

# 2713 Village Rd, Granbury, Texas, United States



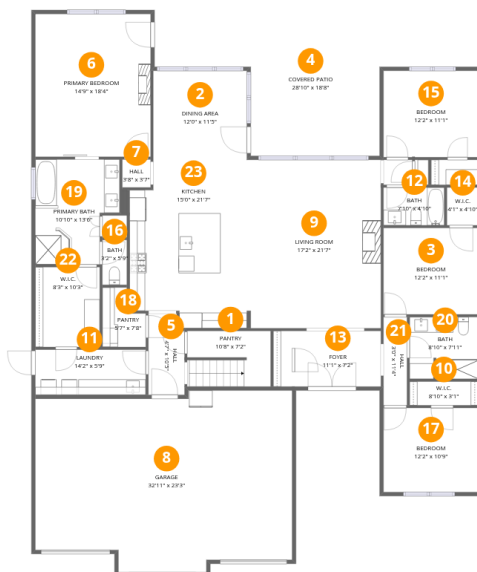
**Total Area: 2955 sq. ft**

1st Floor: 2392 sq. ft, 2nd Floor: 563 sq. ft

Excluded: Garage 698 sq. ft, Covered patio 399 sq. ft, Attic 32 sq. ft, Balcony 83 sq. ft, Walls: 235 sq. ft

## Property summary





## Room dimensions

Floor 1

Total: 2392 sqft

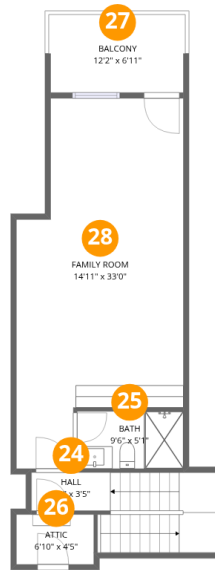
Excluded: 1097 sqft

#		Dimensions	sqft	Counted as living area
1	Pantry	10'8" x 7'2"	76 sq. ft	Yes
2	Dining Area	12'0" x 11'5"	136 sq. ft	Yes
3	Bedroom	12'2" x 11'1"	135 sq. ft	Yes
4	Covered Patio	28'10" x 18'8"	539 sq. ft	No
5	Hall	4'7" x 10'5"	48 sq. ft	Yes
6	Primary Bedroom	14'9" x 18'4"	270 sq. ft	Yes
7	Hall	3'8" x 3'7"	13 sq. ft	Yes
8	Garage	32'11" x 23'3"	765 sq. ft	No
9	Living Room	17'2" x 21'7"	371 sq. ft	Yes
10	W.I.C.	8'10" x 3'1"	27 sq. ft	Yes
11	Laundry	14'2" x 5'9"	82 sq. ft	Yes

Home data report

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#		Dimensions	sqft	Counted as living area
12	Bath	7'10" x 4'10"	38 sq. ft	Yes
13	Foyer	11'1" x 7'2"	79 sq. ft	Yes
14	W.I.C.	4'1" x 4'10"	20 sq. ft	Yes
15	Bedroom	12'2" x 11'1"	135 sq. ft	Yes
16	Bath	3'2" x 5'9"	18 sq. ft	Yes
17	Bedroom	12'2" x 10'9"	131 sq. ft	Yes
18	Pantry	5'7" x 7'8"	42 sq. ft	Yes
19	Primary Bath	10'10" x 13'6"	146 sq. ft	Yes
20	Bath	8'10" x 7'11"	70 sq. ft	Yes
21	Hall	3'0" x 11'4"	34 sq. ft	Yes
22	W.I.C.	8'3" x 10'3"	84 sq. ft	Yes
23	Kitchen	15'0" x 21'7"	324 sq. ft	Yes



## Room dimensions

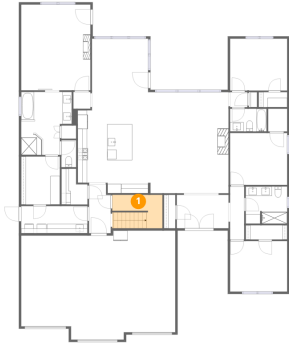
Floor 2

Total: 563 sqft

Excluded: 115 sqft

#		Dimensions	sqft	Counted as living area
24	Hall	7'0" x 3'5"	24 sq. ft	Yes
25	Bath	9'6" x 5'1"	48 sq. ft	Yes
26	Attic	6'10" x 4'5"	31 sq. ft	No
27	Balcony	12'2" x 6'11"	85 sq. ft	No
28	Family Room	14'11" x 33'0"	491 sq. ft	Yes

## 1 Floor 1 - Pantry



Dimensions: 10'8" x 7'2"  
Area: 76 sq. ft  
Counted as living area: Yes

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

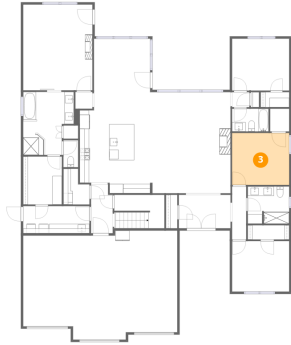
## 2 Floor 1 - Dining Area



Dimensions: 12'0" x 11'5"  
Area: 136 sq. ft  
Counted as living area: Yes

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

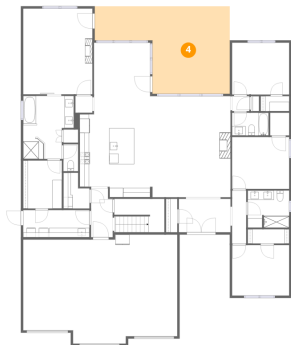
### 3 Floor 1 - Bedroom



Dimensions: 12'2" x 11'1"  
Area: 135 sq. ft  
Counted as living area: Yes

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

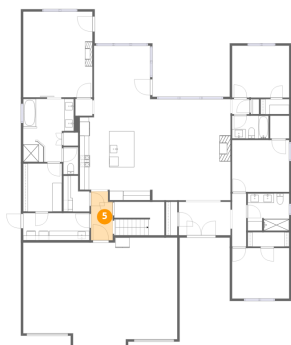
### 4 Floor 1 - Covered Patio



Dimensions: 28'10" x 18'8"  
Area: 539 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 1 - Hall



Dimensions: 4'7" x 10'5"  
Area: 48 sq. ft  
Counted as living area: Yes

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

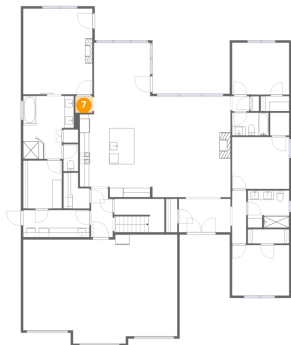
## 6 Floor 1 - Primary Bedroom



Dimensions: 14'9" x 18'4"  
Area: 270 sq. ft  
Counted as living area: Yes

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

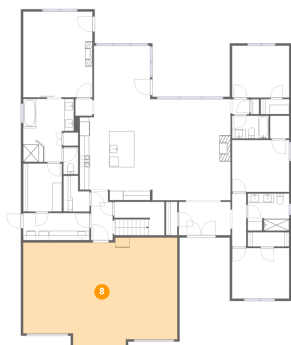
## 7 Floor 1 - Hall



Dimensions: 3'8" x 3'7"  
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

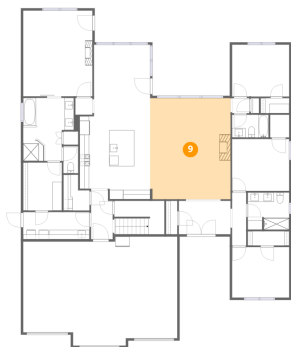
## 8 Floor 1 - Garage



Dimensions: 32'11" x 23'3"  
Area: 765 sq. ft  
Counted as living area: No

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

### 9 Floor 1 - Living Room



Dimensions: 17'2" x 21'7"  
Area: 371 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 - W.I.C.



Dimensions: 8'10" x 3'1"  
Area: 27 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 1 - Laundry



Dimensions: 14'2" x 5'9"  
Area: 82 sq. ft  
Counted as living area: Yes

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

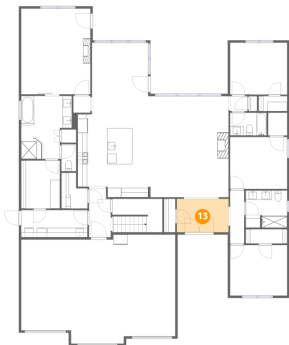
**12** Floor 1 - Bath



Dimensions: 7'10" x 4'10"  
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

**13** Floor 1 - Foyer



Dimensions: 11'1" x 7'2"  
Area: 79 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 1 - W.I.C.



Dimensions: 4'1" x 4'10"  
Area: 20 sq. ft  
Counted as living area: Yes

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

**15** Floor 1 - Bedroom



Dimensions: 12'2" x 11'1"  
Area: 135 sq. ft  
Counted as living area: Yes

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

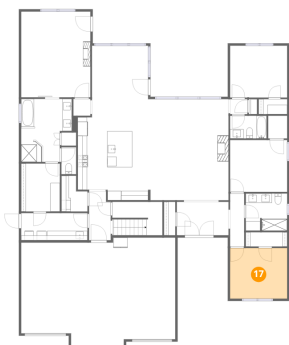
**16** Floor 1 - Bath



Dimensions: 3'2" x 5'9"  
Area: 18 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 1 - Bedroom



Dimensions: 12'2" x 10'9"  
Area: 131 sq. ft  
Counted as living area: Yes

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

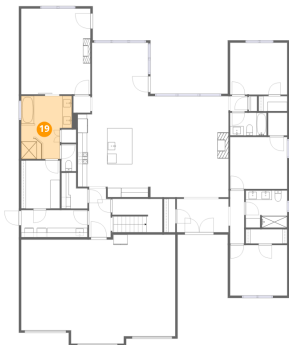
**18** Floor 1 - Pantry



Dimensions: 5'7" x 7'8"  
Area: 42 sq. ft  
Counted as living area: Yes

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

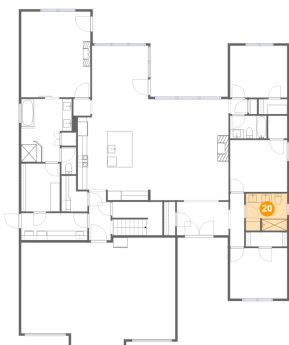
**19** Floor 1 - Primary Bath



Dimensions: 10'10" x 13'6"  
Area: 146 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 1 - Bath



Dimensions: 8'10" x 7'11"  
Area: 70 sq. ft  
Counted as living area: Yes

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

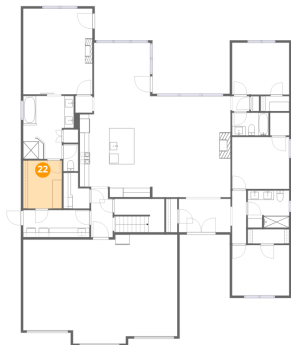
**21** Floor 1 - Hall



Dimensions: 3'0" x 11'4"  
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

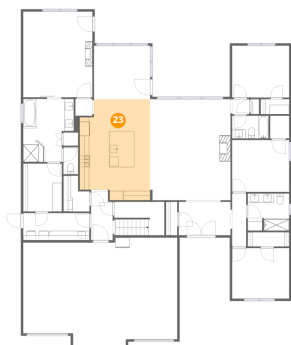
**22** Floor 1 - W.I.C.



Dimensions: 8'3" x 10'3"  
Area: 84 sq. ft  
Counted as living area: Yes

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

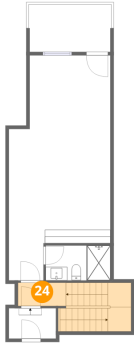
**23** Floor 1 - Kitchen



Dimensions: 15'0" x 21'7"  
Area: 324 sq. ft  
Counted as living area: Yes

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

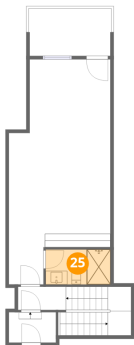
**24** Floor 2 - Hall



Dimensions: 7'0" x 3'5"  
Area: 24 sq. ft  
Counted as living area: Yes

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

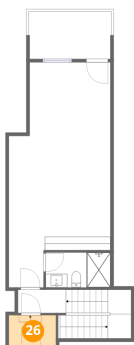
**25** Floor 2 - Bath



Dimensions: 9'6" x 5'1"  
Area: 48 sq. ft  
Counted as living area: Yes

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

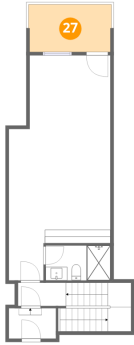
**26** Floor 2 - Attic



Dimensions: 6'10" x 4'5"  
Area: 31 sq. ft  
Counted as living area: No

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

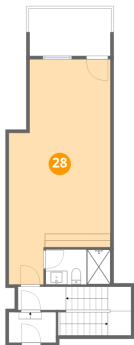
## 27 Floor 2 - Balcony



Dimensions: 12'2" x 6'11"  
Area: 85 sq. ft  
Counted as living area: No

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

## 28 Floor 2 - Family Room



Dimensions: 14'11" x 33'0"  
Area: 491 sq. ft  
Counted as living area: Yes

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