

Home report

14604 Monferrato Way, Ballantyne West, Charlotte,  
Mecklenburg County, North Carolina, United States, 28277



**Total GLA: 1272 sq. ft**  
Floor 1: 57 sq. ft, Floor 2: 1215 sq. ft  
Excluded: Garage 290 sq. ft, Porch 34 sq. ft, Balcony 109 sq. ft

Property summary

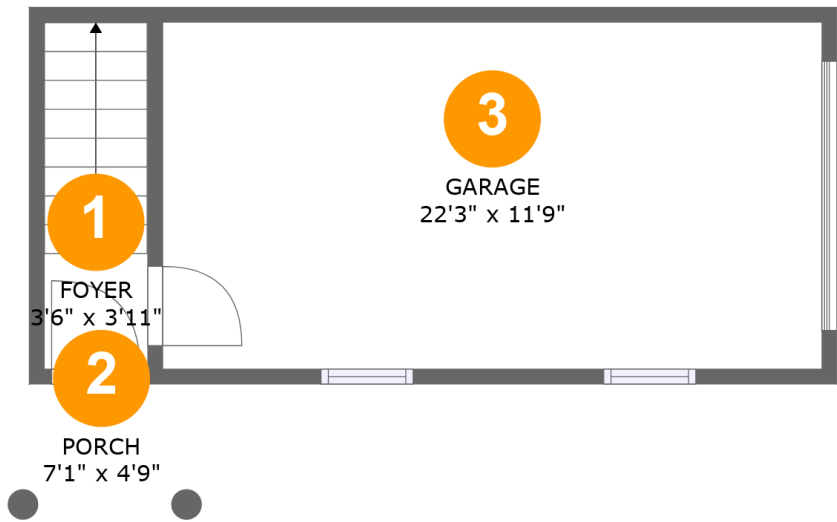
 **2** Floors

 **2** Bedrooms

 **2** Bathrooms

 **1** Garages

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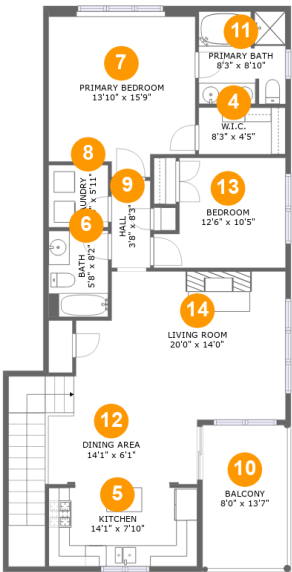
Room dimensions

Floor 1 Total:57sqft   Excluded: 324sqft

| # |        | Max Dimensions | sqft       | Included |
|---|--------|----------------|------------|----------|
| 1 | Foyer  | 3'6" x 3'11"   | 41 sq. ft  | Yes      |
| 2 | Porch  | 7'1" x 4'9"    | 34 sq. ft  | No       |
| 3 | Garage | 22'3" x 11'9"  | 261 sq. ft | No       |

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Room dimensions

Floor 2 Total:1215sqft    Excluded: 109sqft

| #  |                 | Max Dimensions | sqft       | Included |
|----|-----------------|----------------|------------|----------|
| 4  | W.I.C.          | 8'3" x 4'5"    | 36 sq. ft  | Yes      |
| 5  | Kitchen         | 14'1" x 7'10"  | 108 sq. ft | Yes      |
| 6  | Bath            | 5'8" x 8'2"    | 46 sq. ft  | Yes      |
| 7  | Primary Bedroom | 13'10" x 15'9" | 200 sq. ft | Yes      |
| 8  | Laundry         | 5'8" x 5'11"   | 33 sq. ft  | Yes      |
| 9  | Hall            | 3'8" x 8'3"    | 30 sq. ft  | Yes      |
| 10 | Balcony         | 8'0" x 13'7"   | 109 sq. ft | No       |
| 11 | Primary Bath    | 8'3" x 8'10"   | 70 sq. ft  | Yes      |
| 12 | Dining Area     | 14'1" x 6'1"   | 88 sq. ft  | Yes      |
| 13 | Bedroom         | 12'6" x 10'5"  | 113 sq. ft | Yes      |
| 14 | Living Room     | 20'0" x 14'0"  | 339 sq. ft | Yes      |

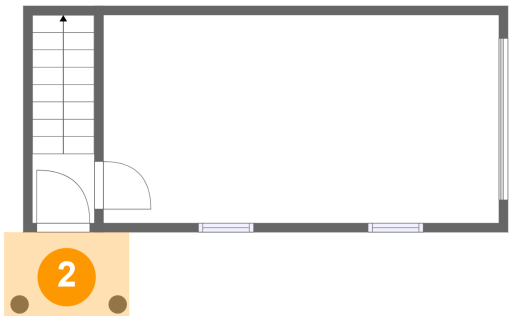
1 Floor 1 - Foyer



Max Dimensions: 3'6" x 3'11"  
Calculated Area: 41 sq. ft  
Included: Yes

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

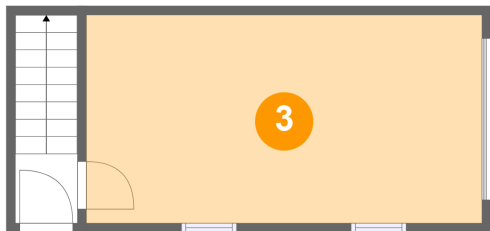
2 Floor 1 - Porch



Max Dimensions: 7'1" x 4'9"  
Calculated Area: 34 sq. ft  
Included: No

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

3 Floor 1 - Garage



Max Dimensions: 22'3" x 11'9"  
Calculated Area: 261 sq. ft  
Included: No

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

4 Floor 2 - W.I.C.



Max Dimensions: 8'3" x 4'5"  
Calculated Area: 36 sq. ft  
Included: Yes

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

5 Floor 2 - Kitchen



Max Dimensions: 14'1" x 7'10"  
Calculated Area: 108 sq. ft  
Included: Yes

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

6 Floor 2 - Bath



Max Dimensions: 5'8" x 8'2"  
Calculated Area: 46 sq. ft  
Included: Yes

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

7 Floor 2 - Primary Bedroom



Max Dimensions: 13'10" x 15'9"  
Calculated Area: 200 sq. ft  
Included: Yes

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

8 Floor 2 - Laundry



Max Dimensions: 5'8" x 5'11"  
Calculated Area: 33 sq. ft  
Included: Yes

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

9 Floor 2 - Hall



Max Dimensions: 3'8" x 8'3"  
Calculated Area: 30 sq. ft  
Included: Yes

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

10 Floor 2 - Balcony



Max Dimensions: 8'0" x 13'7"  
Calculated Area: 109 sq. ft  
Included: No

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

11 Floor 2 - Primary Bath



Max Dimensions: 8'3" x 8'10"  
Calculated Area: 70 sq. ft  
Included: Yes

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

12 Floor 2 - Dining Area



Max Dimensions: 14'1" x 6'1"  
Calculated Area: 88 sq. ft  
Included: Yes

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

13 Floor 2 - Bedroom



Max Dimensions: 12'6" x 10'5"  
Calculated Area: 113 sq. ft  
Included: Yes

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

14 Floor 2 - Living Room



Max Dimensions: 20'0" x 14'0"  
Calculated Area: 339 sq. ft  
Included: Yes

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