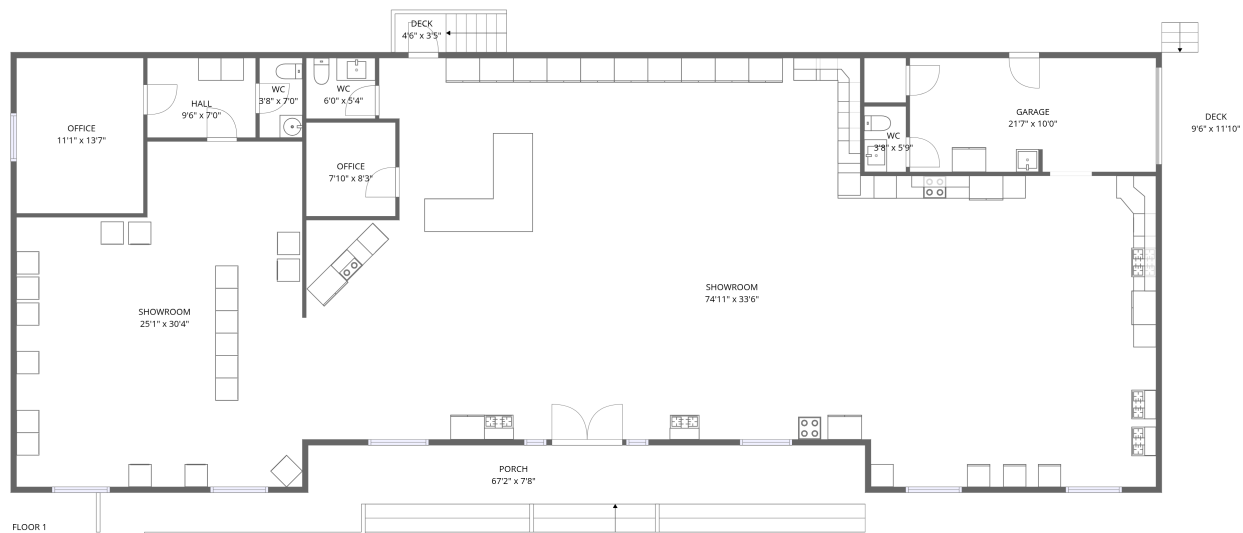


Home report

4040 Franklin Road Southwest, Southern Hills, Roanoke,  
Roanoke city, Virginia, United States, 24014



Total Area: 3315 sq. ft

Floor 1: 3315 sq. ft

Excluded: Undefined 14 sq. ft, Porch 437 sq. ft, Deck 146 sq. ft, Garage 216 sq. ft, Walls: 158 sq. ft

Property summary

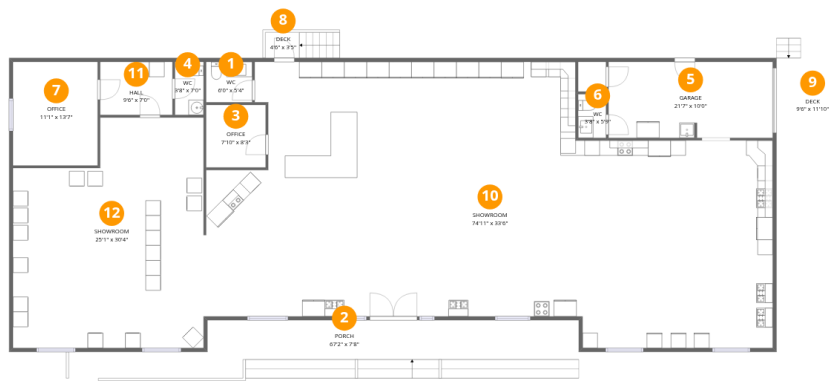
1 Floors

3 Half baths

1 Garages

Home report

4040 Franklin Road Southwest, Southern Hills, Roanoke,  
Roanoke city, Virginia, United States, 24014



Room dimensions

Floor 1 Total:3315sqft    Excluded: 813sqft

#		Max Dimensions	sqft	Included
1	WC	6'0" x 5'4"	32 sq. ft	Yes
2	Porch	67'2" x 7'8"	437 sq. ft	No
3	Office	7'10" x 8'3"	65 sq. ft	Yes
4	WC	3'8" x 7'0"	26 sq. ft	Yes
5	Garage	21'7" x 10'0"	216 sq. ft	No
6	WC	3'8" x 5'9"	21 sq. ft	Yes
7	Office	11'1" x 13'7"	152 sq. ft	Yes
8	Deck	4'6" x 3'5"	33 sq. ft	No
9	Deck	9'6" x 11'10"	113 sq. ft	No
10	Showroom	74'11" x 33'6"	2231 sq. ft	Yes
11	Hall	9'6" x 7'0"	67 sq. ft	Yes

Home report

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#		Max Dimensions	sqft	Included
12	Showroom	25'1" x 30'4"	685 sq. ft	Yes

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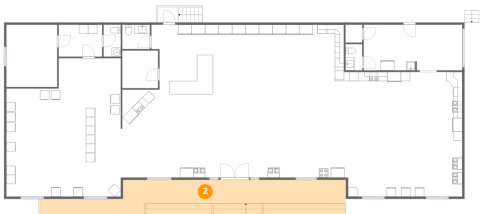
1 Floor 1 - WC



Max Dimensions: 6'0" x 5'4"  
Calculated Area: 32 sq. ft  
Included: Yes

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

2 Floor 1 - Porch



Max Dimensions: 67'2" x 7'8"  
Calculated Area: 437 sq. ft  
Included: No

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

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Roanoke city, Virginia, United States, 24014

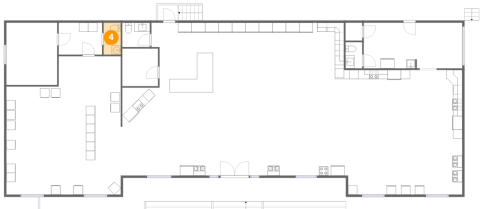
3 Floor 1 - Office



Max Dimensions: 7'10" x 8'3"  
Calculated Area: 65 sq. ft  
Included: Yes

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

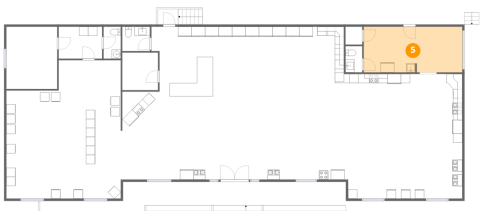
4 Floor 1 - WC



Max Dimensions: 3'8" x 7'0"  
Calculated Area: 26 sq. ft  
Included: Yes

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

5 Floor 1 - Garage



Max Dimensions: 21'7" x 10'0"  
Calculated Area: 216 sq. ft  
Included: No

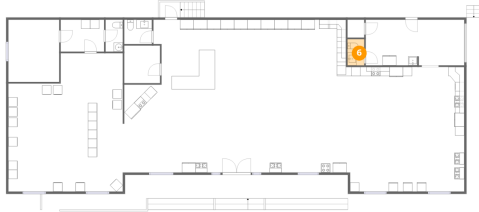
Heated: No  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## Home report

4040 Franklin Road Southwest, Southern Hills, Roanoke,  
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### 6 Floor 1 - WC

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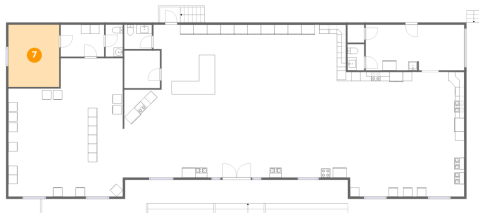


Max Dimensions: 3'8" x 5'9"  
Calculated Area: 21 sq. ft  
Included: Yes

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

### 7 Floor 1 - Office

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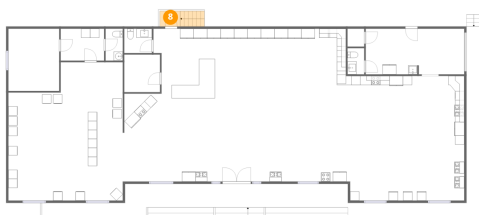


Max Dimensions: 11'1" x 13'7"  
Calculated Area: 152 sq. ft  
Included: Yes

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

### 8 Floor 1 - Deck

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Max Dimensions: 4'6" x 3'5"  
Calculated Area: 33 sq. ft  
Included: No

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

## Home report

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### 9 Floor 1 - Deck

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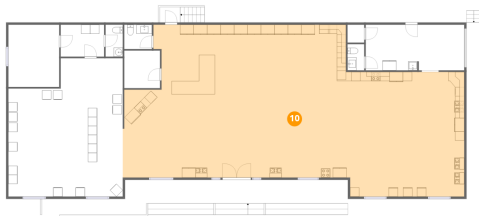


Max Dimensions: 9'6" x 11'10"  
Calculated Area: 113 sq. ft  
Included: No

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

### 10 Floor 1 - Showroom

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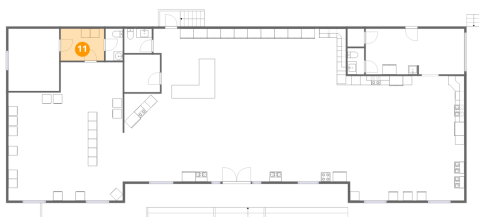


Max Dimensions: 74'11" x 33'6"  
Calculated Area: 2231 sq. ft  
Included: Yes

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

### 11 Floor 1 - Hall

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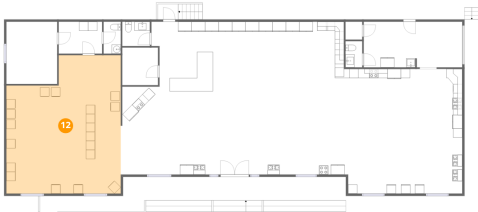


Max Dimensions: 9'6" x 7'0"  
Calculated Area: 67 sq. ft  
Included: Yes

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

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**12** Floor 1 - Showroom



Max Dimensions: 25'1" x 30'4"  
Calculated Area: 685 sq. ft  
Included: Yes

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