

Home report

219 Roan Spring, Stone Oak, San Antonio, Bexar County, Texas,
United States, 78258



Total Area: 2249 sq. ft
Floor 1: 947 sq. ft, Floor 2: 1302 sq. ft
Excluded: Garage 388 sq. ft, Fireplace 12 sq. ft, Opentobelow 46 sq. ft, Walls: 177 sq. ft

Property summary

 **2** Floors

 **3** Bedrooms

 **2** Bathrooms

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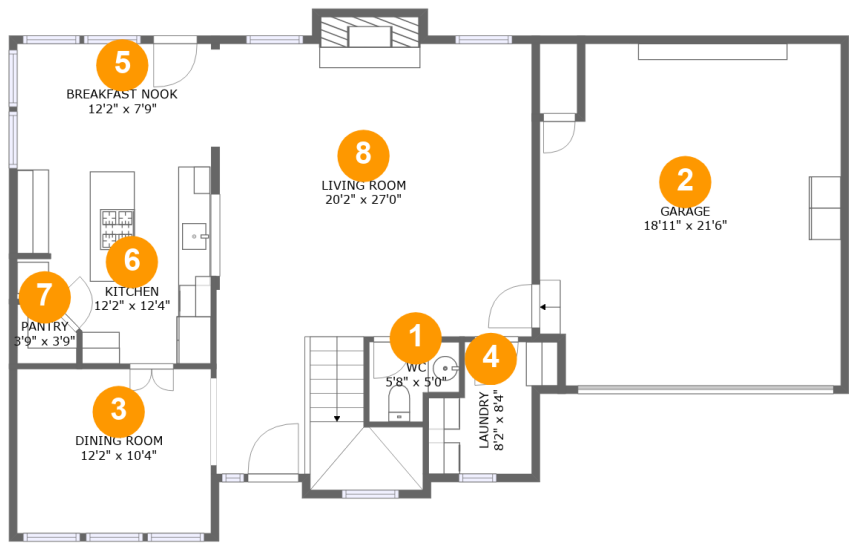
1
Half baths



1
Garages

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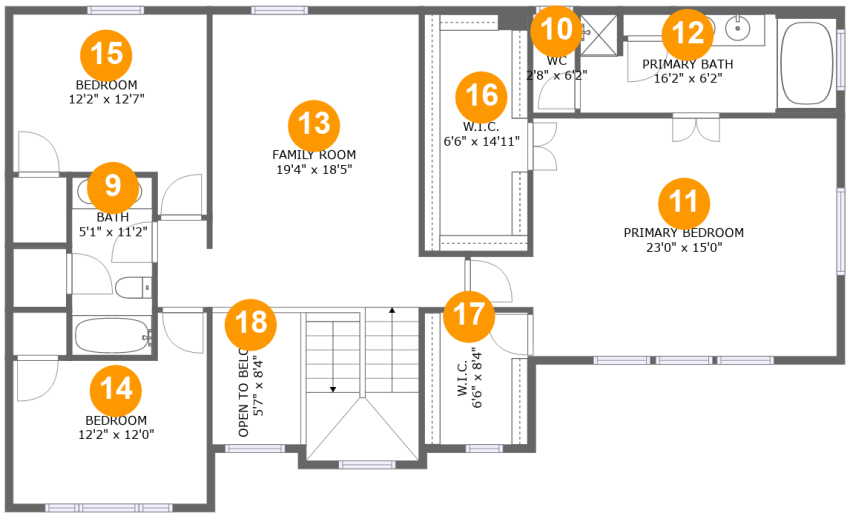
Room dimensions

Floor 1 Total:947sqft Excluded: 400sqft

#		Max Dimensions	sqft	Included
1	WC	5'8" x 5'0"	24 sq. ft	Yes
2	Garage	18'11" x 21'6"	388 sq. ft	No
3	Dining Room	12'2" x 10'4"	126 sq. ft	Yes
4	Laundry	8'2" x 8'4"	50 sq. ft	Yes
5	Breakfast Nook	12'2" x 7'9"	94 sq. ft	Yes
6	Kitchen	12'2" x 12'4"	135 sq. ft	Yes
7	Pantry	3'9" x 3'9"	12 sq. ft	Yes
8	Living Room	20'2" x 27'0"	479 sq. ft	Yes

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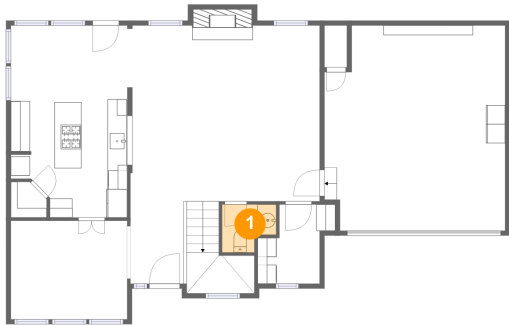
Room dimensions

Floor 2

Total:1301sqft Excluded: 46sqft

#		Max Dimensions	sqft	Included
9	Bath	5'1" x 11'2"	56 sq. ft	Yes
10	WC	2'8" x 6'2"	16 sq. ft	Yes
11	Primary Bedroom	23'0" x 15'0"	299 sq. ft	Yes
12	Primary Bath	16'2" x 6'2"	93 sq. ft	Yes
13	Family Room	19'4" x 18'5"	340 sq. ft	Yes
14	Bedroom	12'2" x 12'0"	119 sq. ft	Yes
15	Bedroom	12'2" x 12'7"	129 sq. ft	Yes
16	W.I.C.	6'6" x 14'11"	97 sq. ft	Yes
17	W.I.C.	6'6" x 8'4"	54 sq. ft	Yes
18	Open To Below	5'7" x 8'4"	46 sq. ft	No

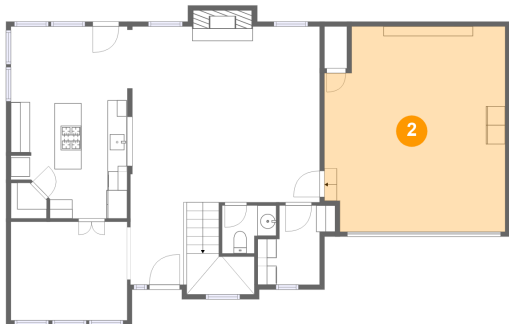
1 Floor 1 - WC



Max Dimensions: 5'8" x 5'0"
Calculated Area: 24 sq. ft
Included: Yes

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

2 Floor 1 - Garage

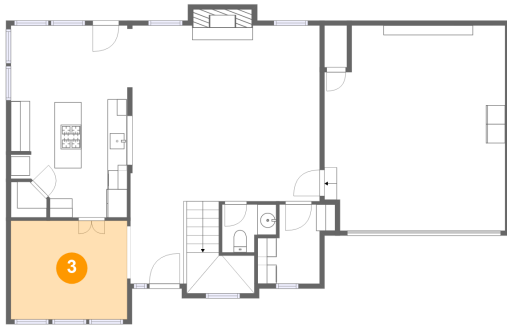


Max Dimensions: 18'11" x 21'6"
Calculated Area: 388 sq. ft
Included: No

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

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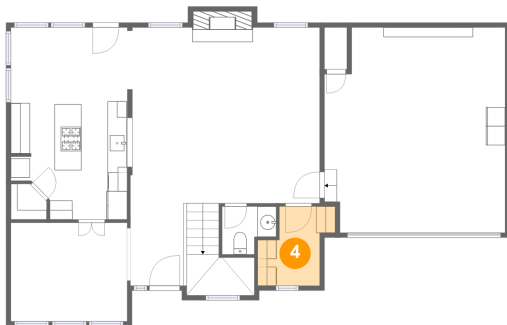
3 Floor 1 - Dining Room



Max Dimensions: 12'2" x 10'4"
Calculated Area: 126 sq. ft
Included: Yes

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

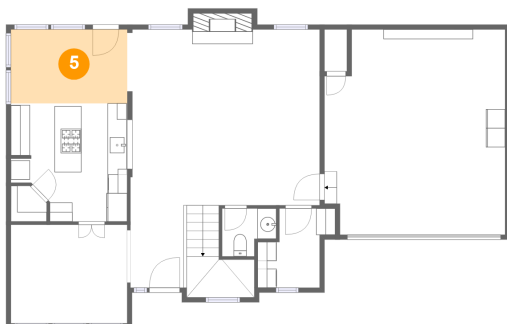
4 Floor 1 - Laundry



Max Dimensions: 8'2" x 8'4"
Calculated Area: 50 sq. ft
Included: Yes

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

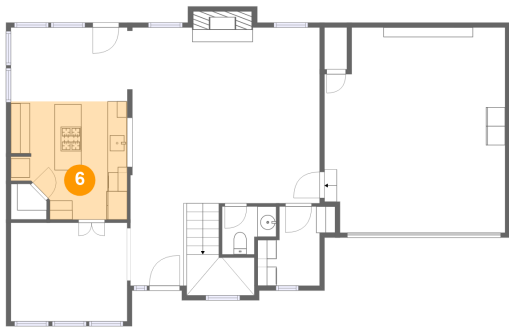
5 Floor 1 - Breakfast Nook



Max Dimensions: 12'2" x 7'9"
Calculated Area: 94 sq. ft
Included: Yes

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

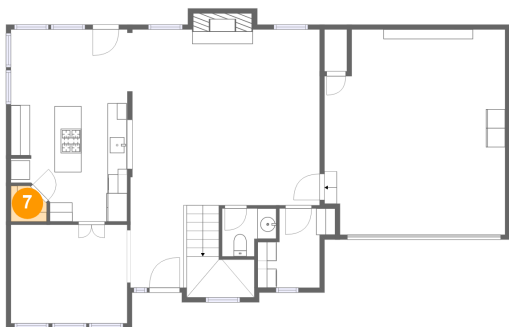
6 Floor 1 - Kitchen



Max Dimensions: 12'2" x 12'4"
Calculated Area: 135 sq. ft
Included: Yes

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

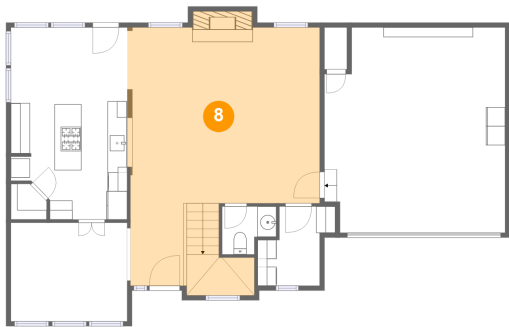
7 Floor 1 - Pantry



Max Dimensions: 3'9" x 3'9"
Calculated Area: 12 sq. ft
Included: Yes

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

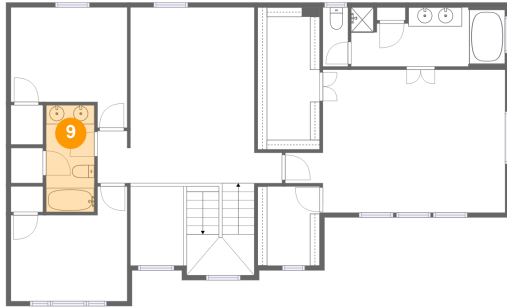
8 Floor 1 - Living Room



Max Dimensions: 20'2" x 27'0"
Calculated Area: 479 sq. ft
Included: Yes

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

9 Floor 2 - Bath



Max Dimensions: 5'1" x 11'2"
Calculated Area: 56 sq. ft
Included: Yes

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

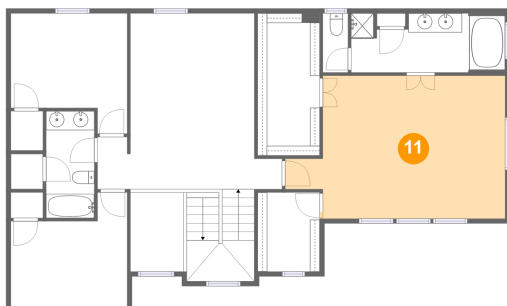
10 Floor 2 - WC



Max Dimensions: 2'8" x 6'2"
Calculated Area: 16 sq. ft
Included: Yes

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

11 Floor 2 - Primary Bedroom

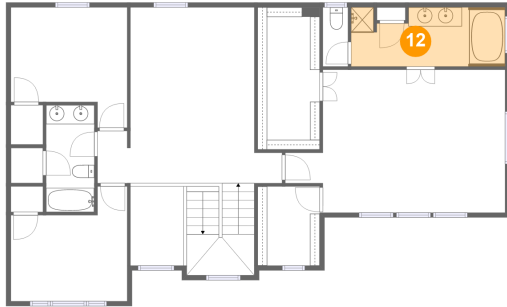


Max Dimensions: 23'0" x 15'0"
Calculated Area: 299 sq. ft
Included: Yes

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

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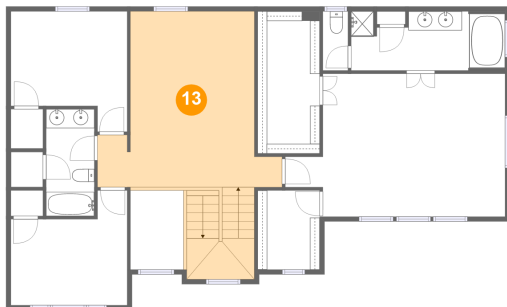
12 Floor 2 - Primary Bath



Max Dimensions: 16'2" x 6'2"
Calculated Area: 93 sq. ft
Included: Yes

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

13 Floor 2 - Family Room



Max Dimensions: 19'4" x 18'5"
Calculated Area: 340 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: 12'2" x 12'0"
Calculated Area: 119 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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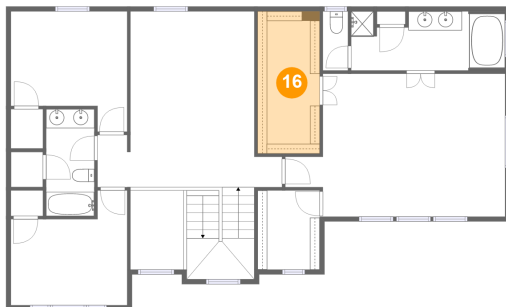
15 Floor 2 - Bedroom



Max Dimensions: 12'2" x 12'7"
Calculated Area: 129 sq. ft
Included: Yes

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

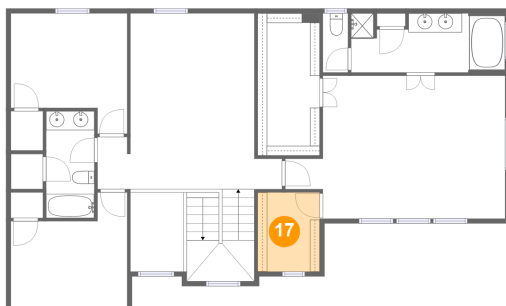
16 Floor 2 - W.I.C.



Max Dimensions: 6'6" x 14'11"
Calculated Area: 97 sq. ft
Included: Yes

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

17 Floor 2 - W.I.C.

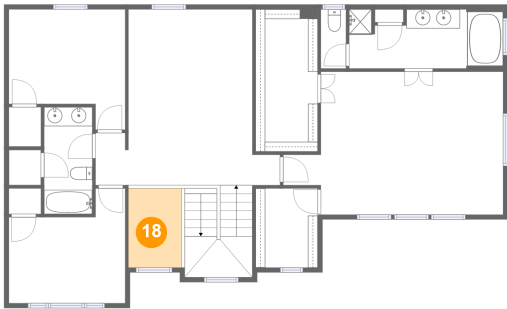


Max Dimensions: 6'6" x 8'4"
Calculated Area: 54 sq. ft
Included: Yes

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

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18 Floor 2 - Open To Below



Max Dimensions: 5'7" x 8'4"
Calculated Area: 46 sq. ft
Included: No

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