

Home data report

# 44 Spyglass Drive, Martinsburg, Berkeley County, West Virginia, United States, 25403



**Total Area: 1271 sq. ft**

Basement 1: 144 sq. ft, 1st Floor: 433 sq. ft, 2nd Floor: 694 sq. ft

Excluded: Basement 332 sq. ft, Undefined 32 sq. ft, Storage 108 sq. ft, Utility 68 sq. ft, Garage 471 sq. ft, Deck 74 sq. ft, Walls: 196 sq. ft

## Property summary

 **3**  
Floors

 **4**  
Bedrooms

 **2**  
Bathrooms

 **1**  
Garages

Home data report

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## Room dimensions

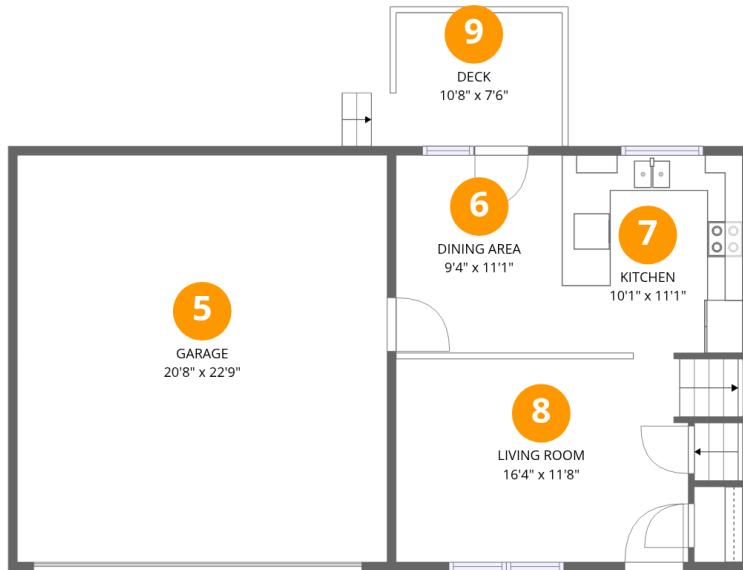
Floor 1 Below grade

Total: 144sqft      Excluded: 531sqft

#		Dimensions	sqft	Counted as living area
1	Bedroom	13'0" x 9'9"	127 sq. ft	Yes
2	Utility	7'10" x 8'9"	68 sq. ft	No
3	Basement	25'5" x 23'4"	594 sq. ft	No
4	Storage	9'6" x 10'9"	102 sq. ft	No

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## Room dimensions

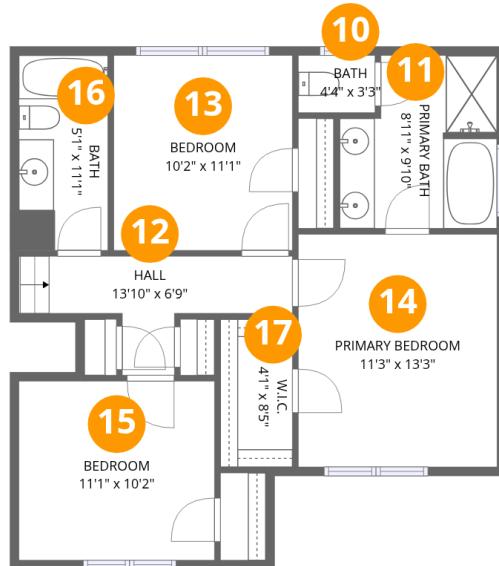
Floor 2

Total: 433sqft      Excluded: 554sqft

#		Dimensions	sqft	Counted as living area
5	Garage	20'8" x 22'9"	471 sq. ft	No
6	Dining Area	9'4" x 11'1"	103 sq. ft	Yes
7	Kitchen	10'1" x 11'1"	112 sq. ft	Yes
8	Living Room	16'4" x 11'8"	191 sq. ft	Yes
9	Deck	10'8" x 7'6"	80 sq. ft	No

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## Room dimensions

Floor 3

Total: 694sqft    Excluded: 0sqft

#		Dimensions	sqft	Counted as living area
10	Bath	4'4" x 3'3"	14 sq. ft	Yes
11	Primary Bath	8'11" x 9'10"	88 sq. ft	Yes
12	Hall	13'10" x 6'9"	93 sq. ft	Yes
13	Bedroom	10'2" x 11'1"	112 sq. ft	Yes
14	Primary Bedroom	11'3" x 13'3"	149 sq. ft	Yes
15	Bedroom	11'1" x 10'2"	113 sq. ft	Yes
16	Bath	5'1" x 11'1"	56 sq. ft	Yes
17	W.I.C.	4'1" x 8'5"	34 sq. ft	Yes

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## 1 Floor 1 - Bedroom



Dimensions: 13'0" x 9'9"  
Area: 127 sq. ft  
Counted as living area: No

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

## 2 Floor 1 - Utility



Dimensions: 7'10" x 8'9"  
Area: 68 sq. ft  
Counted as living area: No

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

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## 3 Floor 1 - Basement



Dimensions: 25'5" x 23'4"  
Area: 594 sq. ft  
Counted as living area: No

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

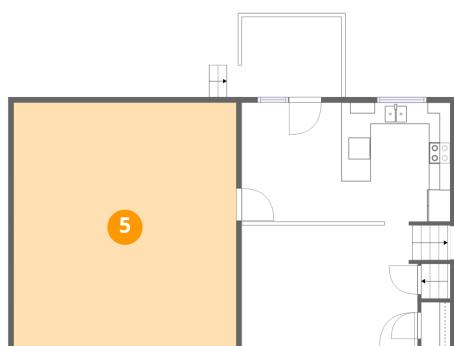
## 4 Floor 1 - Storage



Dimensions: 9'6" x 10'9"  
Area: 102 sq. ft  
Counted as living area: No

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

## 5 Floor 2 - Garage

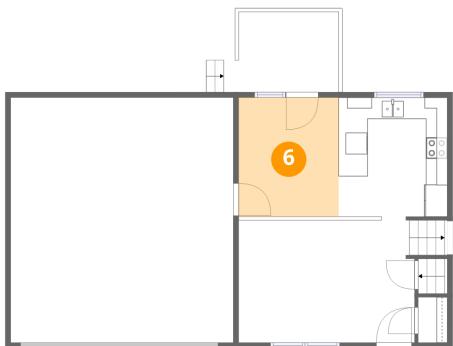


Dimensions: 20'8" x 22'9"  
Area: 471 sq. ft  
Counted as living area: No

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

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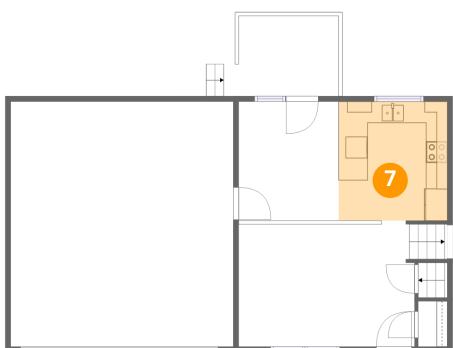
## 6 Floor 2 - Dining Area



Dimensions: 9'4" x 11'1"  
Area: 103 sq. ft  
Counted as living area: Yes

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

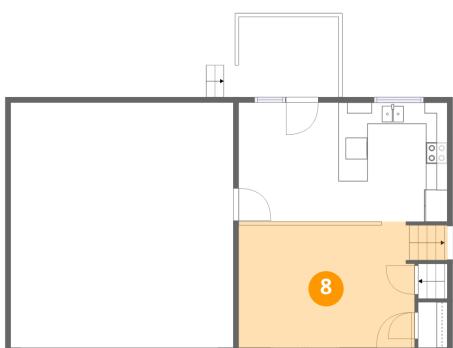
## 7 Floor 2 - Kitchen



Dimensions: 10'1" x 11'1"  
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

## 8 Floor 2 - Living Room

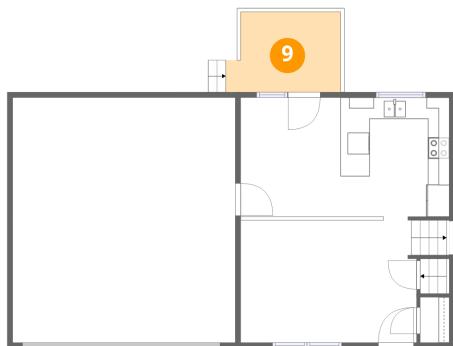


Dimensions: 16'4" x 11'8"  
Area: 191 sq. ft  
Counted as living area: Yes

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

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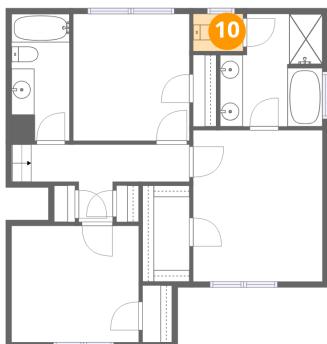
## 9 Floor 2 - Deck



Dimensions: 10'8" x 7'6"  
Area: 80 sq. ft  
Counted as living area: No

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

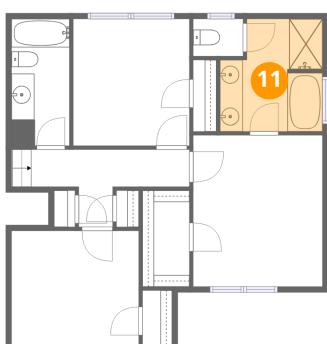
## 10 Floor 3 - Bath



Dimensions: 4'4" x 3'3"  
Area: 14 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 3 - Primary Bath

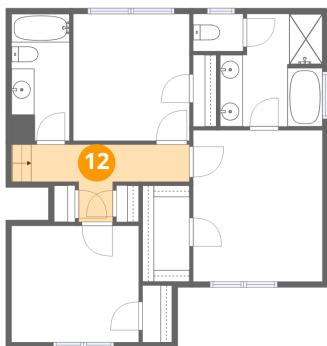


Dimensions: 8'11" x 9'10"  
Area: 88 sq. ft  
Counted as living area: Yes

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

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## 12 Floor 3 - Hall



Dimensions: 13'10" x 6'9"  
Area: 93 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 - Bedroom



Dimensions: 10'2" x 11'1"  
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

## 14 Floor 3 - Primary Bedroom



Dimensions: 11'3" x 13'3"  
Area: 149 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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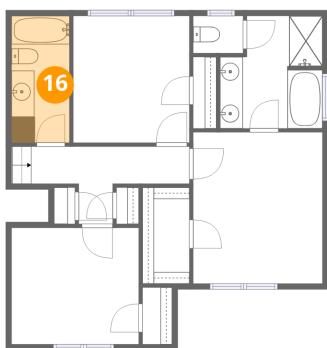
## 15 Floor 3 - Bedroom



Dimensions: 11'1" x 10'2"  
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

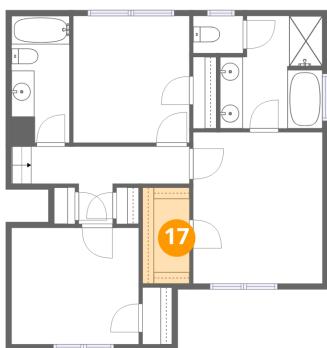
## 16 Floor 3 - Bath



Dimensions: 5'1" x 11'1"  
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

## 17 Floor 3 - W.I.C.



Dimensions: 4'1" x 8'5"  
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