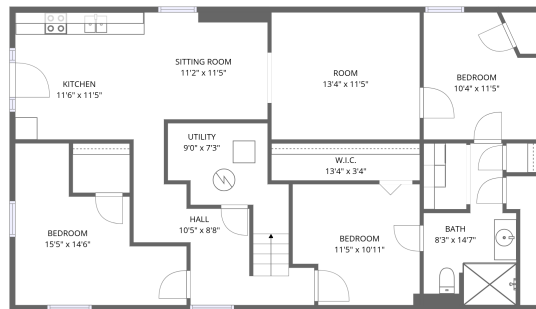


1st floor



Basement

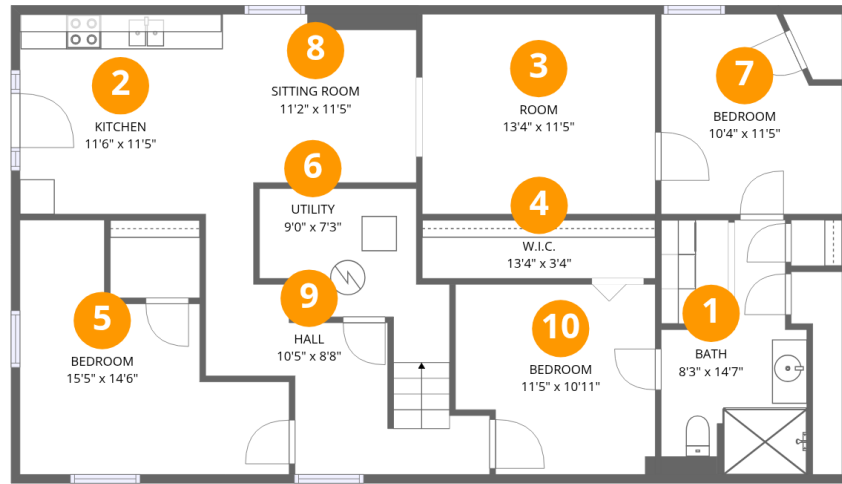
**Total Area: 2246 sq. ft**

Basement: 1154 sq. ft, 1st Floor: 1092 sq. ft

Excluded: Utility 86 sq. ft, Living room 331 sq. ft, Screened porch 159 sq. ft, Garage 380 sq. ft, Walls: 211 sq. ft

## Property summary



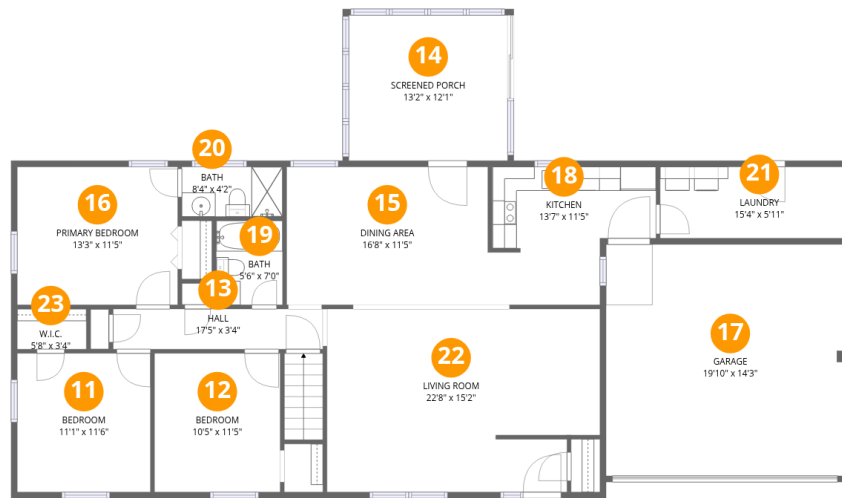


## Room dimensions

Floor 1 Below grade

Total:1154sqft Excluded: 86sqft

#		Dimensions	sqft	Counted as living area
1	Bath	8'3" x 14'7"	121 sq. ft	Yes
2	Kitchen	11'6" x 11'5"	132 sq. ft	Yes
3	Room	13'4" x 11'5"	153 sq. ft	Yes
4	W.I.C.	13'4" x 3'4"	45 sq. ft	Yes
5	Bedroom	15'5" x 14'6"	224 sq. ft	Yes
6	Utility	9'0" x 7'3"	65 sq. ft	No
7	Bedroom	10'4" x 11'5"	119 sq. ft	Yes
8	Sitting Room	11'2" x 11'5"	128 sq. ft	Yes
9	Hall	10'5" x 8'8"	91 sq. ft	Yes
10	Bedroom	11'5" x 10'11"	125 sq. ft	Yes



## Room dimensions

Floor 2

Total:1092sqft

Excluded: 870sqft

#		Dimensions	sqft	Counted as living area
11	Bedroom	11'1" x 11'6"	127 sq. ft	Yes
12	Bedroom	10'5" x 11'5"	119 sq. ft	Yes
13	Hall	17'5" x 3'4"	58 sq. ft	Yes
14	Screened Porch	13'2" x 12'1"	159 sq. ft	No
15	Dining Area	16'8" x 11'5"	191 sq. ft	Yes
16	Primary Bedroom	13'3" x 11'5"	152 sq. ft	Yes
17	Garage	19'10" x 14'3"	282 sq. ft	No
18	Kitchen	13'7" x 11'5"	155 sq. ft	Yes
19	Bath	5'6" x 7'0"	38 sq. ft	Yes
20	Bath	8'4" x 4'2"	35 sq. ft	Yes
21	Laundry	15'4" x 5'11"	91 sq. ft	Yes

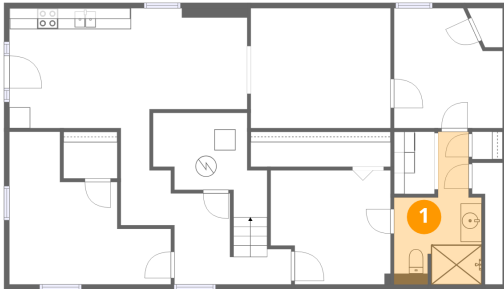


# 6971 Factory Shoals Rd SW,Austell,GA,US

#		Dimensions	sqft	Counted as living area
22	Living Room	22'8" x 15'2"	344 sq. ft	No
23	W.I.C.	5'8" x 3'4"	19 sq. ft	Yes



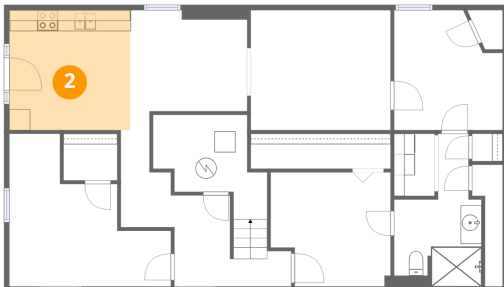
## 1 Floor 1 - Bath



Dimensions: 8'3" x 14'7"  
Area: 121 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 - Kitchen

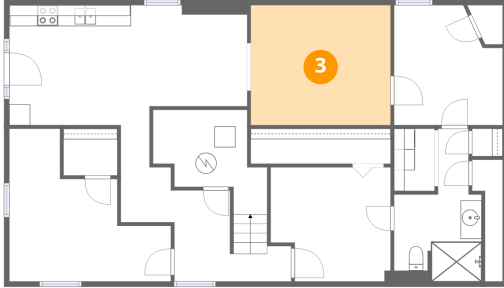


Dimensions: 11'6" x 11'5"  
Area: 132 sq. ft  
Counted as living area: Yes

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



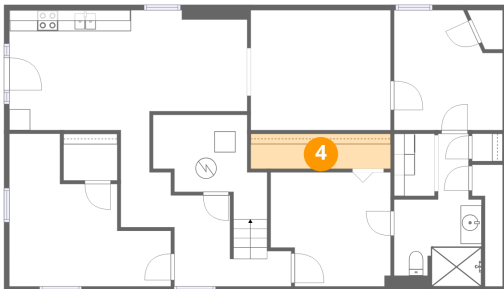
### 3 Floor 1 - Room



Dimensions: 13'4" x 11'5"  
Area: 153 sq. ft  
Counted as living area: Yes

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

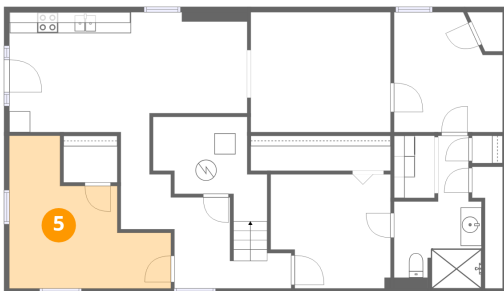
### 4 Floor 1 - W.I.C.



Dimensions: 13'4" x 3'4"  
Area: 45 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 - Bedroom

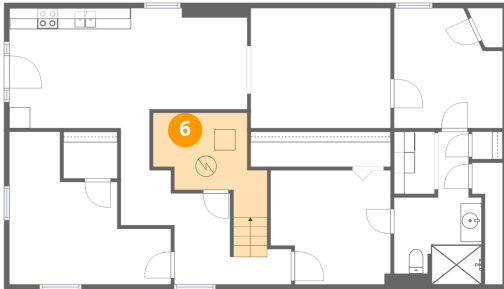


Dimensions: 15'5" x 14'6"  
Area: 224 sq. ft  
Counted as living area: Yes

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



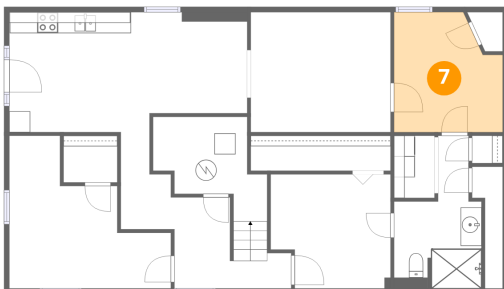
## 6 Floor 1 - Utility



Dimensions: 9'0" x 7'3"  
Area: 65 sq. ft  
Counted as living area: No

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

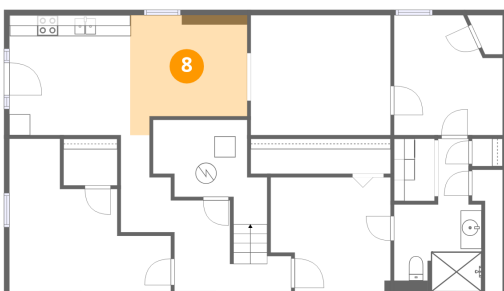
## 7 Floor 1 - Bedroom



Dimensions: 10'4" x 11'5"  
Area: 119 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 - Sitting Room

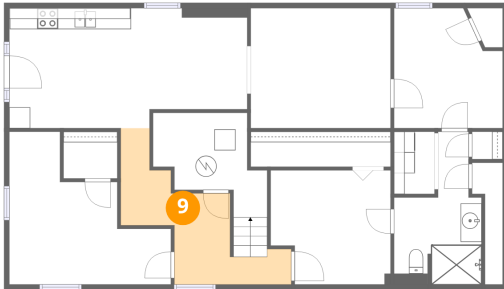


Dimensions: 11'2" x 11'5"  
Area: 128 sq. ft  
Counted as living area: Yes

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



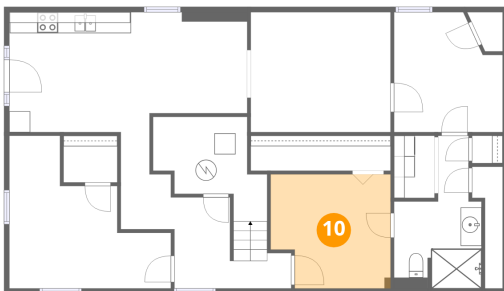
**9** Floor 1 - Hall



Dimensions: 10'5" x 8'8"  
Area: 91 sq. ft  
Counted as living area: Yes

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

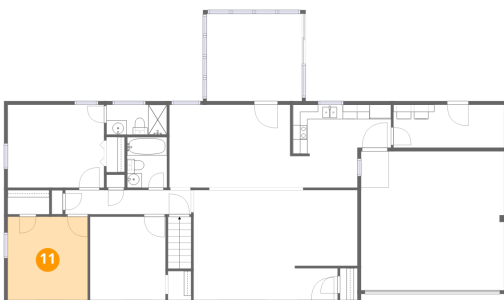
**10** Floor 1 - Bedroom



Dimensions: 11'5" x 10'11"  
Area: 125 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 - Bedroom



Dimensions: 11'1" x 11'6"  
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



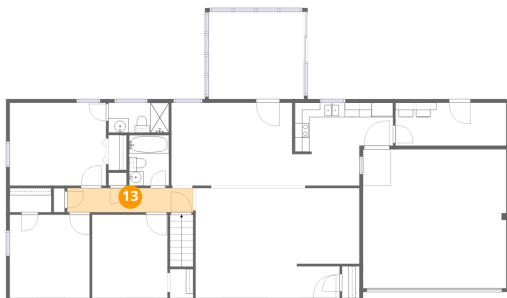
## 12 Floor 2 - Bedroom



Dimensions: 10'5" x 11'5"  
Area: 119 sq. ft  
Counted as living area: Yes

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

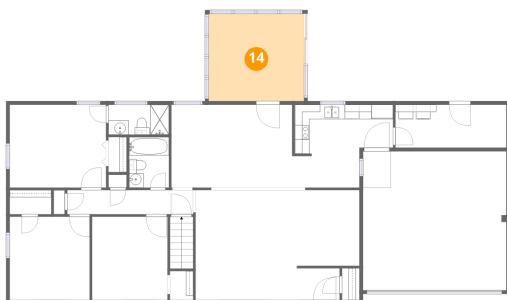
## 13 Floor 2 - Hall



Dimensions: 17'5" x 3'4"  
Area: 58 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 - Screened Porch

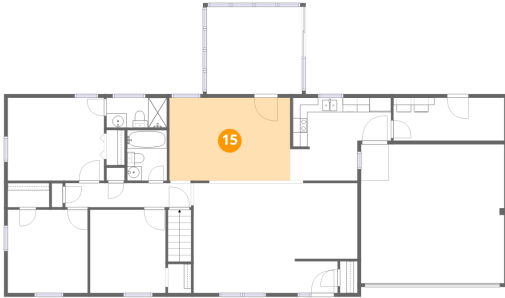


Dimensions: 13'2" x 12'1"  
Area: 159 sq. ft  
Counted as living area: No

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



### 15 Floor 2 - Dining Area



Dimensions: 16'8" x 11'5"  
Area: 191 sq. ft  
Counted as living area: Yes

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

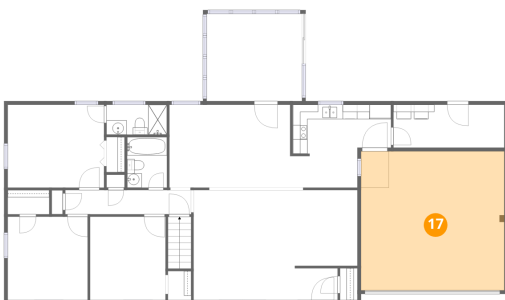
### 16 Floor 2 - Primary Bedroom



Dimensions: 13'3" x 11'5"  
Area: 152 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 - Garage



Dimensions: 19'10" x 14'3"  
Area: 282 sq. ft  
Counted as living area: No

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



### 18 Floor 2 - Kitchen



Dimensions: 13'7" x 11'5"  
Area: 155 sq. ft  
Counted as living area: Yes

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

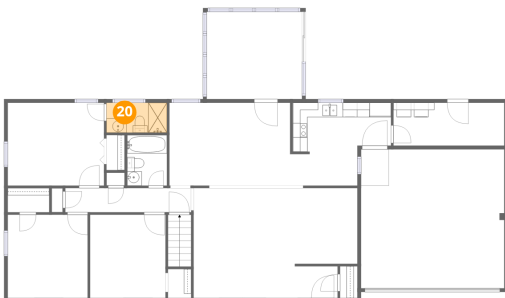
### 19 Floor 2 - Bath



Dimensions: 5'6" x 7'0"  
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

### 20 Floor 2 - Bath



Dimensions: 8'4" x 4'2"  
Area: 35 sq. ft  
Counted as living area: Yes

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



### 21 Floor 2 - Laundry



Dimensions: 15'4" x 5'11"  
Area: 91 sq. ft  
Counted as living area: Yes

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

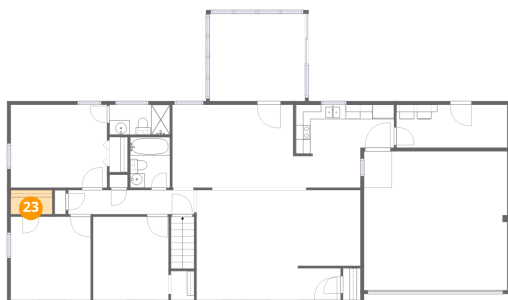
### 22 Floor 2 - Living Room



Dimensions: 22'8" x 15'2"  
Area: 344 sq. ft  
Counted as living area: No

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

### 23 Floor 2 - W.I.C.



Dimensions: 5'8" x 3'4"  
Area: 19 sq. ft  
Counted as living area: Yes

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