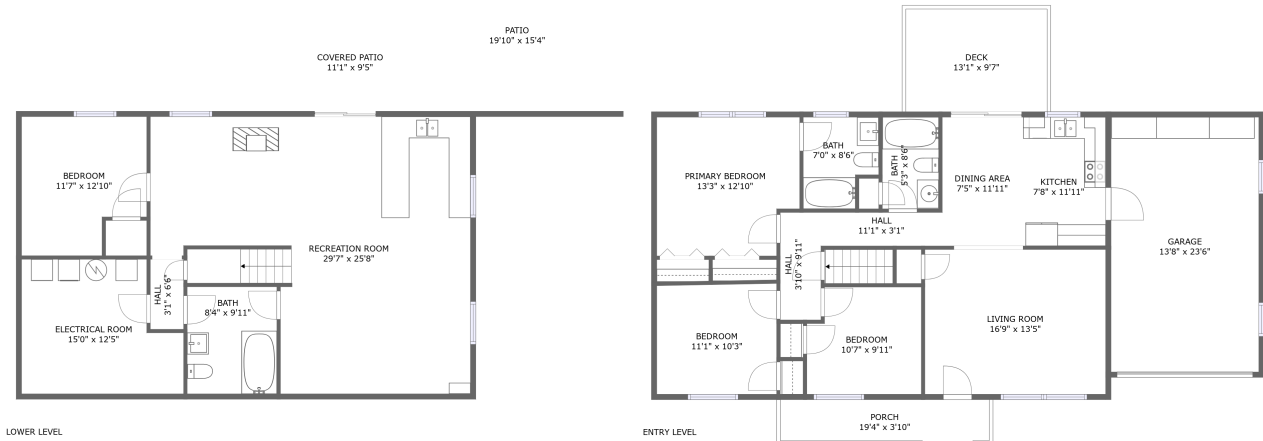






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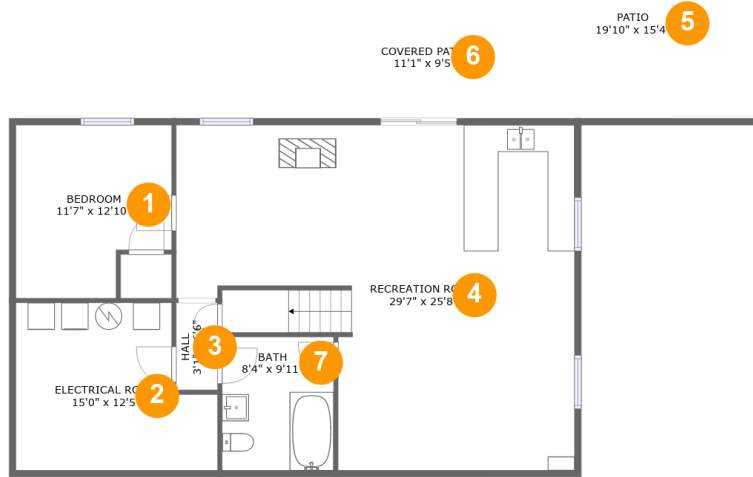


Property Summary

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

 **2** floors  **1,948** Gross Living Area sqft  **3,229** total sqft

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Room Dimensions

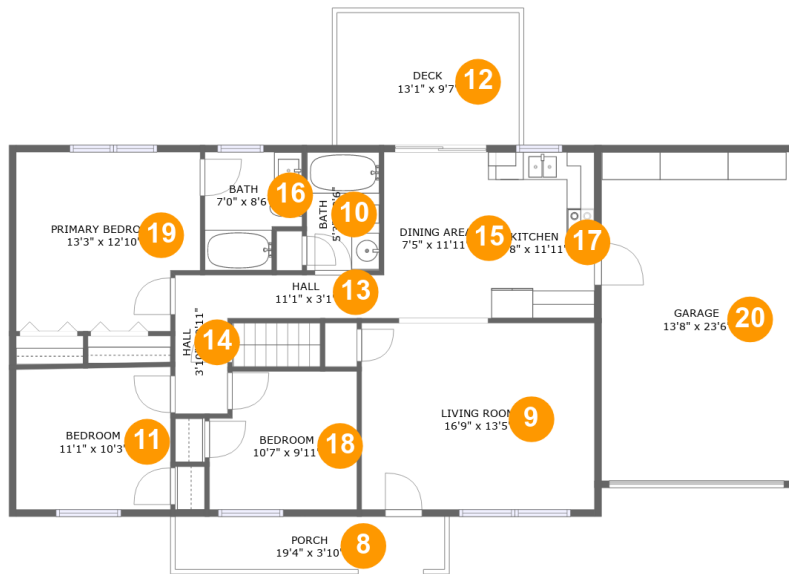
Floor 1

Total sqft: 1550

Living area: 814

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Bedroom	11'7" x 12'10"	134 sq. ft	No
2	Electrical Room	15'0" x 12'5"	163 sq. ft	No
3	Hall	3'1" x 6'6"	20 sq. ft	Yes
4	Recreation Room	29'7" x 25'8"	624 sq. ft	Yes
5	Patio	19'10" x 15'4"	304 sq. ft	No
6	Covered Patio	11'1" x 9'5"	105 sq. ft	No
7	Bath	8'4" x 9'11"	82 sq. ft	Yes

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Room Dimensions

Floor 2

Total sqft: 1679

Living area: 1134

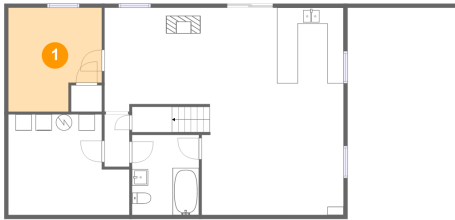
#	Room name	Dimensions	Area (sqft)	Counted as Living Area
8	Porch	19'4" x 3'10"	73 sq. ft	No
9	Living Room	16'9" x 13'5"	224 sq. ft	Yes
10	Bath	5'3" x 8'6"	44 sq. ft	Yes
11	Bedroom	11'1" x 10'3"	113 sq. ft	Yes
12	Deck	13'1" x 9'7"	125 sq. ft	No
13	Hall	11'1" x 3'1"	34 sq. ft	Yes
14	Hall	3'10" x 9'11"	38 sq. ft	Yes
15	Dining Area	7'5" x 11'11"	88 sq. ft	Yes
16	Bath	7'0" x 8'6"	52 sq. ft	Yes
17	Kitchen	7'8" x 11'11"	92 sq. ft	Yes
18	Bedroom	10'7" x 9'11"	100 sq. ft	Yes

**263 Gala Drive, Roanoke, Botetourt County,
Virginia, United States, 24019**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
19	Primary Bedroom	13'3" x 12'10"	161 sq. ft	Yes
20	Garage	13'8" x 23'6"	323 sq. ft	No

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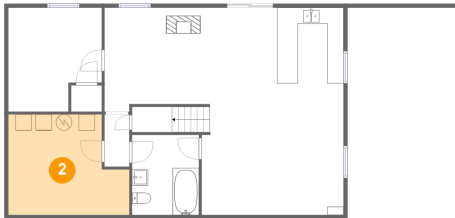
1 Floor 1 - Bedroom



Dimensions: 11'7" x 12'10"
Area: 134 sq. ft
Counted as Living Area: No

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

2 Floor 1 - Electrical Room

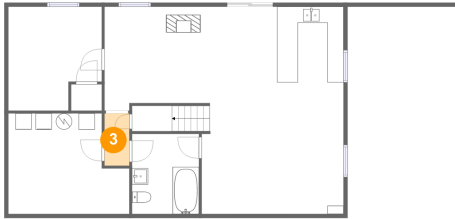


Dimensions: 15'0" x 12'5"
Area: 163 sq. ft
Counted as Living Area: No

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

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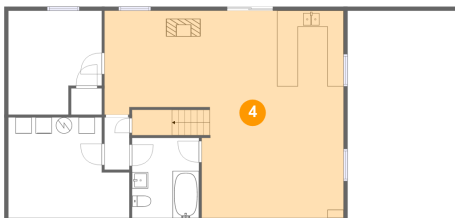
3 Floor 1 - Hall



Dimensions: 3'1" x 6'6"
Area: 20 sq. ft
Counted as Living Area:
Yes

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

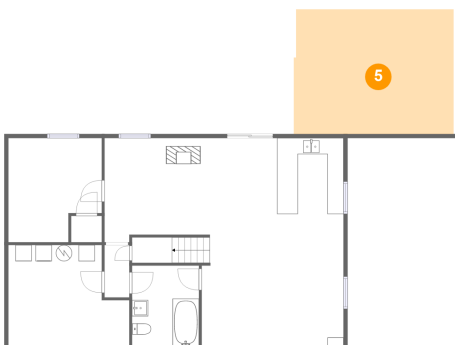
4 Floor 1 - Recreation Room



Dimensions: 29'7" x 25'8"
Area: 624 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 - Patio

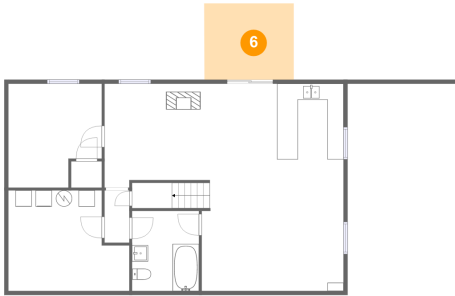


Dimensions: 19'10" x 15'4"
Area: 304 sq. ft
Counted as Living Area: No

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

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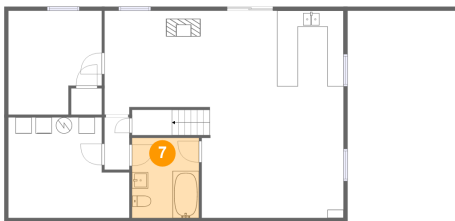
6 Floor 1 - Covered Patio



Dimensions: 11'1" x 9'5"
Area: 105 sq. ft
Counted as Living Area: No

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

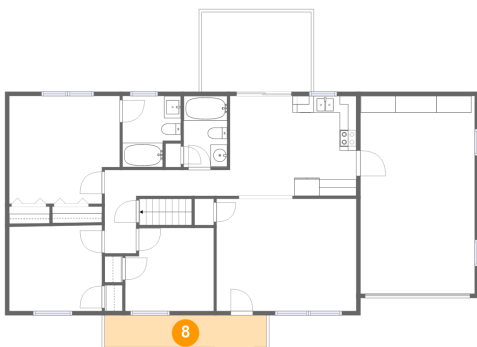
7 Floor 1 - Bath



Dimensions: 8'4" x 9'11"
Area: 82 sq. ft
Counted as Living Area:
Yes

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

8 Floor 2 - Porch

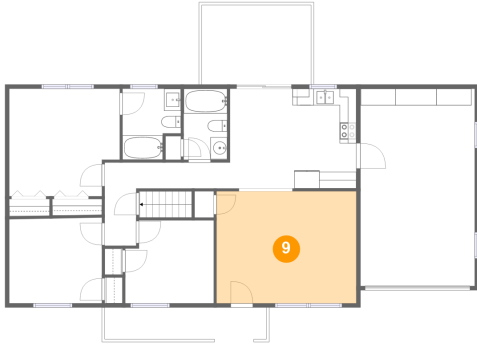


Dimensions: 19'4" x 3'10"
Area: 73 sq. ft
Counted as Living Area: No

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

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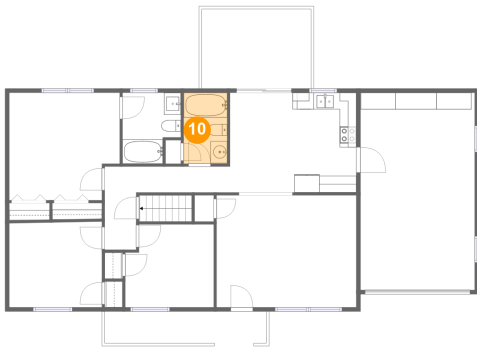
9 Floor 2 - Living Room



Dimensions: 16'9" x 13'5"
Area: 224 sq. ft
Counted as Living Area:
Yes

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

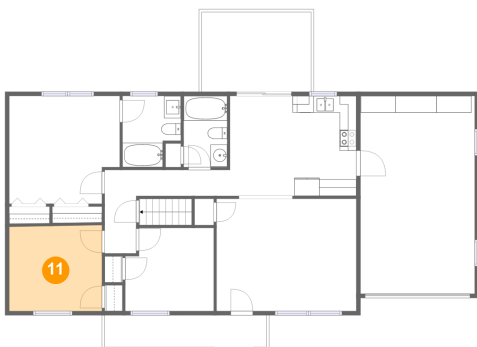
10 Floor 2 - Bath



Dimensions: 5'3" x 8'6"
Area: 44 sq. ft
Counted as Living Area:
Yes

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

11 Floor 2 - Bedroom

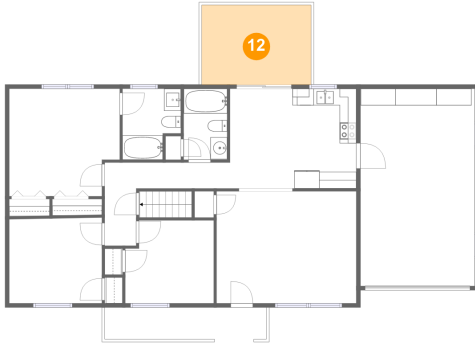


Dimensions: 11'1" x 10'3"
Area: 113 sq. ft
Counted as Living Area:
Yes

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

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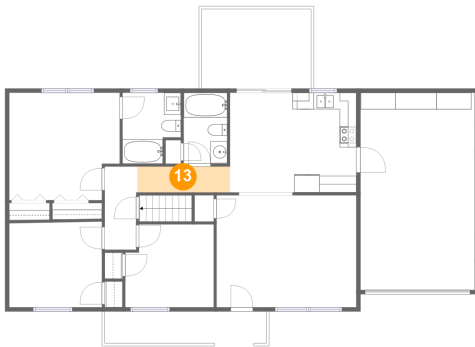
12 Floor 2 - Deck



Dimensions: 13'1" x 9'7"
Area: 125 sq. ft
Counted as Living Area: No

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

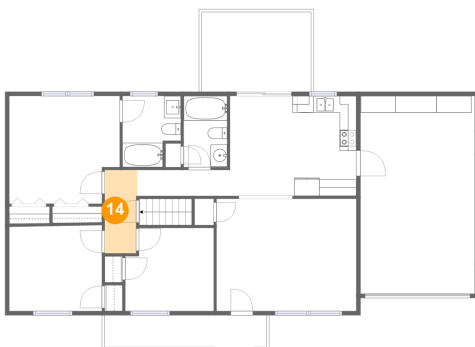
13 Floor 2 - Hall



Dimensions: 11'1" x 3'1"
Area: 34 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 - Hall

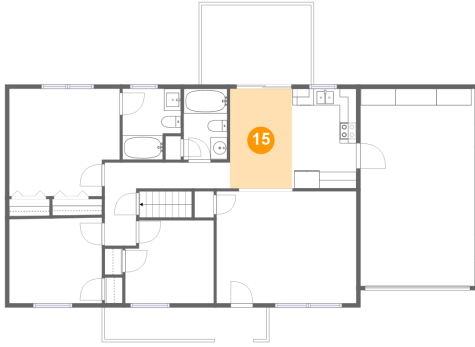


Dimensions: 3'10" x 9'11"
Area: 38 sq. ft
Counted as Living Area:
Yes

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

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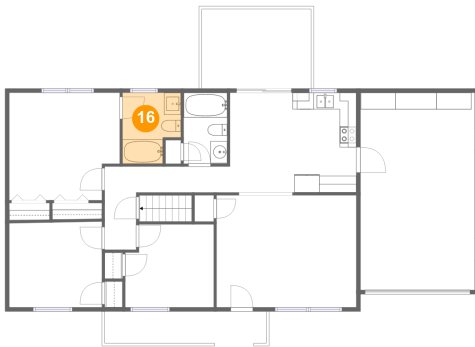
15 Floor 2 - Dining Area



Dimensions: 7'5" x 11'11"
Area: 88 sq. ft
Counted as Living Area:
Yes

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

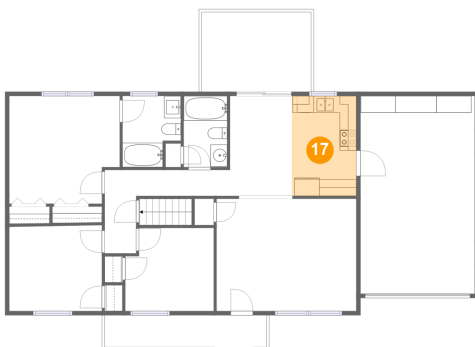
16 Floor 2 - Bath



Dimensions: 7'0" x 8'6"
Area: 52 sq. ft
Counted as Living Area:
Yes

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

17 Floor 2 - Kitchen

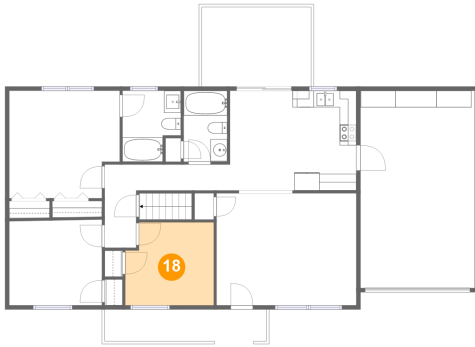


Dimensions: 7'8" x 11'11"
Area: 92 sq. ft
Counted as Living Area:
Yes

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

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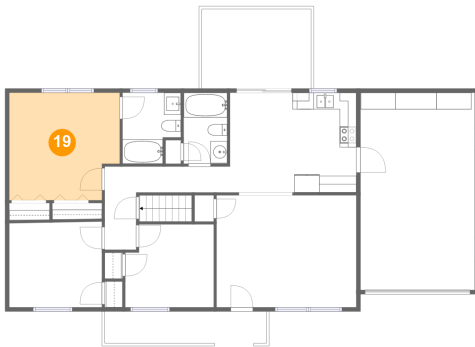
18 Floor 2 - Bedroom



Dimensions: 10'7" x 9'11"
Area: 100 sq. ft
Counted as Living Area:
Yes

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

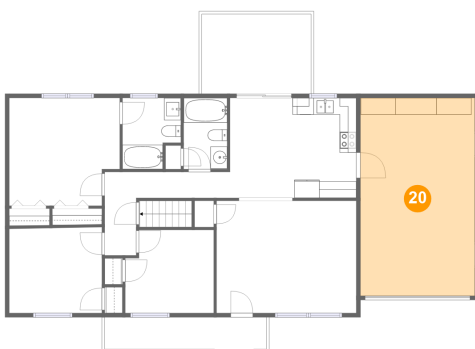
19 Floor 2 - Primary Bedroom



Dimensions: 13'3" x 12'10"
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

20 Floor 2 - Garage



Dimensions: 13'8" x 23'6"
Area: 323 sq. ft
Counted as Living Area: No

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