

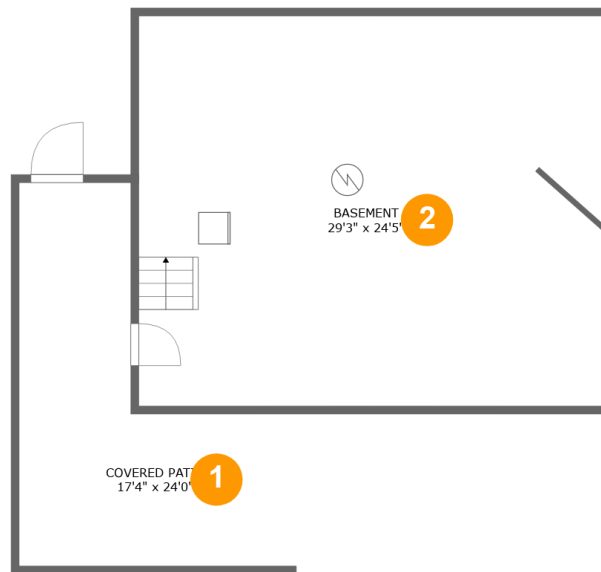
# 2730 Crystal Spring Avenue Southwest, South Roanoke, Roanoke, Roanoke, Virginia, United



## Property Summary

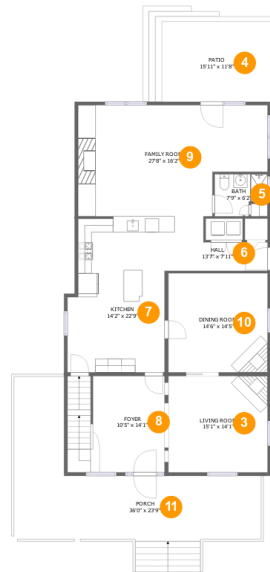
**0** garages    **4** bedrooms    **3** bathrooms    **0** half baths

**4** floors    **2,737** Gross Living Area sqft    **5,202** total sqft

**2730 Crystal Spring Avenue Southwest, South  
Roanoke, Roanoke, Roanoke, Virginia, United****Room Dimensions****Floor 1****Total sqft: 1036****Living area: 0**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Covered Patio	17'4" x 24'0"	267 sq. ft	No
2	Basement	29'3" x 24'5"	712 sq. ft	No

# 2730 Crystal Spring Avenue Southwest, South Roanoke, Roanoke, Roanoke, Virginia, United



## Room Dimensions

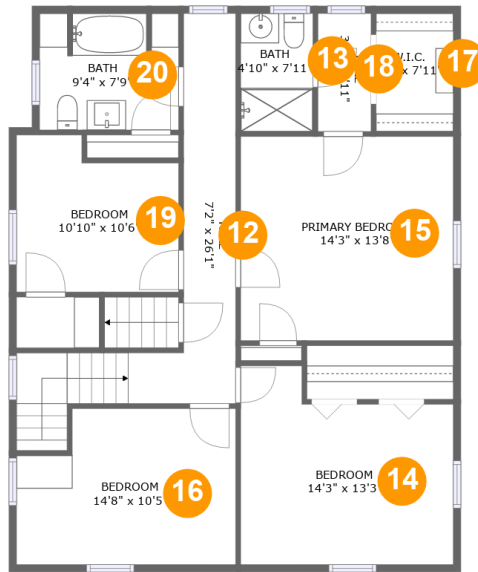
Floor 2

Total sqft: 2234

Living area: 1606

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
3	Living Room	15'1" x 14'1"	210 sq. ft	Yes
4	Patio	15'11" x 11'8"	187 sq. ft	No
5	Bath	7'9" x 6'2"	42 sq. ft	Yes
6	Hall	13'7" x 7'11"	73 sq. ft	Yes
7	Kitchen	14'2" x 22'9"	315 sq. ft	Yes
8	Foyer	10'5" x 14'1"	197 sq. ft	Yes
9	Family Room	27'8" x 16'2"	397 sq. ft	Yes
10	Dining Room	14'6" x 14'5"	210 sq. ft	Yes
11	Porch	36'0" x 23'9"	441 sq. ft	No

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## Room Dimensions

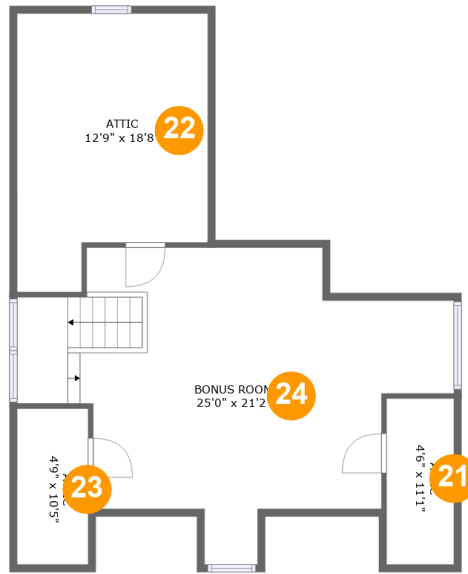
Floor 3

Total sqft: 1131

Living area: 1131

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
12	Hall	7'2" x 26'1"	139 sq. ft	Yes
13	Bath	4'10" x 7'11"	38 sq. ft	Yes
14	Bedroom	14'3" x 13'3"	163 sq. ft	Yes
15	Primary Bedroom	14'3" x 13'8"	194 sq. ft	Yes
16	Bedroom	14'8" x 10'5"	141 sq. ft	Yes
17	W.i.c.	5'2" x 7'11"	41 sq. ft	Yes
18	Hall	3'7" x 7'11"	28 sq. ft	Yes
19	Bedroom	10'10" x 10'6"	102 sq. ft	Yes
20	Bath	9'4" x 7'9"	71 sq. ft	Yes

**2730 Crystal Spring Avenue Southwest, South Roanoke, Roanoke, Roanoke, Virginia, United**



**Room Dimensions**

**Floor 4**

**Total sqft: 801**

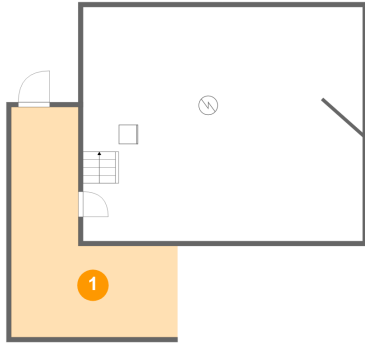
**Living area: 0**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
21	Attic	4'6" x 11'1"	50 sq. ft	No
22	Attic	12'9" x 18'8"	87 sq. ft	No
23	Attic	4'9" x 10'5"	50 sq. ft	No
24	Bonus Room	25'0" x 21'2"	404 sq. ft	No

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## 1 Floor 1 - Covered Patio

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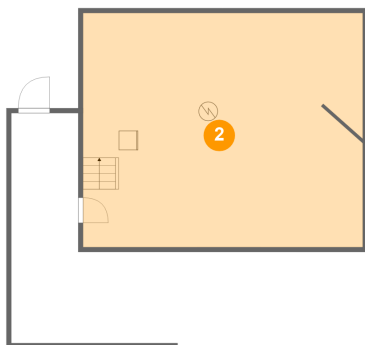


Dimensions: 17'4" x 24'0"  
Area: 267 sq. ft  
Counted as Living Area: No

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

## 2 Floor 1 - Basement

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Dimensions: 29'3" x 24'5"  
Area: 712 sq. ft  
Counted as Living Area: No

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

# 2730 Crystal Spring Avenue Southwest, South Roanoke, Roanoke, Roanoke, Virginia, United

## 3 Floor 2 - Living Room



Dimensions: 15'1" x 14'1"  
Area: 210 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 2 - Patio



Dimensions: 15'11" x 11'8"  
Area: 187 sq. ft  
Counted as Living Area: No

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

## 5 Floor 2 - Bath



Dimensions: 7'9" x 6'2"  
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

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## 6 Floor 2 - Hall



Dimensions: 13'7" x 7'11"  
Area: 73 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 2 - Kitchen



Dimensions: 14'2" x 22'9"  
Area: 315 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 2 - Foyer



Dimensions: 10'5" x 14'1"  
Area: 197 sq. ft  
Counted as Living Area:  
Yes

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



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## 9 Floor 2 - Family Room



Dimensions: 27'8" x 16'2"  
Area: 397 sq. ft  
Counted as Living Area:  
Yes

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

## 10 Floor 2 - Dining Room



Dimensions: 14'6" x 14'5"  
Area: 210 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 - Porch

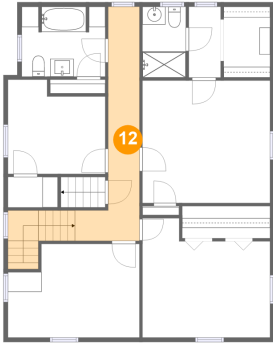


Dimensions: 36'0" x 23'9"  
Area: 441 sq. ft  
Counted as Living Area: No

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

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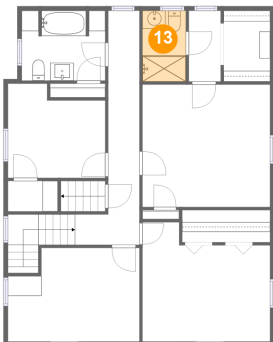
## 12 Floor 3 - Hall



Dimensions: 7'2" x 26'1"  
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

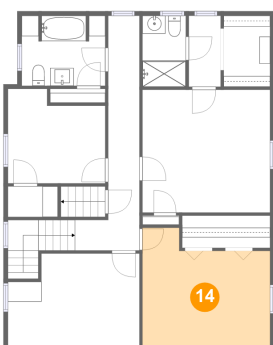
## 13 Floor 3 - Bath



Dimensions: 4'10" x 7'11"  
Area: 38 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 3 - Bedroom

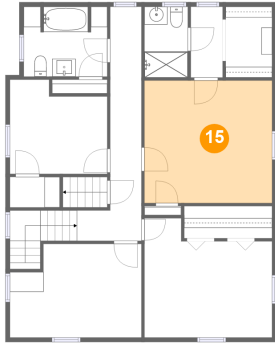


Dimensions: 14'3" x 13'3"  
Area: 163 sq. ft  
Counted as Living Area:  
Yes

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

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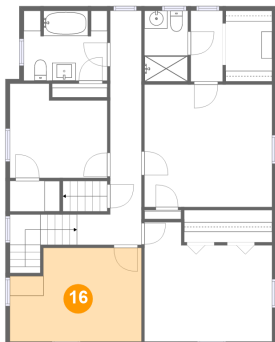
## 15 Floor 3 - Primary Bedroom



Dimensions: 14'3" x 13'8"  
Area: 194 sq. ft  
Counted as Living Area:  
Yes

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

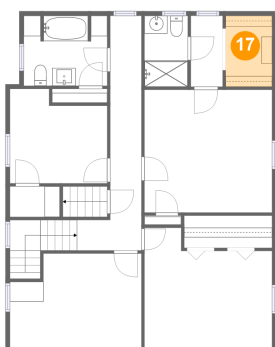
## 16 Floor 3 - Bedroom



Dimensions: 14'8" x 10'5"  
Area: 141 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 3 - W.i.c.

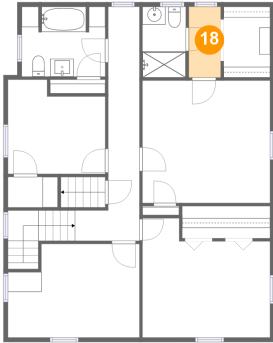


Dimensions: 5'2" x 7'11"  
Area: 41 sq. ft  
Counted as Living Area:  
Yes

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

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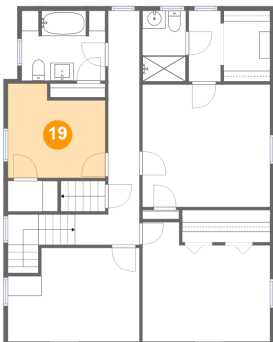
## 18 Floor 3 - Hall



Dimensions: 3'7" x 7'11"  
Area: 28 sq. ft  
Counted as Living Area:  
Yes

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

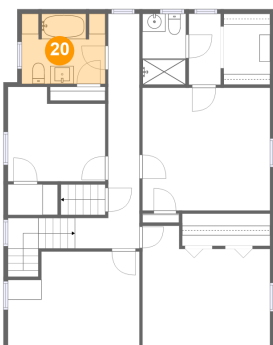
## 19 Floor 3 - Bedroom



Dimensions: 10'10" x 10'6"  
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

## 20 Floor 3 - Bath

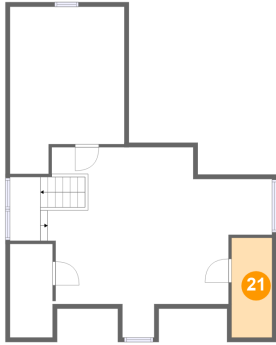


Dimensions: 9'4" x 7'9"  
Area: 71 sq. ft  
Counted as Living Area:  
Yes

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

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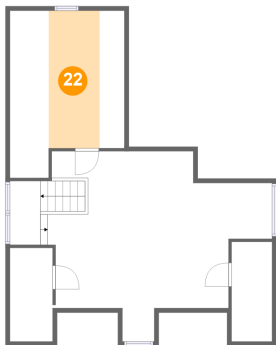
## 21 Floor 4 - Attic



Dimensions: 4'6" x 11'1"  
Area: 50 sq. ft  
Counted as Living Area: No

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

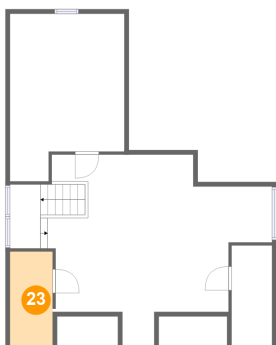
## 22 Floor 4 - Attic



Dimensions: 12'9" x 18'8"  
Area: 87 sq. ft  
Counted as Living Area: No

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

## 23 Floor 4 - Attic

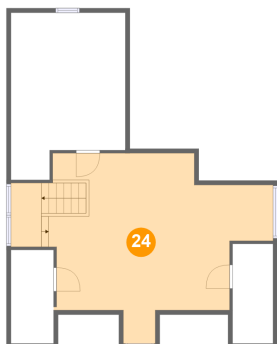


Dimensions: 4'9" x 10'5"  
Area: 50 sq. ft  
Counted as Living Area: No

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

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## 24 Floor 4 - Bonus Room



Dimensions: 25'0" x 21'2"  
Area: 404 sq. ft  
Counted as Living Area: No

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