

Home report

2 Matthew Rd,Branford,CT,US



Total Area: 2194 sq. ft

Below Ground: 785 sq. ft, Floor 2: 919 sq. ft, Floor 3: 490 sq. ft

Excluded: Storage 110 sq. ft, Covered patio 614 sq. ft, Deck 460 sq. ft, Porch 28 sq. ft, Low ceiling 64 sq. ft, Walls: 182 sq. ft

Property summary

 **3** Floors

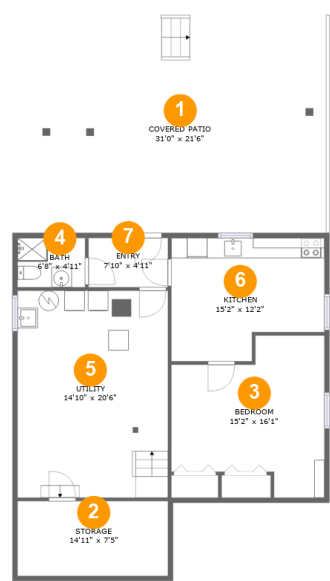
 **4** Bedrooms

 **2** Bathrooms

 **1** Half baths

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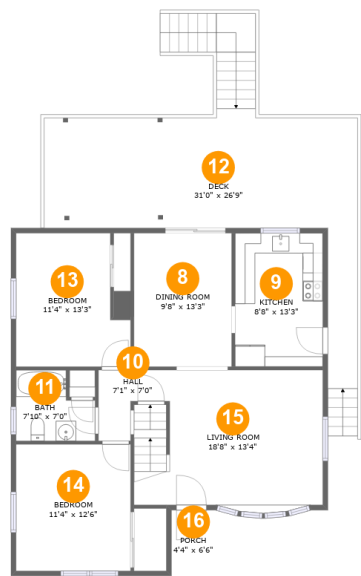
Room dimensions

Floor 1 Below ground Total:785sqft Excluded: 724sqft

#		Max Dimensions	sqft	Included
1	Covered Patio	31'0" x 21'6"	614 sq. ft	No
2	Storage	14'11" x 7'5"	110 sq. ft	No
3	Bedroom	15'2" x 16'1"	193 sq. ft	Yes
4	Bath	6'8" x 4'11"	33 sq. ft	Yes
5	Utility	14'10" x 20'6"	305 sq. ft	Yes
6	Kitchen	15'2" x 12'2"	164 sq. ft	Yes
7	Entry	7'10" x 4'11"	38 sq. ft	Yes

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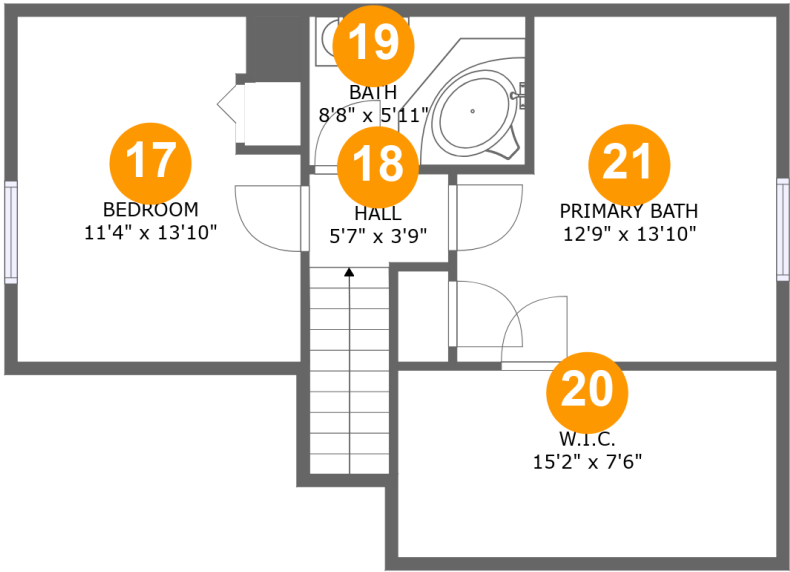
Room dimensions

Floor 2 Total:919sqft Excluded: 488sqft

#		Max Dimensions	sqft	Included
8	Dining Room	9'8" x 13'3"	128 sq. ft	Yes
9	Kitchen	8'8" x 13'3"	115 sq. ft	Yes
10	Hall	7'1" x 7'0"	34 sq. ft	Yes
11	Bath	7'10" x 7'0"	46 sq. ft	Yes
12	Deck	31'0" x 26'9"	460 sq. ft	No
13	Bedroom	11'4" x 13'3"	133 sq. ft	Yes
14	Bedroom	11'4" x 12'6"	142 sq. ft	Yes
15	Living Room	18'8" x 13'4"	242 sq. ft	Yes
16	Porch	4'4" x 6'6"	28 sq. ft	No

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Room dimensions

Floor 3 Total:490sqft Excluded: 64sqft

#		Max Dimensions	sqft	Included
17	Bedroom	11'4" x 13'10"	130 sq. ft	Yes
18	Hall	5'7" x 3'9"	47 sq. ft	Yes
19	Bath	8'8" x 5'11"	39 sq. ft	Yes
20	W.I.C.	15'2" x 7'6"	91 sq. ft	Yes
21	Primary Bath	12'9" x 13'10"	143 sq. ft	Yes

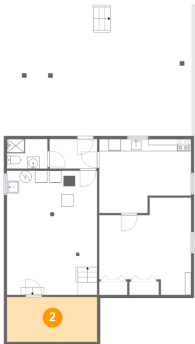
1 Floor 1 - Covered Patio



Max Dimensions: 31'0" x 21'6"
Calculated Area: 614 sq. ft
Included: No

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

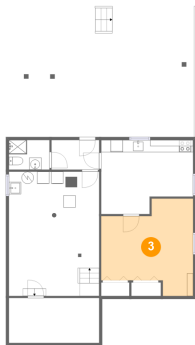
2 Floor 1 - Storage



Max Dimensions: 14'11" x 7'5"
Calculated Area: 110 sq. ft
Included: No

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

3 Floor 1 - Bedroom



Max Dimensions: 15'2" x 16'1"
Calculated Area: 193 sq. ft
Included: Yes

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

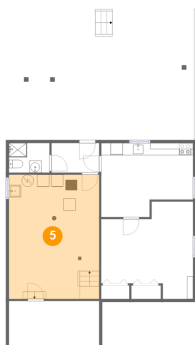
4 Floor 1 - Bath



Max Dimensions: 6'8" x 4'11"
Calculated Area: 33 sq. ft
Included: Yes

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

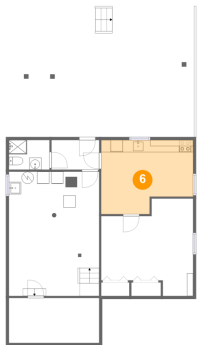
5 Floor 1 - Utility



Max Dimensions: 14'10" x 20'6"
Calculated Area: 305 sq. ft
Included: Yes

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

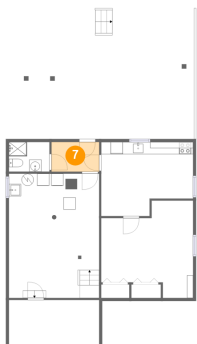
6 Floor 1 - Kitchen



Max Dimensions: 15'2" x 12'2"
Calculated Area: 164 sq. ft
Included: Yes

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

7 Floor 1 - Entry



Max Dimensions: 7'10" x 4'11"
Calculated Area: 38 sq. ft
Included: Yes

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

8 Floor 2 - Dining Room



Max Dimensions: 9'8" x 13'3"
Calculated Area: 128 sq. ft
Included: Yes

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

9 Floor 2 - Kitchen



Max Dimensions: 8'8" x 13'3"
Calculated Area: 115 sq. ft
Included: Yes

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

10 Floor 2 - Hall



Max Dimensions: 7'1" x 7'0"
Calculated Area: 34 sq. ft
Included: Yes

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

11 Floor 2 - Bath



Max Dimensions: 7'10" x 7'0"
Calculated Area: 46 sq. ft
Included: Yes

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

12 Floor 2 - Deck



Max Dimensions: 31'0" x 26'9"
Calculated Area: 460 sq. ft
Included: No

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

13 Floor 2 - Bedroom



Max Dimensions: 11'4" x 13'3"
Calculated Area: 133 sq. ft
Included: Yes

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

14 Floor 2 - Bedroom



Max Dimensions: 11'4" x 12'6"
Calculated Area: 142 sq. ft
Included: Yes

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

15 Floor 2 - Living Room



Max Dimensions: 18'8" x 13'4"
Calculated Area: 242 sq. ft
Included: Yes

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

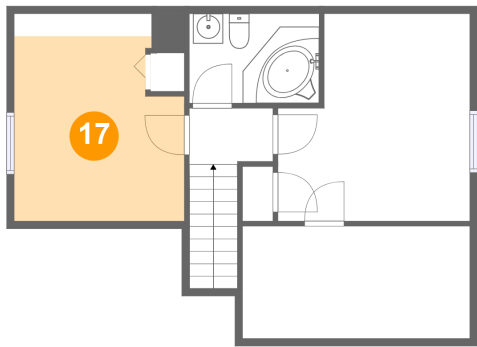
16 Floor 2 - Porch



Max Dimensions: 4'4" x 6'6"
Calculated Area: 28 sq. ft
Included: No

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

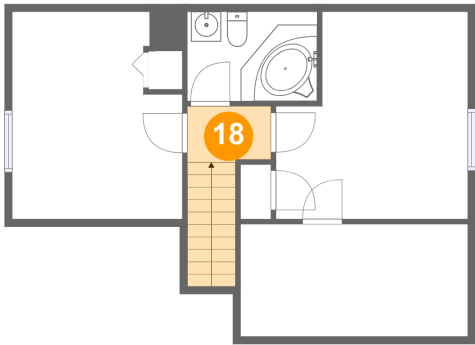
17 Floor 3 - Bedroom



Max Dimensions: 11'4" x 13'10"
Calculated Area: 130 sq. ft
Included: Yes

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

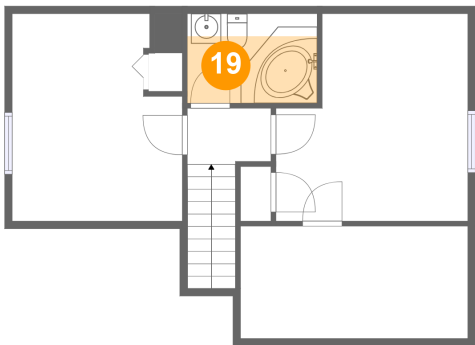
18 Floor 3 - Hall



Max Dimensions: 5'7" x 3'9"
Calculated Area: 47 sq. ft
Included: Yes

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

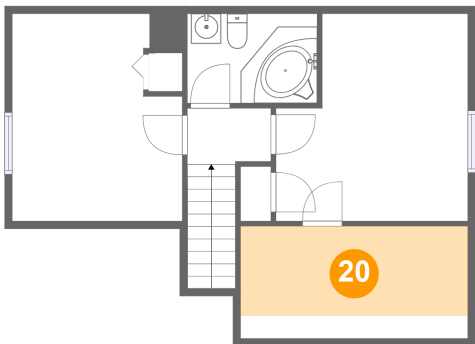
19 Floor 3 - Bath



Max Dimensions: 8'8" x 5'11"
Calculated Area: 39 sq. ft
Included: Yes

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

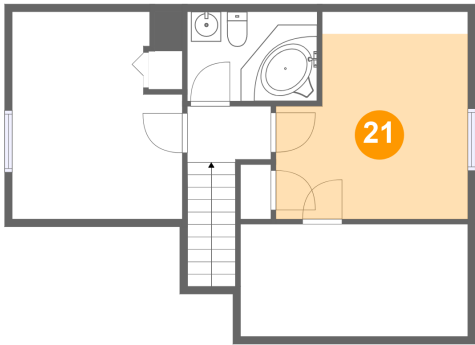
20 Floor 3 - W.I.C.



Max Dimensions: 15'2" x 7'6"
Calculated Area: 91 sq. ft
Included: Yes

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

21 Floor 3 - Primary Bath



Max Dimensions: 12'9" x 13'10"
Calculated Area: 143 sq. ft
Included: Yes

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