

44 Curtiss Avenue, Sodus, Wayne County, New York, United States, 14551



Property Summary

2 garages **3** bedrooms **1** bathrooms **0** half baths

3 floors **832** Gross Living Area sqft **3,525** total sqft

44 Curtiss Avenue, Sodus, Wayne County, New York, United States, 14551**Room Dimensions****Floor 1****Total sqft: 639****Living area: 0**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Basement	19'5" x 20'10"	321 sq. ft	No
2	Laundry	13'2" x 5'10"	77 sq. ft	No
3	Crawl Space	12'0" x 14'8"	176 sq. ft	No

44 Curtiss Avenue, Sodus, Wayne County, New York, United States, 14551



Room Dimensions

Floor 2

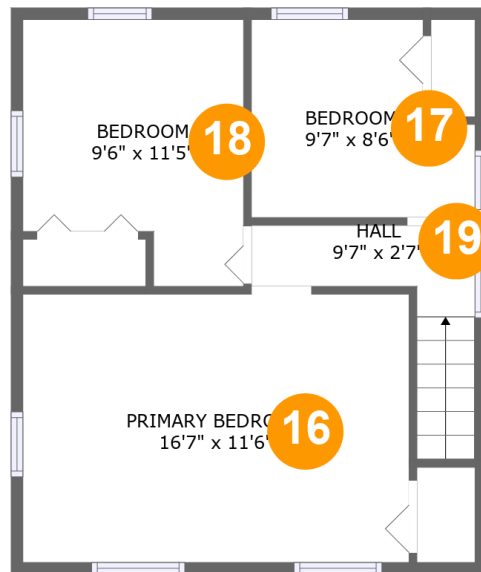
Total sqft: 2390

Living area: 799

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
4	Hall	2'6" x 4'5"	29 sq. ft	Yes
5	Storage	12'5" x 5'10"	73 sq. ft	No
6	Screened Porch	14'7" x 7'1"	103 sq. ft	No
7	Porch	10'4" x 7'7"	76 sq. ft	No
8	Garage	28'10" x 22'9"	569 sq. ft	No
9	Deck	30'0" x 17'7"	381 sq. ft	No
10	Garage	12'4" x 22'9"	281 sq. ft	No
11	Dining Room	16'7" x 11'8"	193 sq. ft	Yes
12	Kitchen	12'6" x 11'6"	143 sq. ft	Yes
13	Bath	6'8" x 11'4"	73 sq. ft	Yes
14	Hall	12'5" x 6'8"	83 sq. ft	Yes

44 Curtiss Avenue, Sodus, Wayne County, New York, United States, 14551

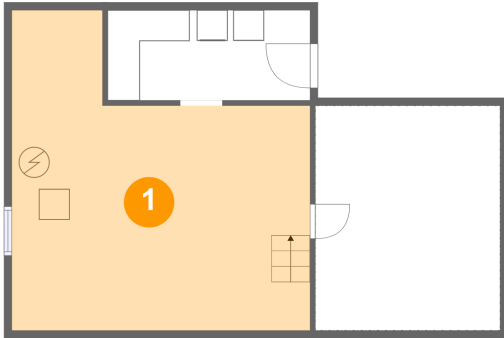
#	Room name	Dimensions	Area (sqft)	Counted as Living Area
15	Living Room	12'5" x 15'3"	189 sq. ft	Yes

44 Curtiss Avenue, Sodus, Wayne County, New York, United States, 14551**Room Dimensions****Floor 3****Total sqft: 496****Living area: 33**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
16	Primary Bedroom	16'7" x 11'6"	191 sq. ft	No
17	Bedroom	9'7" x 8'6"	72 sq. ft	No
18	Bedroom	9'6" x 11'5"	95 sq. ft	No
19	Hall	9'7" x 2'7"	44 sq. ft	No

44 Curtiss Avenue, Sodus, Wayne County, New York, United States, 14551

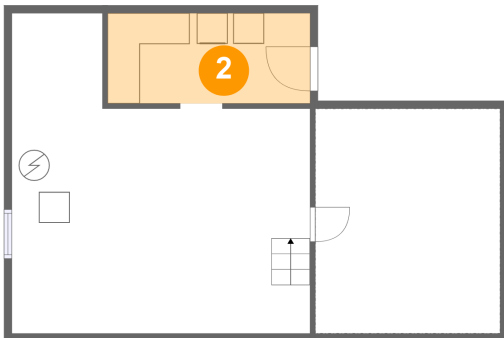
1 Floor 1 - Basement



Dimensions: 19'5" x 20'10"
Area: 321 sq. ft
Counted as Living Area: No

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

2 Floor 1 - Laundry

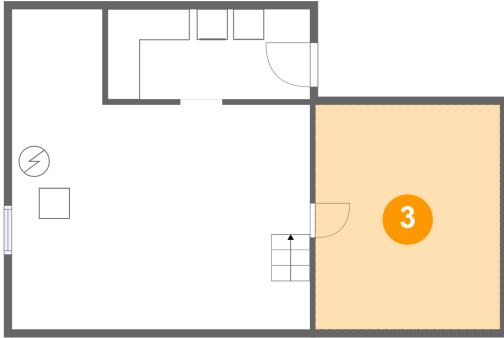


Dimensions: 13'2" x 5'10"
Area: 77 sq. ft
Counted as Living Area: No

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

44 Curtiss Avenue, Sodus, Wayne County, New York, United States, 14551

3 Floor 1 - Crawl Space



Dimensions: 12'0" x 14'8"
Area: 176 sq. ft
Counted as Living Area: No

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

4 Floor 2 - Hall



Dimensions: 2'6" x 4'5"
Area: 29 sq. ft
Counted as Living Area: Yes

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

5 Floor 2 - Storage



Dimensions: 12'5" x 5'10"
Area: 73 sq. ft
Counted as Living Area: No

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

44 Curtiss Avenue, Sodus, Wayne County, New York, United States, 14551

6 Floor 2 - Screened Porch



Dimensions: 14'7" x 7'1"
Area: 103 sq. ft
Counted as Living Area: No

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

7 Floor 2 - Porch



Dimensions: 10'4" x 7'7"
Area: 76 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 - Garage

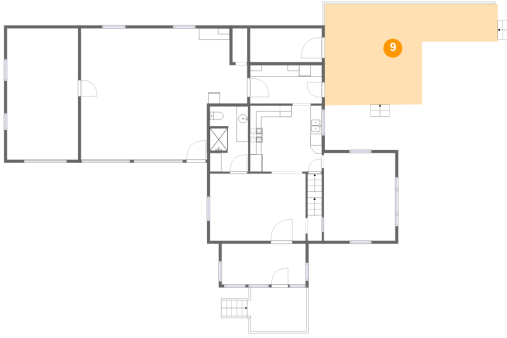


Dimensions: 28'10" x 22'9"
Area: 569 sq. ft
Counted as Living Area: No

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

44 Curtiss Avenue, Sodus, Wayne County, New York, United States, 14551

9 Floor 2 - Deck



Dimensions: 30'0" x 17'7"
Area: 381 sq. ft
Counted as Living Area: No

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

10 Floor 2 - Garage



Dimensions: 12'4" x 22'9"
Area: 281 sq. ft
Counted as Living Area: No

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

11 Floor 2 - Dining Room



Dimensions: 16'7" x 11'8"
Area: 193 sq. ft
Counted as Living Area: Yes

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

44 Curtiss Avenue, Sodus, Wayne County, New York, United States, 14551

12 Floor 2 - Kitchen



Dimensions: 12'6" x 11'6"
Area: 143 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 2 - Bath



Dimensions: 6'8" x 11'4"
Area: 73 sq. ft
Counted as Living Area:
Yes

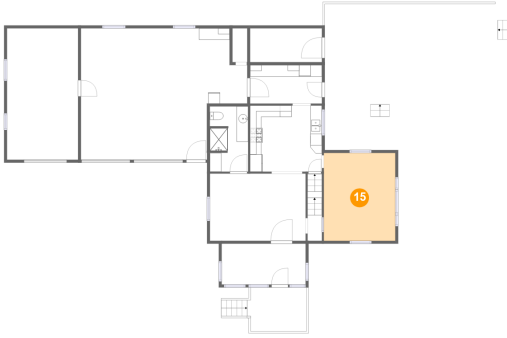
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

14 Floor 2 - Hall



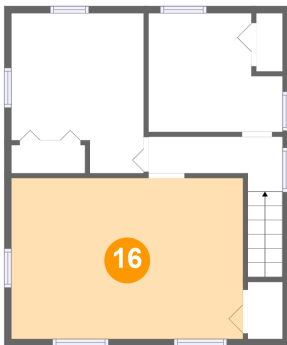
Dimensions: 12'5" x 6'8"
Area: 83 sq. ft
Counted as Living Area:
Yes

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

44 Curtiss Avenue, Sodus, Wayne County, New York, United States, 14551**15 Floor 2 - Living Room**

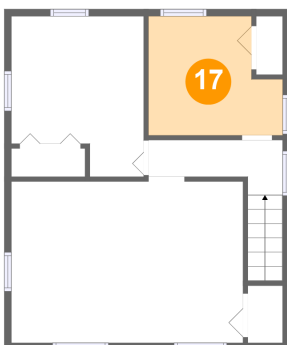
Dimensions: 12'5" x 15'3"
Area: 189 sq. ft
Counted as Living Area: Yes

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

16 Floor 3 - Primary Bedroom

Dimensions: 16'7" x 11'6"
Area: 191 sq. ft
Counted as Living Area: No

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

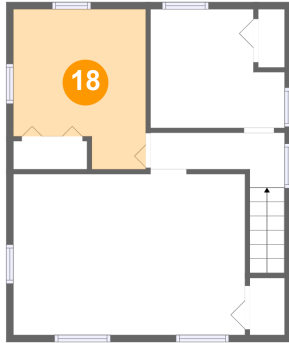
17 Floor 3 - Bedroom

Dimensions: 9'7" x 8'6"
Area: 72 sq. ft
Counted as Living Area: No

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

44 Curtiss Avenue, Sodus, Wayne County, New York, United States, 14551

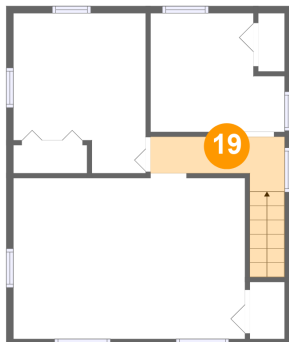
18 Floor 3 - Bedroom



Dimensions: 9'6" x 11'5"
Area: 95 sq. ft
Counted as Living Area: No

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

19 Floor 3 - Hall



Dimensions: 9'7" x 2'7"
Area: 44 sq. ft
Counted as Living Area: No

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