

6304 Roselawn Court Drive, Roanoke, Virginia 24018, United States



Total Area: 3605 sq. ft

Below Ground: 1165 sq. ft, 1st Floor: 2440 sq. ft

Excluded: Utility 45 sq. ft, Basement 546 sq. ft, Porch 257 sq. ft, Patio 538 sq. ft, Garage 450 sq. ft, Fireplace 7 sq. ft, Walls: 248 sq. ft

Property summary

2 Floors

3 Bedrooms

3 Bathrooms

Home data report

**6304 Roselawn Court Drive, Roanoke, Virginia 24018, United States**

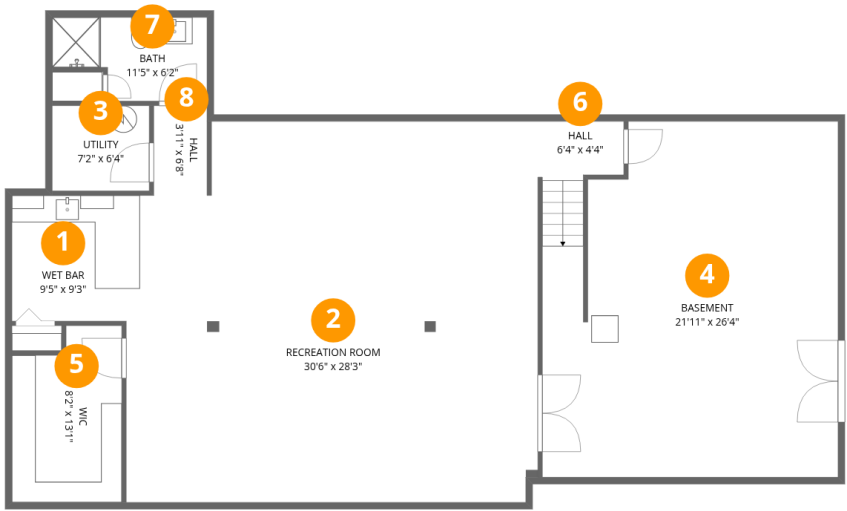


**1**  
Half baths



**1**  
Garages

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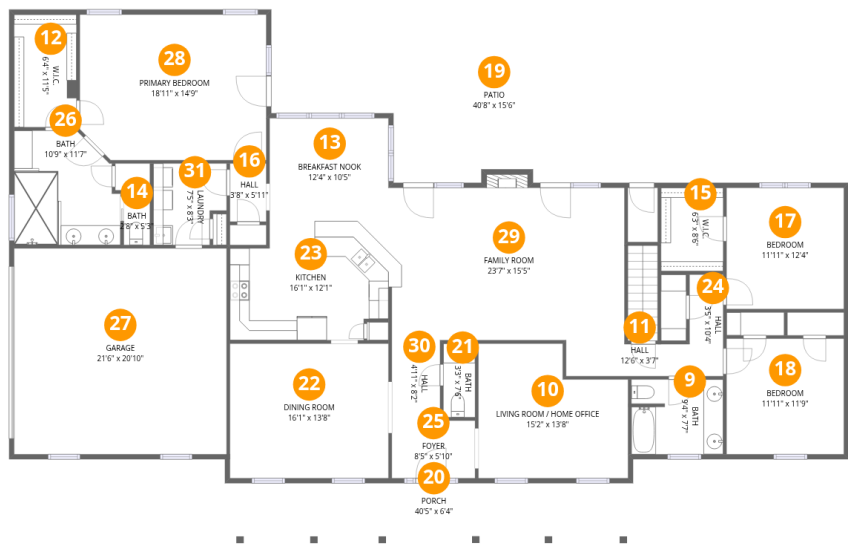


Room dimensions

Floor 1 Below grade Total:1165sqft    Excluded: 591sqft

#		Dimensions	sqft	Counted as living area
1	Wet Bar	9'5" x 9'3"	88 sq. ft	Yes
2	Recreation Room	30'6" x 28'3"	815 sq. ft	Yes
3	Utility	7'2" x 6'4"	45 sq. ft	No
4	Basement	21'11" x 26'4"	543 sq. ft	No
5	Wic	8'2" x 13'1"	98 sq. ft	Yes
6	Hall	6'4" x 4'4"	30 sq. ft	Yes
7	Bath	11'5" x 6'2"	61 sq. ft	Yes
8	Hall	3'11" x 6'8"	26 sq. ft	Yes

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Room dimensions

Floor 2 Total:2440sqft   Excluded: 1252sqft

#		Dimensions	sqft	Counted as living area
9	Bath	9'4" x 7'7"	70 sq. ft	Yes
10	Living Room / Home Office	15'2" x 13'8"	183 sq. ft	Yes
11	Hall	12'6" x 3'7"	43 sq. ft	Yes
12	W.I.C.	6'4" x 11'5"	72 sq. ft	Yes
13	Breakfast Nook	12'4" x 10'5"	127 sq. ft	Yes
14	Bath	2'8" x 5'3"	14 sq. ft	Yes
15	W.I.C.	6'3" x 8'6"	53 sq. ft	Yes
16	Hall	3'8" x 5'11"	22 sq. ft	Yes
17	Bedroom	11'11" x 12'4"	146 sq. ft	Yes
18	Bedroom	11'11" x 11'9"	139 sq. ft	Yes

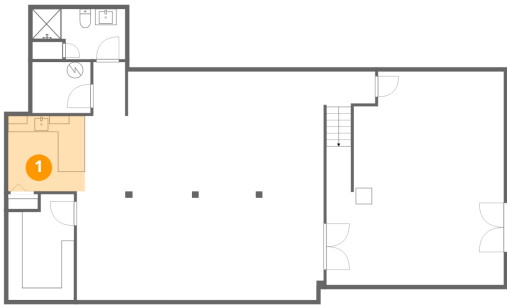
## Home data report

**6304 Roselawn Court Drive, Roanoke, Virginia 24018, United States**

#		Dimensions	sqft	Counted as living area
19	Patio	40'8" x 15'6"	538 sq. ft	No
20	Porch	40'5" x 6'4"	257 sq. ft	No
21	Bath	3'3" x 7'6"	24 sq. ft	Yes
22	Dining Room	16'1" x 13'8"	220 sq. ft	Yes
23	Kitchen	16'1" x 12'1"	180 sq. ft	Yes
24	Hall	3'5" x 10'4"	35 sq. ft	Yes
25	Foyer	8'5" x 5'10"	49 sq. ft	Yes
26	Bath	10'9" x 11'7"	113 sq. ft	Yes
27	Garage	21'6" x 20'10"	450 sq. ft	No
28	Primary Bedroom	18'11" x 14'9"	274 sq. ft	Yes
29	Family Room	23'7" x 15'5"	370 sq. ft	Yes
30	Hall	4'11" x 8'2"	40 sq. ft	Yes
31	Laundry	7'5" x 8'3"	56 sq. ft	Yes

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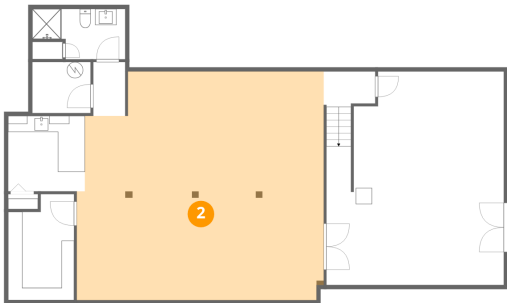
1 Floor 1 - Wet Bar



Dimensions: 9'5" x 9'3"  
Area: 88 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 - Recreation Room

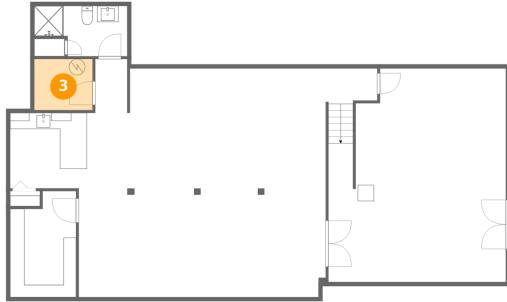


Dimensions: 30'6" x 28'3"  
Area: 815 sq. ft  
Counted as living area: Yes

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

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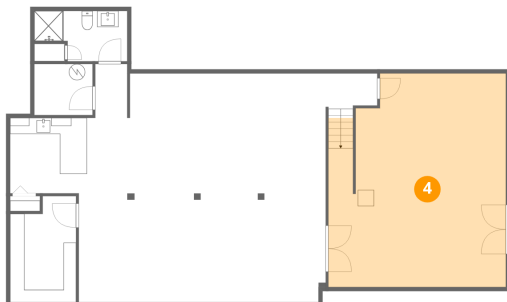
### 3 Floor 1 - Utility



Dimensions: 7'2" x 6'4"  
Area: 45 sq. ft  
Counted as living area: No

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

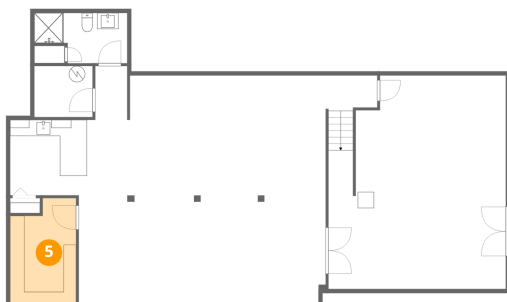
### 4 Floor 1 - Basement



Dimensions: 21'11" x 26'4"  
Area: 543 sq. ft  
Counted as living area: No

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

### 5 Floor 1 - Wic

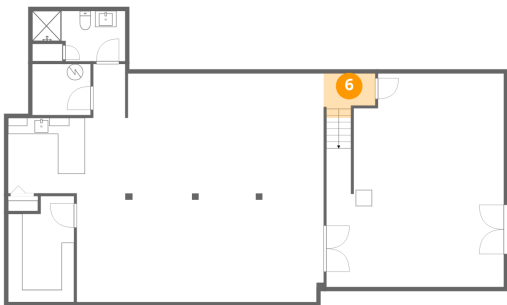


Dimensions: 8'2" x 13'1"  
Area: 98 sq. ft  
Counted as living area: Yes

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

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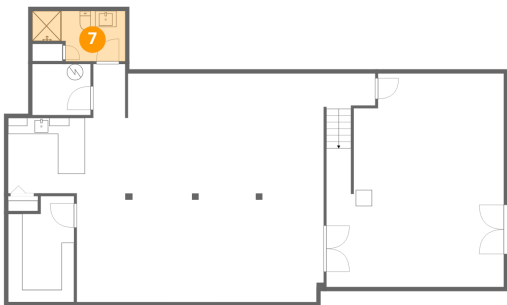
6 Floor 1 - Hall



Dimensions: 6'4" x 4'4"  
Area: 30 sq. ft  
Counted as living area: Yes

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

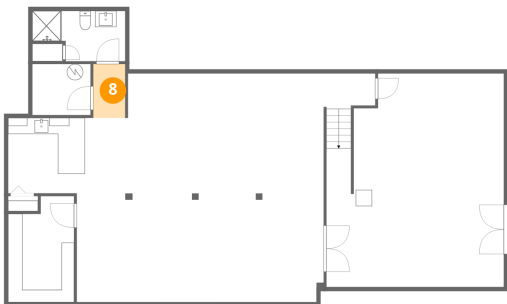
7 Floor 1 - Bath



Dimensions: 11'5" x 6'2"  
Area: 61 sq. ft  
Counted as living area: Yes

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

8 Floor 1 - Hall

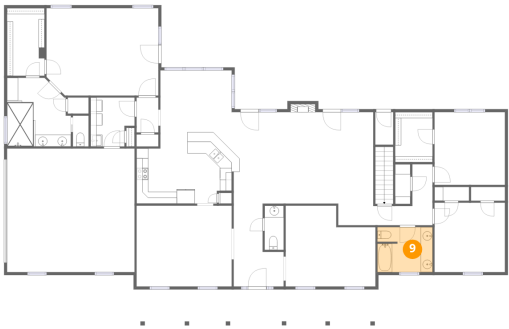


Dimensions: 3'11" x 6'8"  
Area: 26 sq. ft  
Counted as living area: Yes

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



9 Floor 2 - Bath



Dimensions: 9'4" x 7'7"  
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

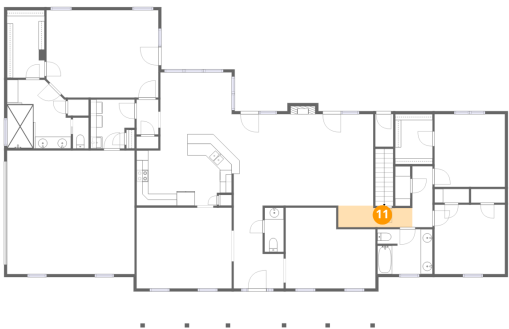
10 Floor 2 - Living Room / Home Office



Dimensions: 15'2" x 13'8"  
Area: 183 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 - Hall

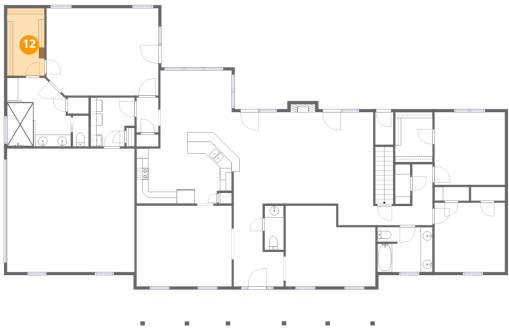


Dimensions: 12'6" x 3'7"  
Area: 43 sq. ft  
Counted as living area: Yes

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

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12 Floor 2 - W.I.C.



Dimensions: 6'4" x 11'5"  
Area: 72 sq. ft  
Counted as living area: Yes

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

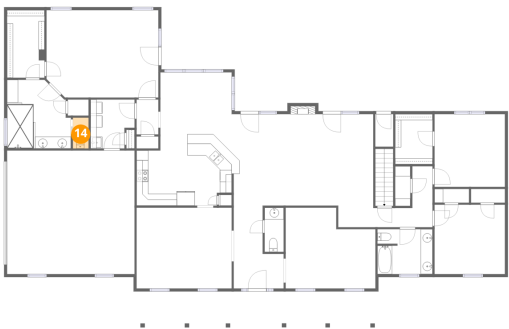
13 Floor 2 - Breakfast Nook



Dimensions: 12'4" x 10'5"  
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

14 Floor 2 - Bath



Dimensions: 2'8" x 5'3"  
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

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15 Floor 2 - W.I.C.



Dimensions: 6'3" x 8'6"  
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

16 Floor 2 - Hall



Dimensions: 3'8" x 5'11"  
Area: 22 sq. ft  
Counted as living area: Yes

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

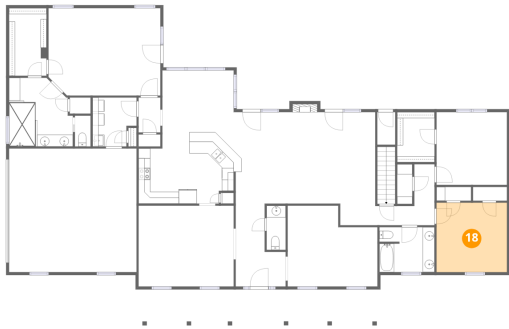
17 Floor 2 - Bedroom



Dimensions: 11'11" x 12'4"  
Area: 146 sq. ft  
Counted as living area: Yes

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

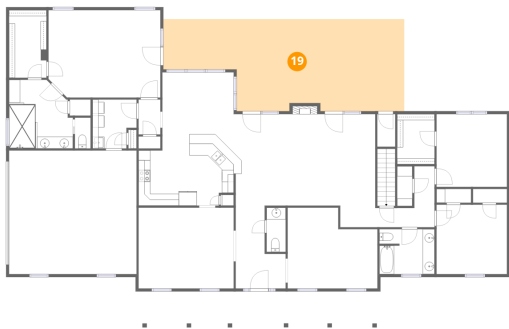
18 Floor 2 - Bedroom



Dimensions: 11'11" x 11'9"  
Area: 139 sq. ft  
Counted as living area: Yes

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

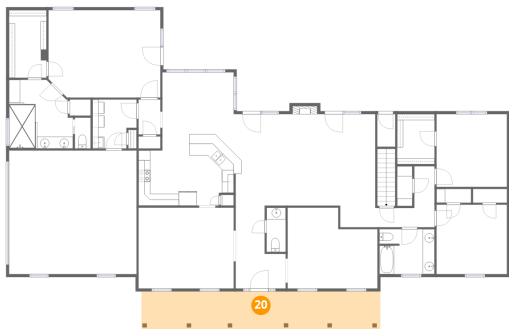
19 Floor 2 - Patio



Dimensions: 40'8" x 15'6"  
Area: 538 sq. ft  
Counted as living area: No

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

20 Floor 2 - Porch



Dimensions: 40'5" x 6'4"  
Area: 257 sq. ft  
Counted as living area: No

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

21 Floor 2 - Bath



Dimensions: 3'3" x 7'6"  
Area: 24 sq. ft  
Counted as living area: Yes

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

22 Floor 2 - Dining Room



Dimensions: 16'1" x 13'8"  
Area: 220 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 2 - Kitchen



Dimensions: 16'1" x 12'1"  
Area: 180 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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24 Floor 2 - Hall



Dimensions: 3'5" x 10'4"  
Area: 35 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 - Foyer



Dimensions: 8'5" x 5'10"  
Area: 49 sq. ft  
Counted as living area: Yes

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

26 Floor 2 - Bath

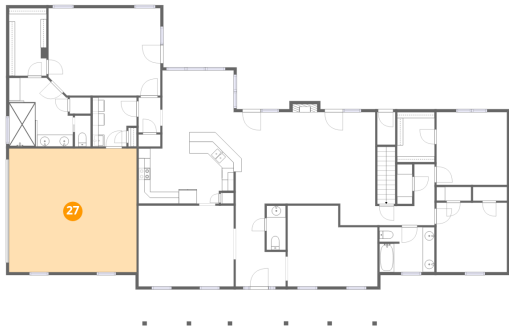


Dimensions: 10'9" x 11'7"  
Area: 113 sq. ft  
Counted as living area: Yes

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

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27 Floor 2 - Garage



Dimensions: 21'6" x 20'10"  
Area: 450 sq. ft  
Counted as living area: No

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

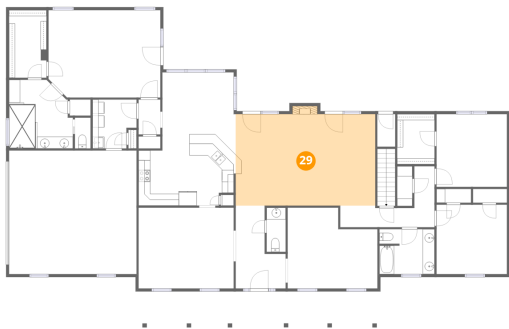
28 Floor 2 - Primary Bedroom



Dimensions: 18'11" x 14'9"  
Area: 274 sq. ft  
Counted as living area: Yes

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

29 Floor 2 - Family Room



Dimensions: 23'7" x 15'5"  
Area: 370 sq. ft  
Counted as living area: Yes

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

30 Floor 2 - Hall



Dimensions: 4'11" x 8'2"  
Area: 40 sq. ft  
Counted as living area: Yes

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

31 Floor 2 - Laundry



Dimensions: 7'5" x 8'3"  
Area: 56 sq. ft  
Counted as living area: Yes

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