

Home report

6126 Averill Way, Dallas, Dallas County, Texas, United States,  
75225, 203W



**Total Area: 2492 sq. ft**

Floor 1: 2492 sq. ft

Excluded: Walls: 0 sq. ft

## Property summary

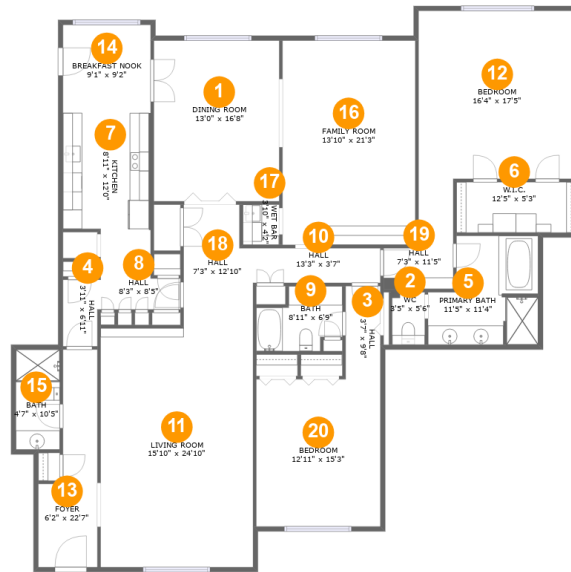
 **1** Floors

 **2** Bedrooms

 **3** Bathrooms

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## Room dimensions

Floor 1

Total:2492sqft

Excluded: 0sqft

#		Max Dimensions	sqft	Included
1	Dining Room	13'0" x 16'8"	218 sq. ft	Yes
2	WC	3'5" x 5'6"	19 sq. ft	Yes
3	Hall	3'7" x 9'8"	35 sq. ft	Yes
4	Hall	3'11" x 6'11"	26 sq. ft	Yes
5	Primary Bath	11'5" x 11'4"	110 sq. ft	Yes
6	W.I.C.	12'5" x 5'3"	65 sq. ft	Yes
7	Kitchen	8'11" x 12'0"	110 sq. ft	Yes
8	Hall	8'3" x 8'5"	54 sq. ft	Yes
9	Bath	8'11" x 6'9"	50 sq. ft	Yes
10	Hall	13'3" x 3'7"	48 sq. ft	Yes
11	Living Room	15'10" x 24'10"	393 sq. ft	Yes

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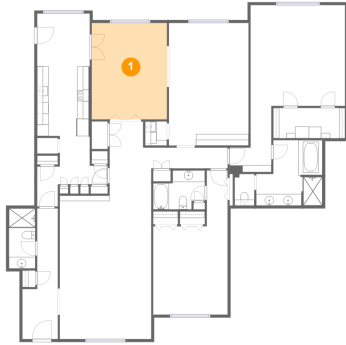
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#		Max Dimensions	sqft	Included
12	Bedroom	16'4" x 17'5"	286 sq. ft	Yes
13	Foyer	6'2" x 22'7"	104 sq. ft	Yes
14	Breakfast Nook	9'1" x 9'2"	83 sq. ft	Yes
15	Bath	4'7" x 10'5"	47 sq. ft	Yes
16	Family Room	13'10" x 21'3"	293 sq. ft	Yes
17	Wet Bar	3'10" x 4'2"	16 sq. ft	Yes
18	Hall	7'3" x 12'10"	86 sq. ft	Yes
19	Hall	7'3" x 11'5"	57 sq. ft	Yes
20	Bedroom	12'11" x 15'3"	197 sq. ft	Yes

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## 1 Floor 1 - Dining Room



Max Dimensions: 13'0" x  
16'8"  
Calculated Area: 218 sq. ft  
Included: Yes

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

## 2 Floor 1 - WC



Max Dimensions: 3'5" x 5'6"  
Calculated Area: 19 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: 3'7" x 9'8"  
Calculated Area: 35 sq. ft  
Included: Yes

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

### 4 Floor 1 - Hall



Max Dimensions: 3'11" x 6'11"  
Calculated Area: 26 sq. ft  
Included: Yes

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

### 5 Floor 1 - Primary Bath



Max Dimensions: 11'5" x 11'4"  
Calculated Area: 110 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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### 6 Floor 1 - W.I.C.



Max Dimensions: 12'5" x 5'3"  
Calculated Area: 65 sq. ft  
Included: Yes

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

### 7 Floor 1 - Kitchen



Max Dimensions: 8'11" x 12'0"  
Calculated Area: 110 sq. ft  
Included: Yes

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

### 8 Floor 1 - Hall



Max Dimensions: 8'3" x 8'5"  
Calculated Area: 54 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 - Bath



Max Dimensions: 8'11" x 6'9"  
Calculated Area: 50 sq. ft  
Included: Yes

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

### 10 Floor 1 - Hall



Max Dimensions: 13'3" x 3'7"  
Calculated Area: 48 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: 15'10" x 24'10"  
Calculated Area: 393 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 - Bedroom



Max Dimensions: 16'4" x 17'5"  
Calculated Area: 286 sq. ft  
Included: Yes

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

### 13 Floor 1 - Foyer



Max Dimensions: 6'2" x 22'7"  
Calculated Area: 104 sq. ft  
Included: Yes

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

### 14 Floor 1 - Breakfast Nook



Max Dimensions: 9'1" x 9'2"  
Calculated Area: 83 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 - Bath



Max Dimensions: 4'7" x 10'5"  
Calculated Area: 47 sq. ft  
Included: Yes

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

### 16 Floor 1 - Family Room



Max Dimensions: 13'10" x 21'3"  
Calculated Area: 293 sq. ft  
Included: Yes

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

### 17 Floor 1 - Wet Bar

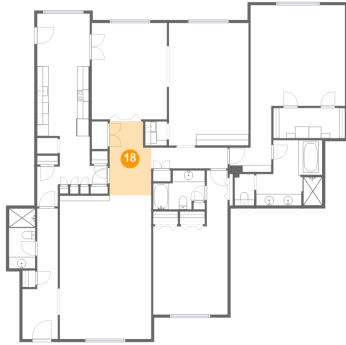


Max Dimensions: 3'10" x 4'2"  
Calculated Area: 16 sq. ft  
Included: Yes

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

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**18** Floor 1 - Hall



Max Dimensions: 7'3" x 12'10"  
Calculated Area: 86 sq. ft  
Included: Yes

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

**19** Floor 1 - Hall



Max Dimensions: 7'3" x 11'5"  
Calculated Area: 57 sq. ft  
Included: Yes

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

**20** Floor 1 - Bedroom



Max Dimensions: 12'11" x 15'3"  
Calculated Area: 197 sq. ft  
Included: Yes

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