

## Home report

2223 West Grace Street, The Fan, Richmond, Richmond city, Virginia, United States, 23220



**Total Area: 2782 sq. ft**

Basement: 0 sq. ft, Ground Floor: 1391 sq. ft, 1st Floor: 1391 sq. ft

Excluded: Utility 122 sq. ft, Basement 203 sq. ft, Covered deck 73 sq. ft, Porch 84 sq. ft, Screened balcony 79 sq. ft, Walls: 239 sq. ft

## Property summary

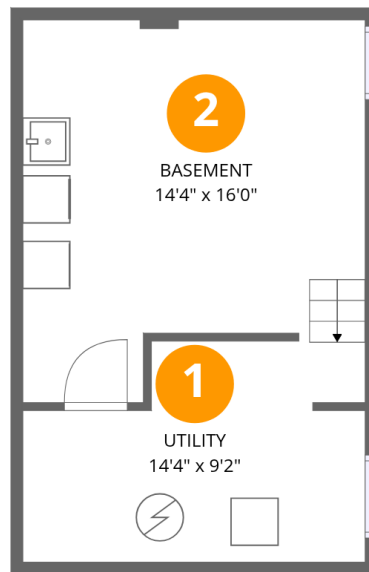
 **3** Floors

 **4** Bedrooms

 **3** Bathrooms

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## Room dimensions

Floor 1 Below grade

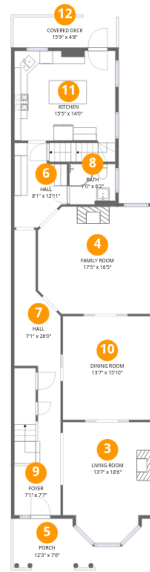
Total:0sqft

Excluded: 325sqft

#		Dimensions	sqft	Counted as living area
1	Utility	14'4" x 9'2"	132 sq. ft	No
2	Basement	14'4" x 16'0"	229 sq. ft	No

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## Room dimensions

Floor 2

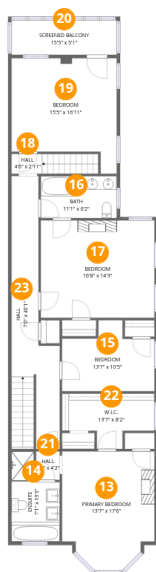
Total:1391sqft

Excluded: 157sqft

#		Dimensions	sqft	Counted as living area
3	Living Room	13'7" x 18'6"	251 sq. ft	Yes
4	Family Room	17'5" x 16'5"	285 sq. ft	Yes
5	Porch	12'3" x 7'6"	91 sq. ft	No
6	Hall	8'1" x 12'11"	104 sq. ft	Yes
7	Hall	7'1" x 26'0"	184 sq. ft	Yes
8	Bath	7'0" x 6'2"	43 sq. ft	Yes
9	Foyer	7'1" x 7'7"	53 sq. ft	Yes
10	Dining Room	13'7" x 15'10"	215 sq. ft	Yes
11	Kitchen	15'5" x 14'0"	217 sq. ft	Yes
12	Covered Deck	15'9" x 4'8"	73 sq. ft	No

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## Room dimensions

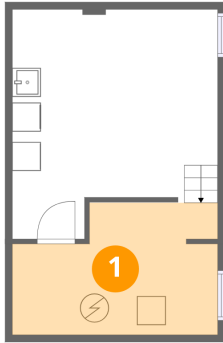
Floor 3

Total:1391sqft Excluded: 79sqft

#		Dimensions	sqft	Counted as living area
13	Primary Bedroom	13'7" x 17'6"	238 sq. ft	Yes
14	Ensuite	7'1" x 13'3"	94 sq. ft	Yes
15	Bedroom	13'7" x 10'5"	141 sq. ft	Yes
16	Bath	11'1" x 6'2"	68 sq. ft	Yes
17	Bedroom	16'8" x 14'3"	238 sq. ft	Yes
18	Hall	4'6" x 2'11"	13 sq. ft	Yes
19	Bedroom	15'5" x 16'11"	261 sq. ft	Yes
20	Screened Balcony	15'5" x 5'1"	79 sq. ft	No
21	Hall	3'6" x 4'2"	15 sq. ft	Yes
22	W.I.C.	13'7" x 8'2"	111 sq. ft	Yes
23	Hall	7'0" x 40'1"	281 sq. ft	Yes

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## 1 Floor 1 - Utility



Dimensions: 14'4" x 9'2"  
Area: 132 sq. ft  
Counted as living area: No

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

## 2 Floor 1 - Basement



Dimensions: 14'4" x 16'0"  
Area: 229 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 2 - Living Room

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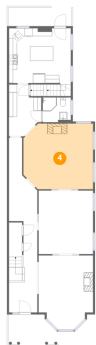


Dimensions: 13'7" x 18'6"  
Area: 251 sq. ft  
Counted as living area: Yes

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

### 4 Floor 2 - Family Room

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Dimensions: 17'5" x 16'5"  
Area: 285 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 2 - Porch

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Dimensions: 12'3" x 7'6"  
Area: 91 sq. ft  
Counted as living area: No

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

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## 6 Floor 2 - Hall



Dimensions: 8'1" x 12'11"  
Area: 104 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 - Hall



Dimensions: 7'1" x 26'0"  
Area: 184 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 - Bath



Dimensions: 7'0" x 6'2"  
Area: 43 sq. ft  
Counted as living area: Yes

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

## 9 Floor 2 - Foyer



Dimensions: 7'1" x 7'7"  
Area: 53 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 - Dining Room



Dimensions: 13'7" x 15'10"  
Area: 215 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 - Kitchen



Dimensions: 15'5" x 14'0"  
Area: 217 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 - Covered Deck



Dimensions: 15'9" x 4'8"  
Area: 73 sq. ft  
Counted as living area: No

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

## 13 Floor 3 - Primary Bedroom



Dimensions: 13'7" x 17'6"  
Area: 238 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 - Ensuite



Dimensions: 7'1" x 13'3"  
Area: 94 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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**15** Floor 3 - Bedroom

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Dimensions: 13'7" x 10'5"  
Area: 141 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

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Dimensions: 11'1" x 6'2"  
Area: 68 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 - Bedroom

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Dimensions: 16'8" x 14'3"  
Area: 238 sq. ft  
Counted as living area: Yes

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

**18** Floor 3 - Hall

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Dimensions: 4'6" x 2'11"  
Area: 13 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 3 - Bedroom

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Dimensions: 15'5" x 16'11"  
Area: 261 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 3 - Screened Balcony

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Dimensions: 15'5" x 5'1"  
Area: 79 sq. ft  
Counted as living area: No

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

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### 21 Floor 3 - Hall

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Dimensions: 3'6" x 4'2"  
Area: 15 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 3 - W.I.C.

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Dimensions: 13'7" x 8'2"  
Area: 111 sq. ft  
Counted as living area: Yes

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

### 23 Floor 3 - Hall

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Dimensions: 7'0" x 40'1"  
Area: 281 sq. ft  
Counted as living area: Yes

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