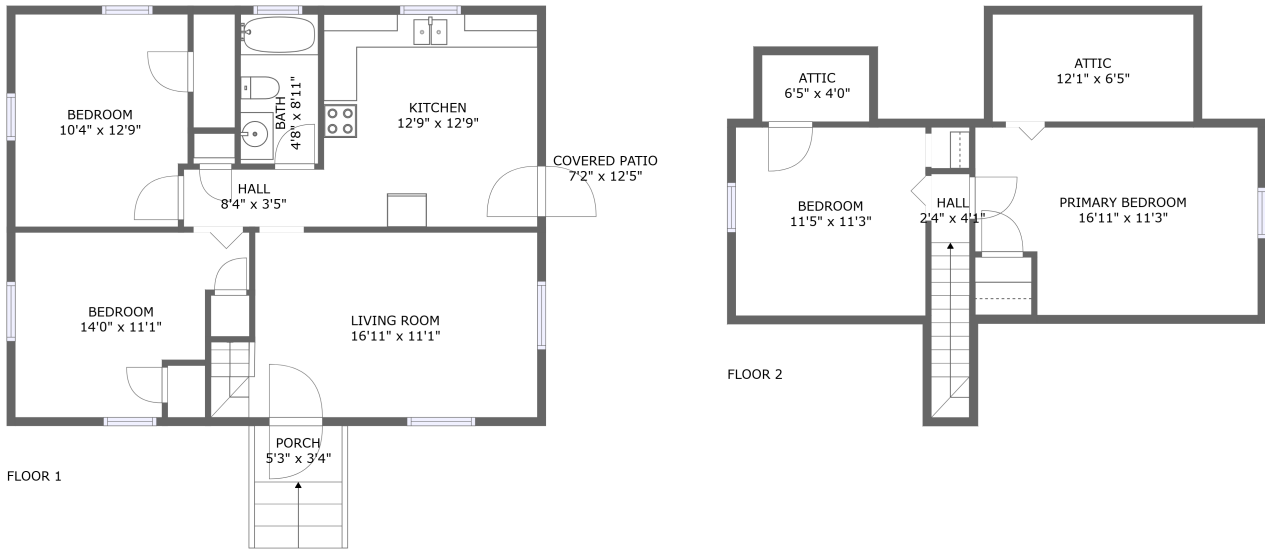


# 3734 Bear Road Southeast, Garden City, Roanoke, Roanoke, Virginia, United States,

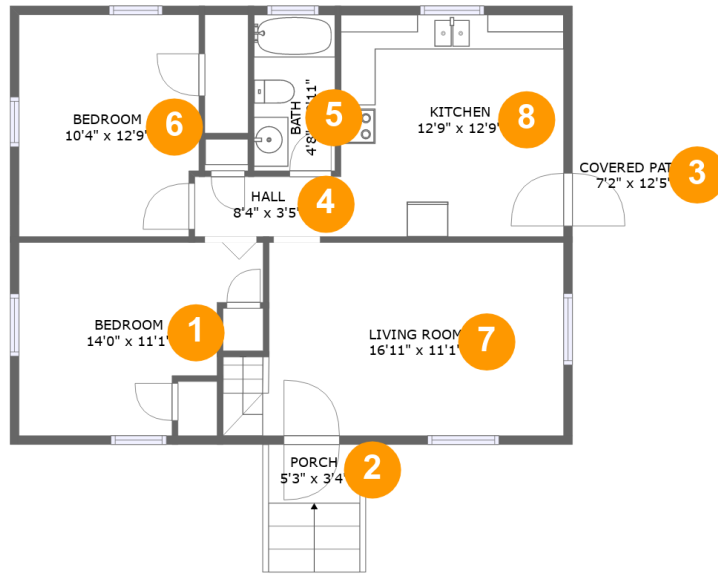


## Property Summary

**0** garages    **4** bedrooms    **1** bathrooms    **0** half baths

**2** floors    **1,172** Gross Living Area sqft    **1,472** total sqft

**3734 Bear Road Southeast, Garden City,  
Roanoke, Roanoke, Virginia, United States,**



**Room Dimensions**

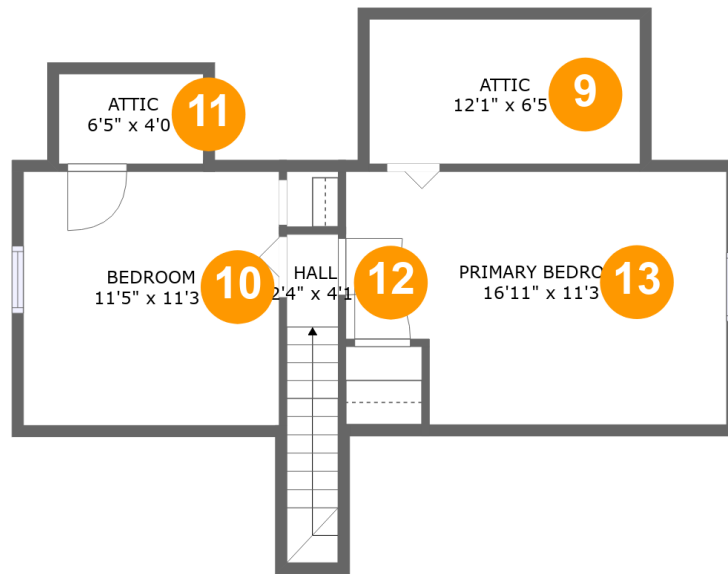
**Floor 1**

**Total sqft: 937**

**Living area: 811**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Bedroom	14'0" x 11'1"	126 sq. ft	Yes
2	Porch	5'3" x 3'4"	38 sq. ft	No
3	Covered Patio	7'2" x 12'5"	88 sq. ft	No
4	Hall	8'4" x 3'5"	29 sq. ft	Yes
5	Bath	4'8" x 8'11"	42 sq. ft	Yes
6	Bedroom	10'4" x 12'9"	129 sq. ft	Yes
7	Living Room	16'11" x 11'1"	199 sq. ft	Yes
8	Kitchen	12'9" x 12'9"	163 sq. ft	Yes

**3734 Bear Road Southeast, Garden City, Roanoke, Roanoke, Virginia, United States,**



**Room Dimensions**

**Floor 2**

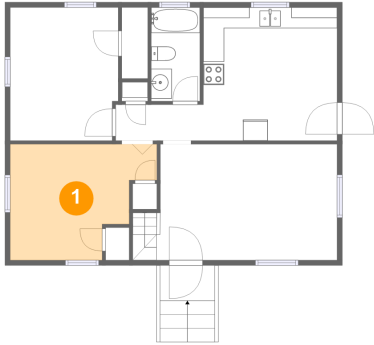
**Total sqft: 535**

**Living area: 361**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
9	Attic	12'1" x 6'5"	77 sq. ft	No
10	Bedroom	11'5" x 11'3"	114 sq. ft	Yes
11	Attic	6'5" x 4'0"	26 sq. ft	No
12	Hall	2'4" x 4'1"	33 sq. ft	Yes
13	Primary Bedroom	16'11" x 11'3"	160 sq. ft	Yes

# 3734 Bear Road Southeast, Garden City, Roanoke, Roanoke, Virginia, United States,

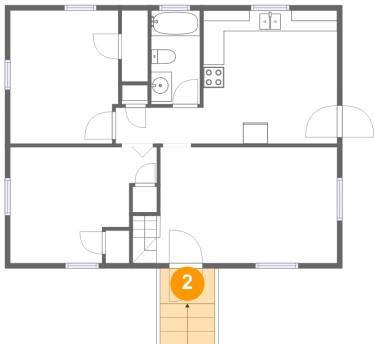
## 1 Floor 1 - Bedroom



Dimensions: 14'0" x 11'1"  
Area: 126 sq. ft  
Counted as Living Area:  
Yes

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

## 2 Floor 1 - Porch

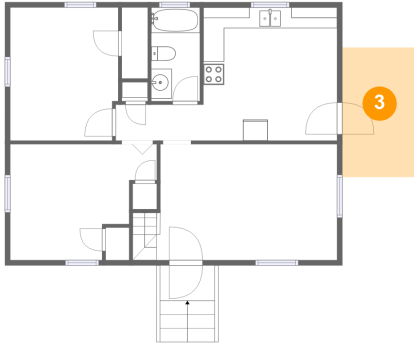


Dimensions: 5'3" x 3'4"  
Area: 38 sq. ft  
Counted as Living Area: No

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

# 3734 Bear Road Southeast, Garden City, Roanoke, Roanoke, Virginia, United States,

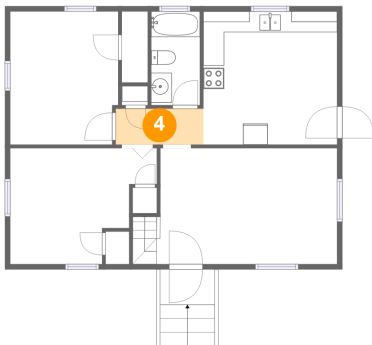
## 3 Floor 1 - Covered Patio



Dimensions: 7'2" x 12'5"  
Area: 88 sq. ft  
Counted as Living Area: No

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

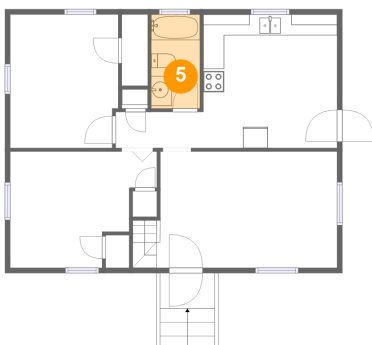
## 4 Floor 1 - Hall



Dimensions: 8'4" x 3'5"  
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 1 - Bath

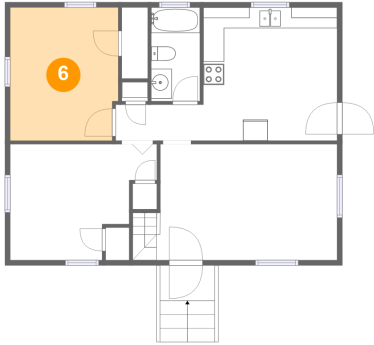


Dimensions: 4'8" x 8'11"  
Area: 42 sq. ft  
Counted as Living Area:  
Yes

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

**3734 Bear Road Southeast, Garden City,  
Roanoke, Roanoke, Virginia, United States,**

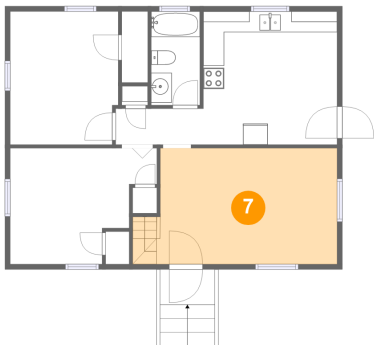
**6 Floor 1 - Bedroom**



Dimensions: 10'4" x 12'9"  
Area: 129 sq. ft  
Counted as Living Area:  
Yes

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

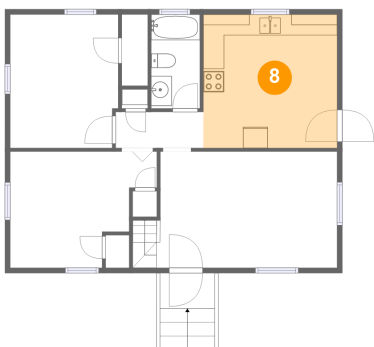
**7 Floor 1 - Living Room**



Dimensions: 16'11" x 11'1"  
Area: 199 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 1 - Kitchen**

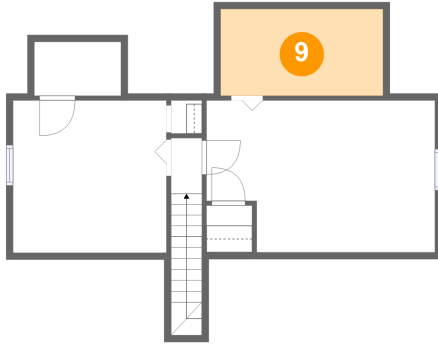


Dimensions: 12'9" x 12'9"  
Area: 163 sq. ft  
Counted as Living Area:  
Yes

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

**3734 Bear Road Southeast, Garden City,  
Roanoke, Roanoke, Virginia, United States,**

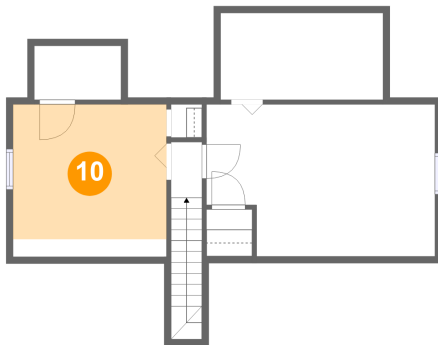
**9 Floor 2 - Attic**



Dimensions: 12'1" x 6'5"  
Area: 77 sq. ft  
Counted as Living Area: No

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

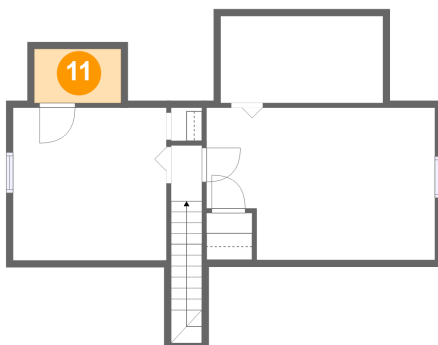
**10 Floor 2 - Bedroom**



Dimensions: 11'5" x 11'3"  
Area: 114 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 - Attic**

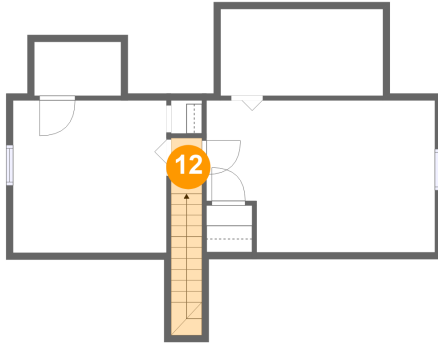


Dimensions: 6'5" x 4'0"  
Area: 26 sq. ft  
Counted as Living Area: No

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

**3734 Bear Road Southeast, Garden City,  
Roanoke, Roanoke, Virginia, United States,**

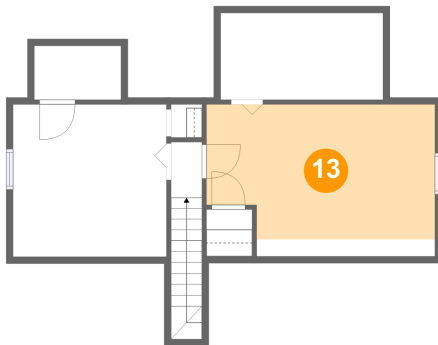
**12 Floor 2 - Hall**



Dimensions: 2'4" x 4'1"  
Area: 33 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 - Primary Bedroom**



Dimensions: 16'11" x 11'3"  
Area: 160 sq. ft  
Counted as Living Area:  
Yes

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