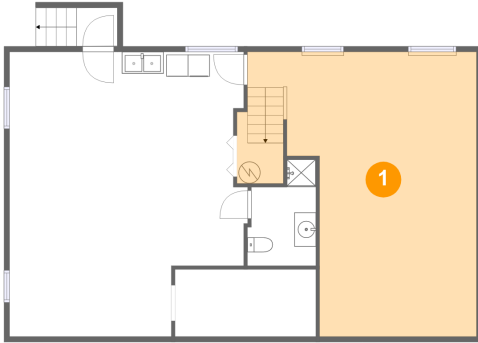
#	Room name	Dimensions	Area (sqft)	Counted as Living Area
5	Wc	7'4" x 3'3"	24 sq. ft	Yes
6	Bath	8'2" x 8'4"	59 sq. ft	Yes
7	Bedroom	10'3" x 10'6"	107 sq. ft	Yes
8	Sunroom	12'9" x 26'1"	322 sq. ft	Yes
9	Hall	16'7" x 6'8"	64 sq. ft	Yes
10	Kitchen	19'3" x 12'2"	220 sq. ft	Yes
11	Porch	6'4" x 4'5"	28 sq. ft	No
12	Screened Porch	12'9" x 9'4"	119 sq. ft	No
13	Living Room	16'11" x 13'11"	250 sq. ft	Yes
14	Primary Bedroom	13'0" x 11'9"	153 sq. ft	Yes
15	Bedroom	13'0" x 10'6"	136 sq. ft	Yes

Scan captured on Wed, 05 Jun 2024 16:36:58 GMT

Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

# 3640 Oaklawn Avenue Northwest, Preston Park, Roanoke, Roanoke, Virginia, United States,

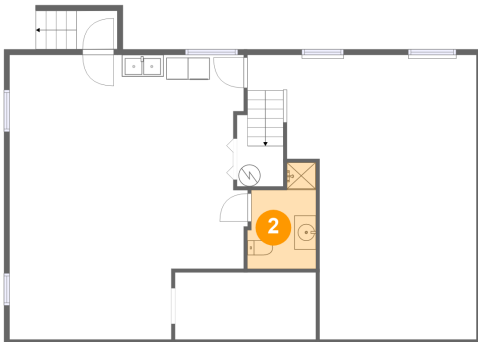
## 1 Floor 1 - Basement



Dimensions: 20'10" x 25'9"  
Area: 453 sq. ft  
Counted as Living Area: No

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

## 2 Floor 1 - Bath

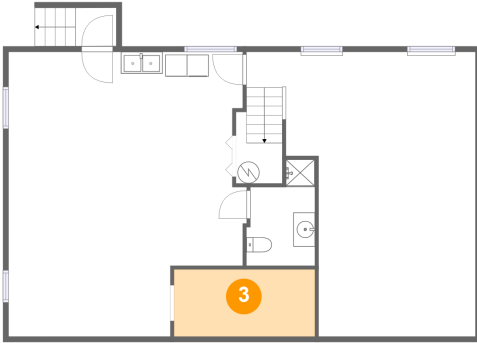


Dimensions: 6'3" x 9'9"  
Area: 51 sq. ft  
Counted as Living Area: No

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

# 3640 Oaklawn Avenue Northwest, Preston Park, Roanoke, Roanoke, Virginia, United States,

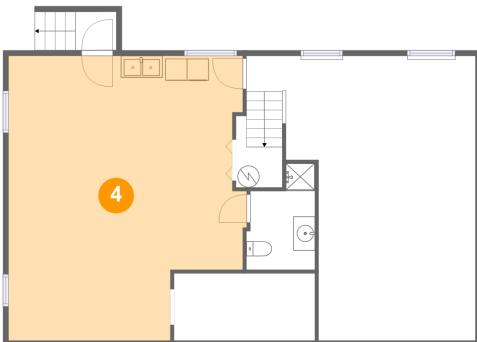
## 3 Floor 1 - Storage



Dimensions: 12'11" x 6'2"  
Area: 80 sq. ft  
Counted as Living Area: No

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

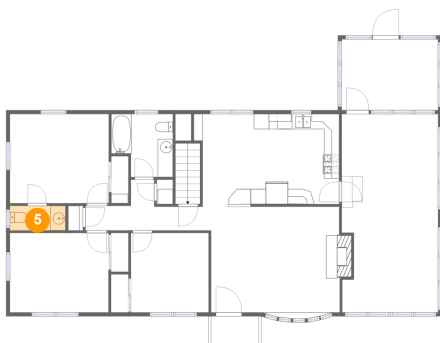
## 4 Floor 1 - Basement



Dimensions: 21'10" x 26'1"  
Area: 513 sq. ft  
Counted as Living Area: No

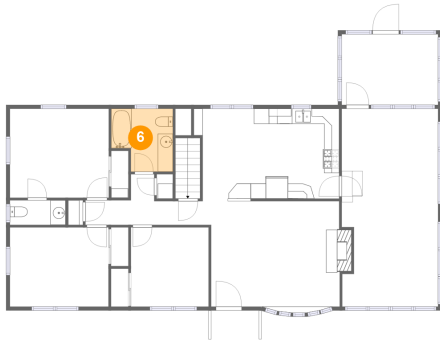
Heated: No  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

## 5 Floor 2 - Wc



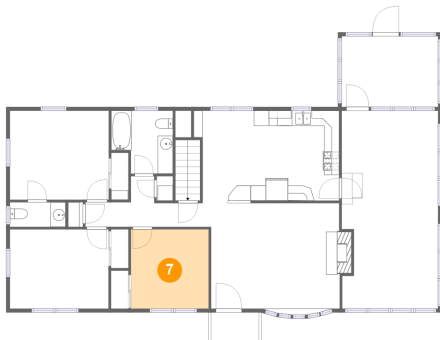
Dimensions: 7'4" x 3'3"  
Area: 24 sq. ft  
Counted as Living Area: Yes

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

**3640 Oaklawn Avenue Northwest, Preston Park,  
Roanoke, Roanoke, Virginia, United States,****6 Floor 2 - Bath**

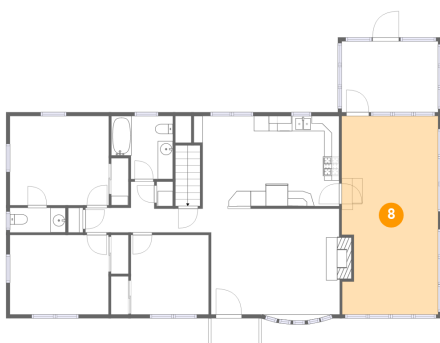
Dimensions: 8'2" x 8'4"  
Area: 59 sq. ft  
Counted as Living Area:  
Yes

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

**7 Floor 2 - Bedroom**

Dimensions: 10'3" x 10'6"  
Area: 107 sq. ft  
Counted as Living Area:  
Yes

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

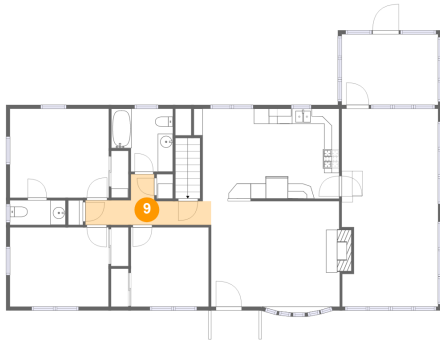
**8 Floor 2 - Sunroom**

Dimensions: 12'9" x 26'1"  
Area: 322 sq. ft  
Counted as Living Area:  
Yes

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

# 3640 Oaklawn Avenue Northwest, Preston Park, Roanoke, Roanoke, Virginia, United States,

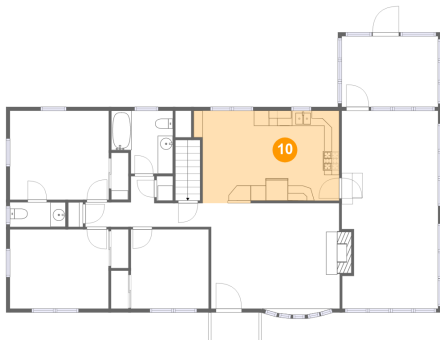
## 9 Floor 2 - Hall



Dimensions: 16'7" x 6'8"  
Area: 64 sq. ft  
Counted as Living Area:  
Yes

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

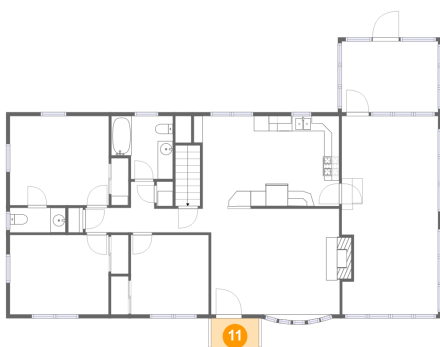
## 10 Floor 2 - Kitchen



Dimensions: 19'3" x 12'2"  
Area: 220 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

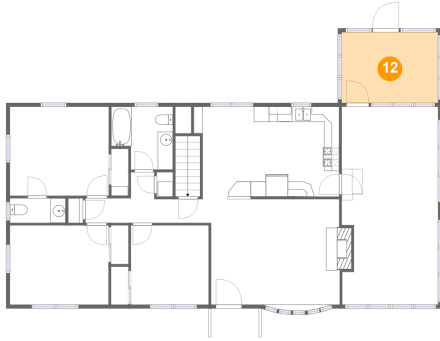


Dimensions: 6'4" x 4'5"  
Area: 28 sq. ft  
Counted as Living Area: No

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

# 3640 Oaklawn Avenue Northwest, Preston Park, Roanoke, Roanoke, Virginia, United States,

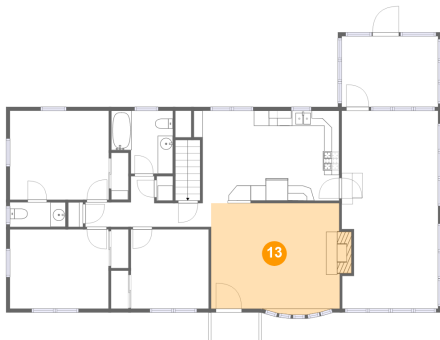
## 12 Floor 2 - Screened Porch



Dimensions: 12'9" x 9'4"  
Area: 119 sq. ft  
Counted as Living Area: No

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

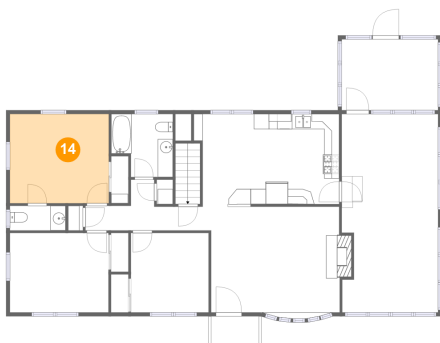
## 13 Floor 2 - Living Room



Dimensions: 16'11" x 13'11"  
Area: 250 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 - Primary Bedroom



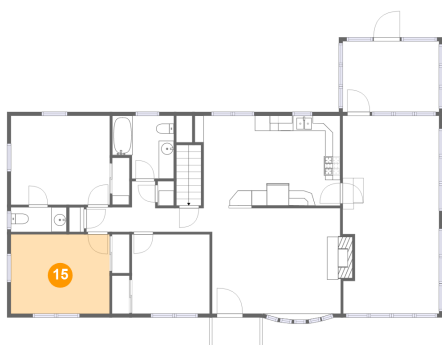
Dimensions: 13'0" x 11'9"  
Area: 153 sq. ft  
Counted as Living Area:  
Yes

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



# 3640 Oaklawn Avenue Northwest, Preston Park, Roanoke, Roanoke, Virginia, United States,

## 15 Floor 2 - Bedroom



**Dimensions:** 13'0" x 10'6"  
**Area:** 136 sq. ft  
**Counted as Living Area:**  
Yes

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