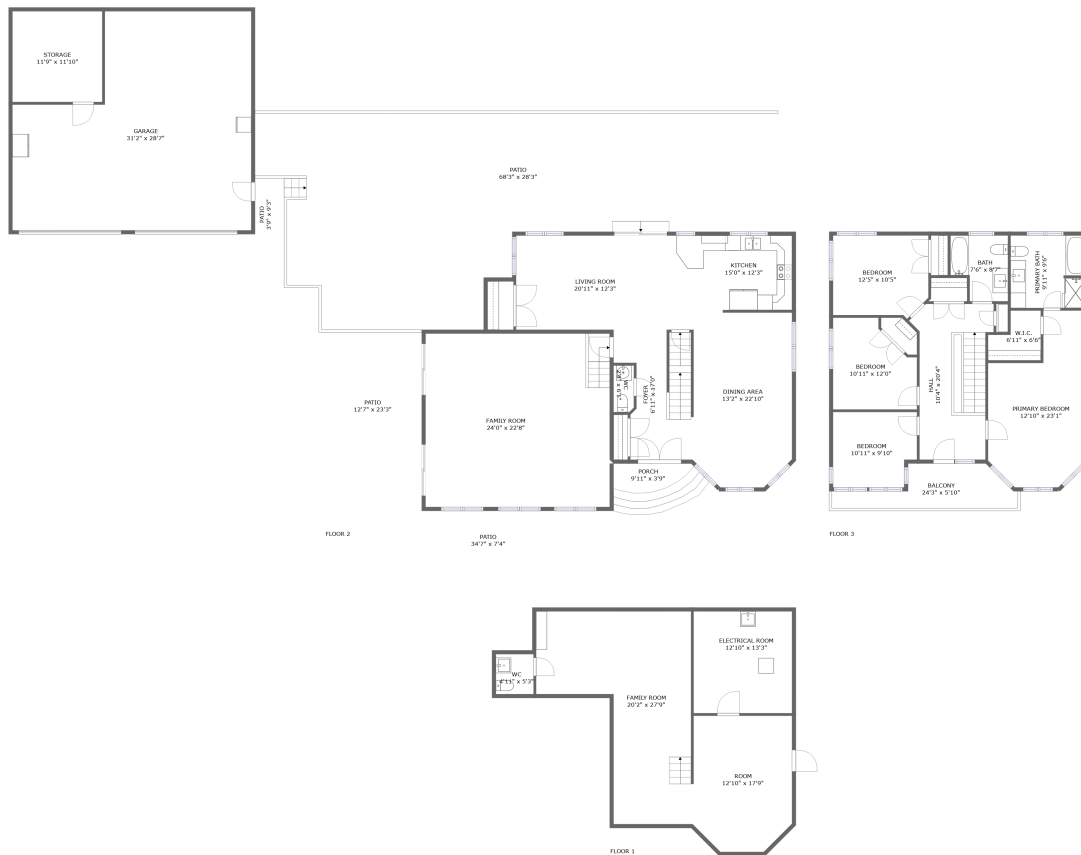


# Home report

311 Ross Road, Ligonier, Westmoreland County,  
Pennsylvania, United States, 15658



## Property summary

**1** Garages

**4** Bedrooms

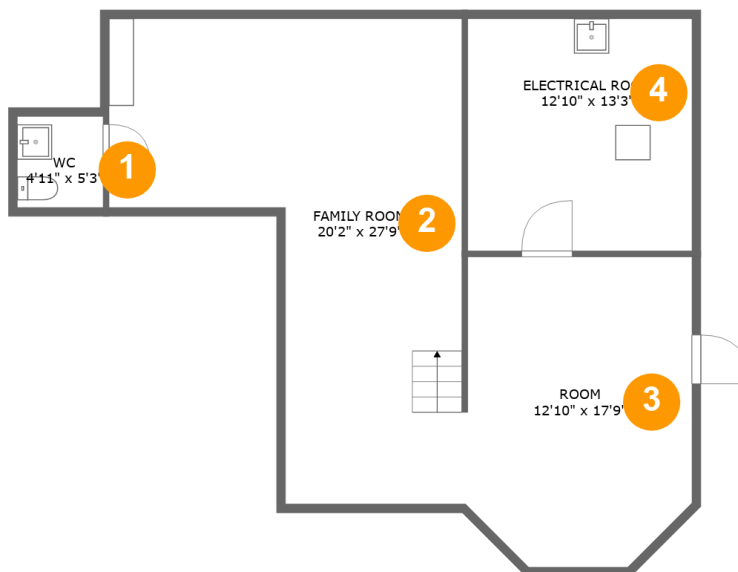
**2** Bathrooms

**2** Half baths

**3** Floors

**3,342**  
Gross living  
area sqft

**6,547**  
Total sqft

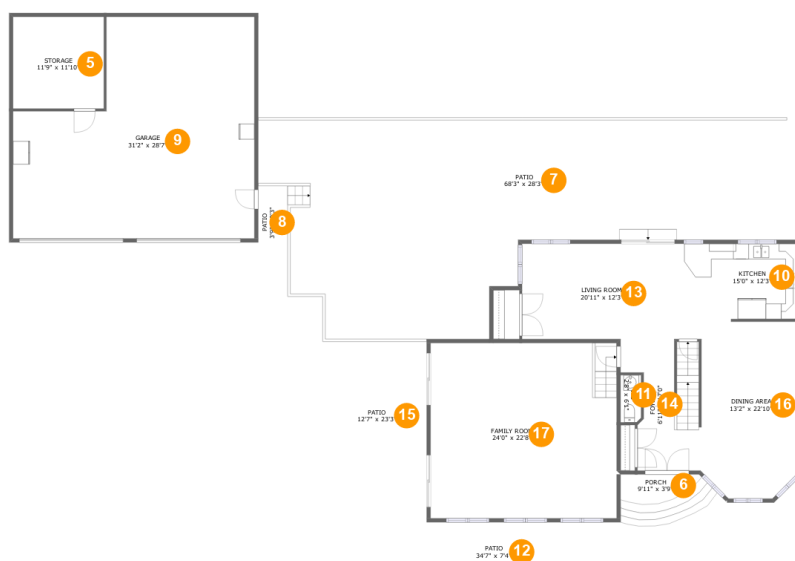


## Room dimensions

Floor 1

Total sqft: 885 Living area: 701

#		Dimensions	sqft	Counted as living area
1	WC	4'11" x 5'3"	26 sq. ft	Yes
2	Family Room	20'2" x 27'9"	391 sq. ft	Yes
3	Room	12'10" x 17'9"	215 sq. ft	Yes
4	Electrical Room	12'10" x 13'3"	171 sq. ft	No



## Room dimensions

Floor 2

Total sqft: 4463 Living area: 1539

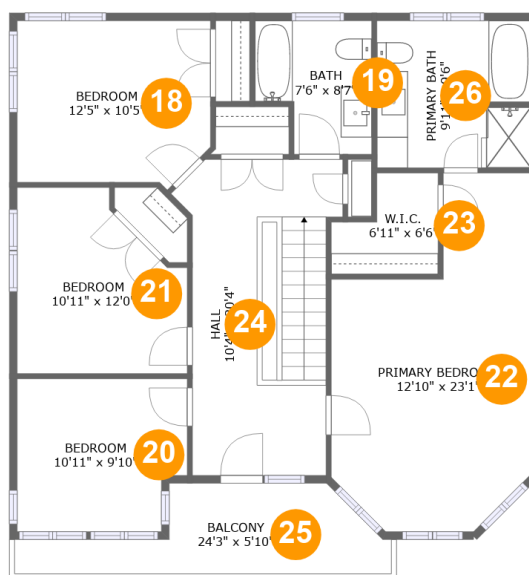
#		Dimensions	sqft	Counted as living area
5	Storage	11'9" x 11'10"	139 sq. ft	No
6	Porch	9'11" x 3'9"	68 sq. ft	No
7	Patio	68'3" x 28'3"	1339 sq. ft	No
8	Patio	3'9" x 9'3"	35 sq. ft	No
9	Garage	31'2" x 28'7"	743 sq. ft	No
10	Kitchen	15'0" x 12'3"	161 sq. ft	Yes
11	WC	2'8" x 6'1"	16 sq. ft	Yes
12	Patio	34'7" x 7'4"	237 sq. ft	No
13	Living Room	20'11" x 12'3"	257 sq. ft	Yes
14	Foyer	6'11" x 17'0"	139 sq. ft	Yes
15	Patio	12'7" x 23'3"	294 sq. ft	No

Home report

**311 Ross Road, Ligonier, Westmoreland County,  
Pennsylvania, United States, 15658**



#		Dimensions	sqft	Counted as living area
16	Dining Area	13'2" x 22'10"	277 sq. ft	Yes
17	Family Room	24'0" x 22'8"	543 sq. ft	Yes



## Room dimensions

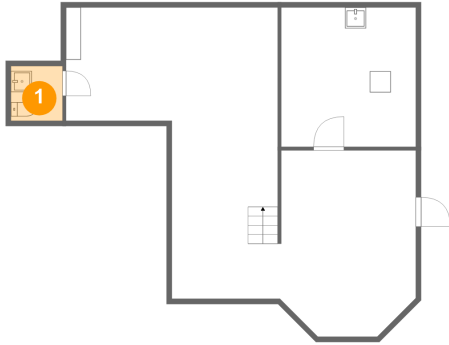
Floor 3

Total sqft: 1199

Living area: 1102

#		Dimensions	sqft	Counted as living area
18	Bedroom	12'5" x 10'5"	127 sq. ft	Yes
19	Bath	7'6" x 8'7"	56 sq. ft	Yes
20	Bedroom	10'11" x 9'10"	102 sq. ft	Yes
21	Bedroom	10'11" x 12'0"	112 sq. ft	Yes
22	Primary Bedroom	12'10" x 23'1"	234 sq. ft	Yes
23	W.I.C.	6'11" x 6'6"	35 sq. ft	Yes
24	Hall	10'4" x 20'4"	180 sq. ft	Yes
25	Balcony	24'3" x 5'10"	97 sq. ft	No
26	Primary Bath	9'11" x 9'6"	93 sq. ft	Yes

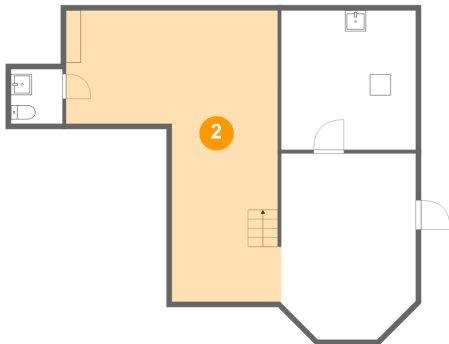
## 1 Floor 1 - WC



Dimensions: 4'11" x 5'3"  
Area: 26 sq. ft  
Counted as living area: Yes

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

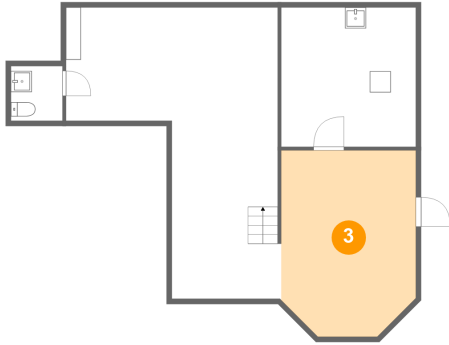
## 2 Floor 1 - Family Room



Dimensions: 20'2" x 27'9"  
Area: 391 sq. ft  
Counted as living area: Yes

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

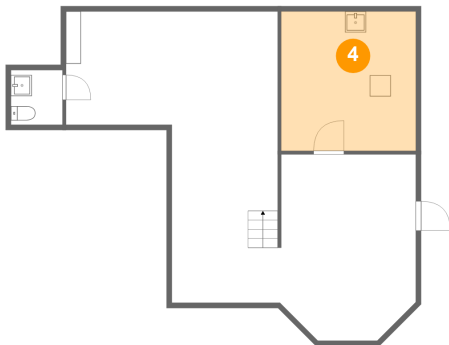
### 3 Floor 1 - Room



Dimensions: 12'10" x 17'9"  
Area: 215 sq. ft  
Counted as living area: Yes

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

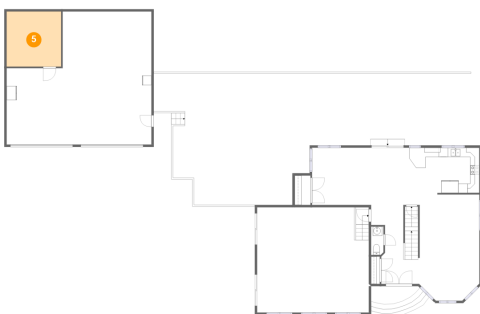
### 4 Floor 1 - Electrical Room



Dimensions: 12'10" x 13'3"  
Area: 171 sq. ft  
Counted as living area: No

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

### 5 Floor 2 - Storage



Dimensions: 11'9" x 11'10"  
Area: 139 sq. ft  
Counted as living area: No

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

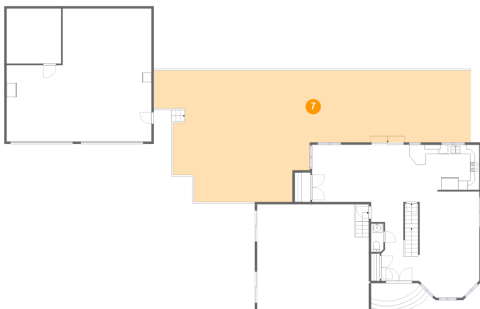
## 6 Floor 2 - Porch



Dimensions: 9'11" x 3'9"  
Area: 68 sq. ft  
Counted as living area: No

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

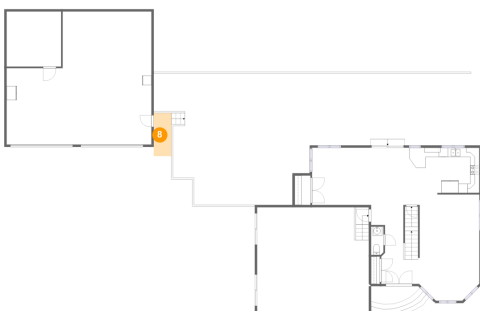
## 7 Floor 2 - Patio



Dimensions: 68'3" x 28'3"  
Area: 1339 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 - Patio

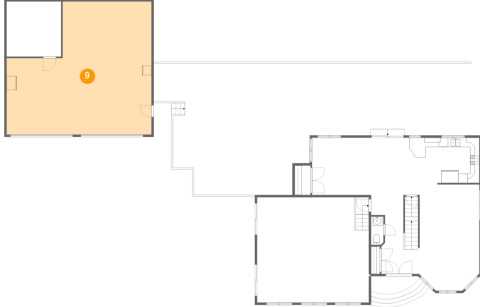


Dimensions: 3'9" x 9'3"  
Area: 35 sq. ft  
Counted as living area: No

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



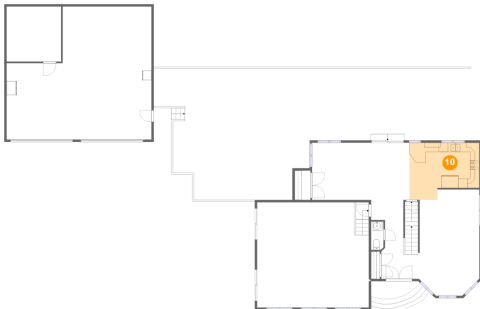
**9** Floor 2 - Garage



Dimensions: 31'2" x 28'7"  
Area: 743 sq. ft  
Counted as living area: No

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

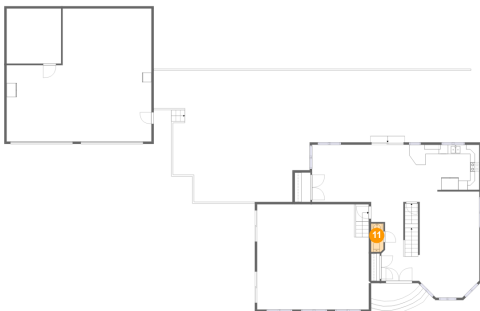
**10** Floor 2 - Kitchen



Dimensions: 15'0" x 12'3"  
Area: 161 sq. ft  
Counted as living area: Yes

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

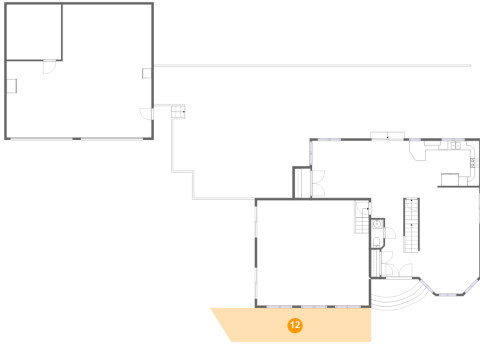
**11** Floor 2 - WC



Dimensions: 2'8" x 6'1"  
Area: 16 sq. ft  
Counted as living area: Yes

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

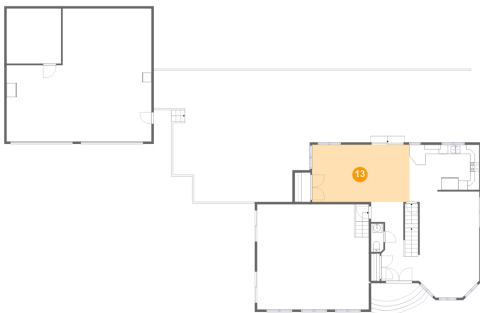
**12** Floor 2 - Patio



Dimensions: 34'7" x 7'4"  
Area: 237 sq. ft  
Counted as living area: No

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

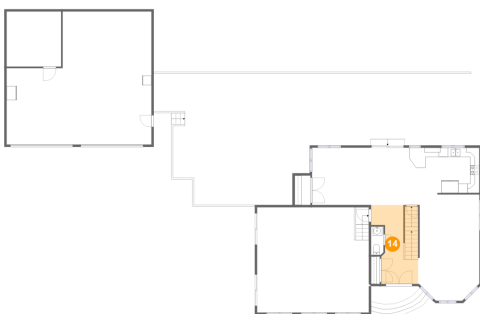
**13** Floor 2 - Living Room



Dimensions: 20'11" x 12'3"  
Area: 257 sq. ft  
Counted as living area: Yes

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

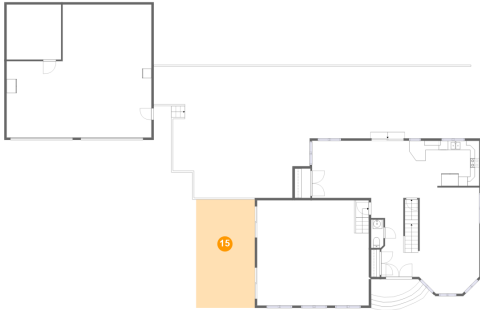
**14** Floor 2 - Foyer



Dimensions: 6'11" x 17'0"  
Area: 139 sq. ft  
Counted as living area: Yes

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

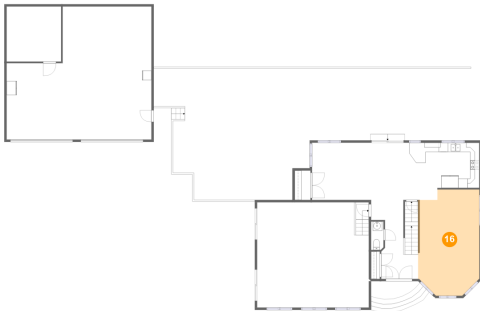
**15** Floor 2 - Patio



Dimensions: 12'7" x 23'3"  
Area: 294 sq. ft  
Counted as living area: No

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

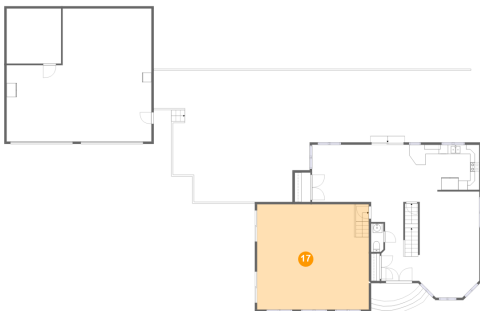
**16** Floor 2 - Dining Area



Dimensions: 13'2" x 22'10"  
Area: 277 sq. ft  
Counted as living area: Yes

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

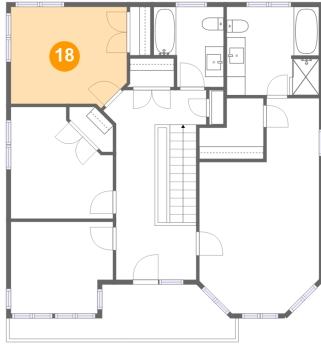
**17** Floor 2 - Family Room



Dimensions: 24'0" x 22'8"  
Area: 543 sq. ft  
Counted as living area: Yes

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

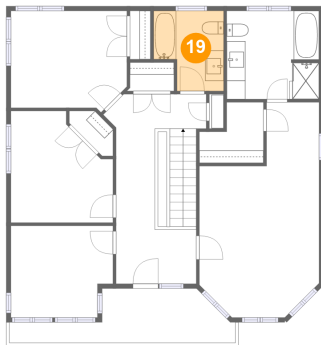
**18** Floor 3 - Bedroom



Dimensions: 12'5" x 10'5"  
Area: 127 sq. ft  
Counted as living area: Yes

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

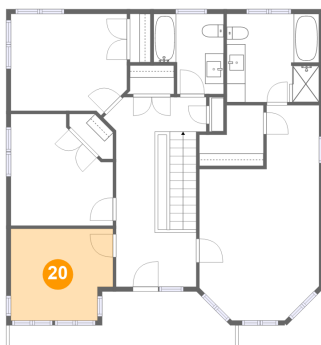
**19** Floor 3 - Bath



Dimensions: 7'6" x 8'7"  
Area: 56 sq. ft  
Counted as living area: Yes

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

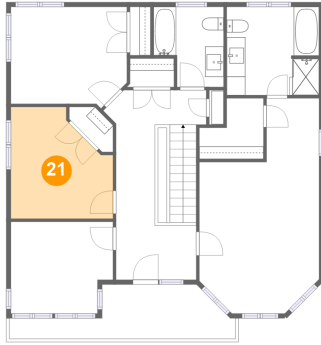
**20** Floor 3 - Bedroom



Dimensions: 10'11" x 9'10"  
Area: 102 sq. ft  
Counted as living area: Yes

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

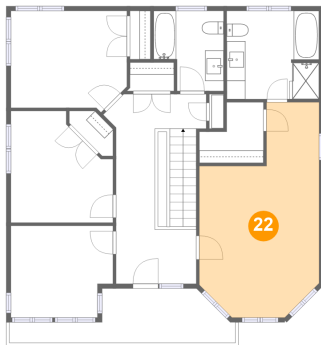
**21** Floor 3 - Bedroom



Dimensions: 10'11" x 12'0"  
Area: 112 sq. ft  
Counted as living area: Yes

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

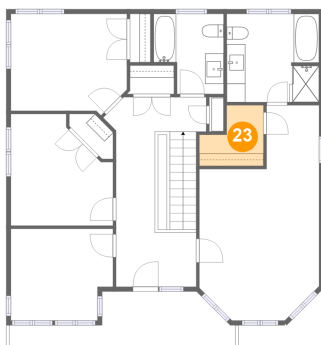
**22** Floor 3 - Primary Bedroom



Dimensions: 12'10" x 23'1"  
Area: 234 sq. ft  
Counted as living area: Yes

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

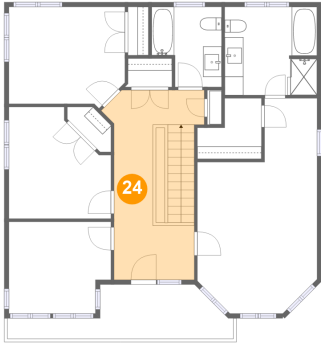
**23** Floor 3 - W.I.C.



Dimensions: 6'11" x 6'6"  
Area: 35 sq. ft  
Counted as living area: Yes

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

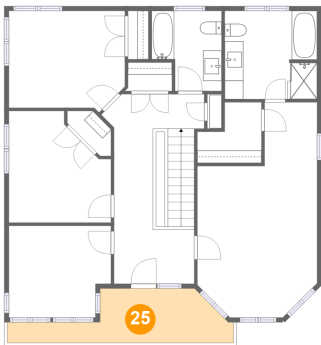
**24** Floor 3 - Hall



Dimensions: 10'4" x 20'4"  
Area: 180 sq. ft  
Counted as living area: Yes

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

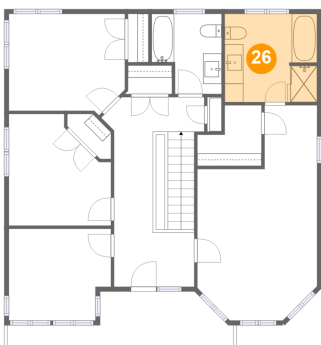
**25** Floor 3 - Balcony



Dimensions: 24'3" x 5'10"  
Area: 97 sq. ft  
Counted as living area: No

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

**26** Floor 3 - Primary Bath



Dimensions: 9'11" x 9'6"  
Area: 93 sq. ft  
Counted as living area: Yes

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