



Total Area: 2203 sq. ft

Basement: 225 sq. ft, 1st Floor: 1222 sq. ft, 2nd Floor: 756 sq. ft

Excluded: Basement 249 sq. ft, Utility 189 sq. ft, Open to below 231 sq. ft, Walls: 229 sq. ft

Property summary

 **3** Floors

 **3** Bedrooms

 **2** Bathrooms

Home data report

123 Larkspur Ln, Buffalo, NY, US

 **1**
Half baths

 **1**
Garages



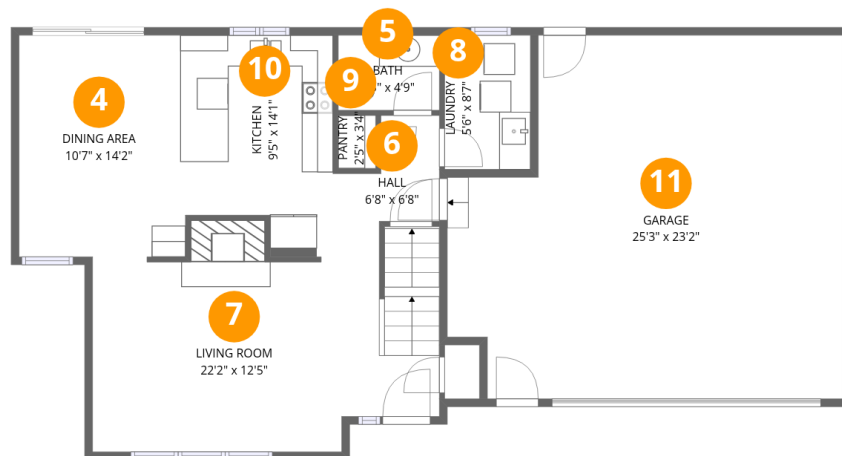
Room dimensions

Floor 1 Below grade

Total: 225 sqft

Excluded: 438 sqft

#		Dimensions	sqft	Counted as living area
1	Utility	15'0" x 16'8"	249 sq. ft	No
2	Basement	17'4" x 14'2"	244 sq. ft	No
3	Recreation Room	16'9" x 12'1"	203 sq. ft	Yes

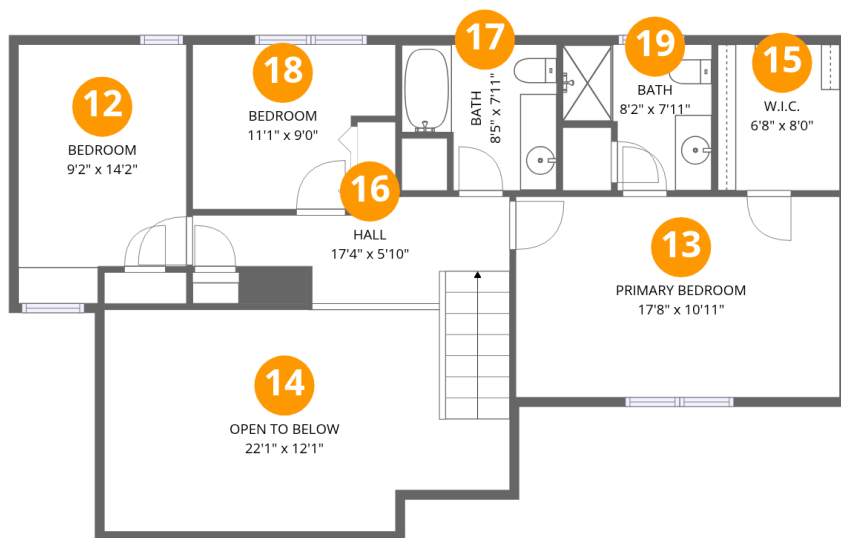


Room dimensions

Floor 2

Total: 1222 sqft Excluded: 0 sqft

#		Dimensions	sqft	Counted as living area
4	Dining Area	10'7" x 14'2"	150 sq. ft	Yes
5	Bath	6'5" x 4'9"	31 sq. ft	Yes
6	Hall	6'8" x 6'8"	44 sq. ft	Yes
7	Living Room	22'2" x 12'5"	274 sq. ft	Yes
8	Laundry	5'6" x 8'7"	47 sq. ft	Yes
9	Pantry	2'5" x 3'4"	8 sq. ft	Yes
10	Kitchen	9'5" x 14'1"	133 sq. ft	Yes
11	Garage	25'3" x 23'2"	585 sq. ft	Yes



Room dimensions

Floor 3

Total: 756 sqft Excluded: 231 sqft

#		Dimensions	sqft	Counted as living area
12	Bedroom	9'2" x 14'2"	129 sq. ft	Yes
13	Primary Bedroom	17'8" x 10'11"	194 sq. ft	Yes
14	Open To Below	22'1" x 12'1"	267 sq. ft	No
15	W.I.C.	6'8" x 8'0"	53 sq. ft	Yes
16	Hall	17'4" x 5'10"	101 sq. ft	Yes
17	Bath	8'5" x 7'11"	67 sq. ft	Yes
18	Bedroom	11'1" x 9'0"	99 sq. ft	Yes
19	Bath	8'2" x 7'11"	64 sq. ft	Yes

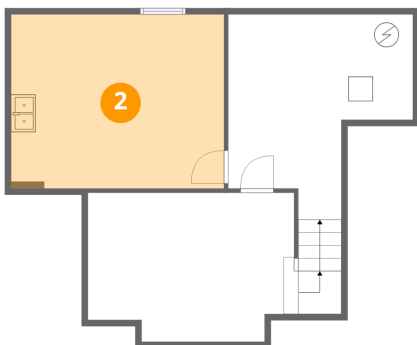
1 Floor 1 - Utility



Dimensions: 15'0" x 16'8"
Area: 249 sq. ft
Counted as living area: No

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

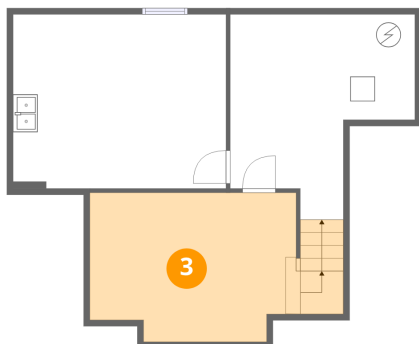
2 Floor 1 - Basement



Dimensions: 17'4" x 14'2"
Area: 244 sq. ft
Counted as living area: No

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

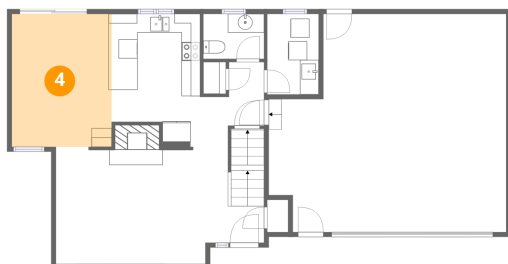
3 Floor 1 - Recreation Room



Dimensions: 16'9" x 12'1"
Area: 203 sq. ft
Counted as living area: Yes

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

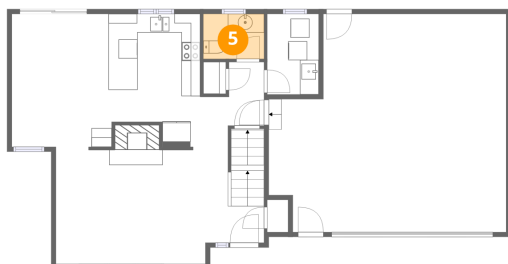
4 Floor 2 - Dining Area



Dimensions: 10'7" x 14'2"
Area: 150 sq. ft
Counted as living area: Yes

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

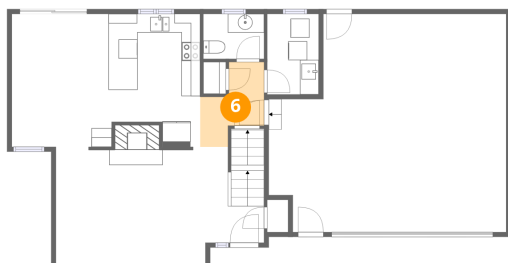
5 Floor 2 - Bath



Dimensions: 6'5" x 4'9"
Area: 31 sq. ft
Counted as living area: Yes

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

6 Floor 2 - Hall



Dimensions: 6'8" x 6'8"
Area: 44 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 - Living Room



Dimensions: 22'2" x 12'5"
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

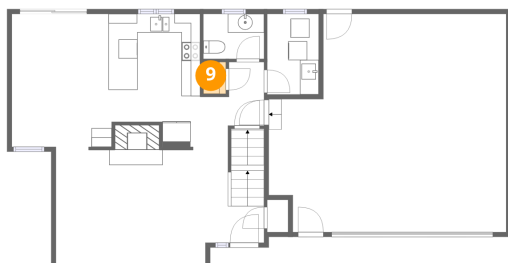
8 Floor 2 - Laundry



Dimensions: 5'6" x 8'7"
Area: 47 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 - Pantry



Dimensions: 2'5" x 3'4"
Area: 8 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 - Kitchen



Dimensions: 9'5" x 14'1"
Area: 133 sq. ft
Counted as living area: Yes

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

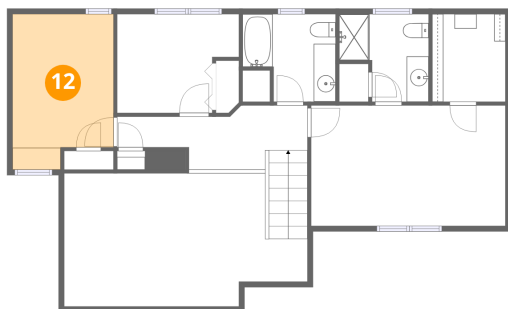
11 Floor 2 - Garage



Dimensions: 25'3" x 23'2"
Area: 585 sq. ft
Counted as living area: No

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

12 Floor 3 - Bedroom



Dimensions: 9'2" x 14'2"
Area: 129 sq. ft
Counted as living area: Yes

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

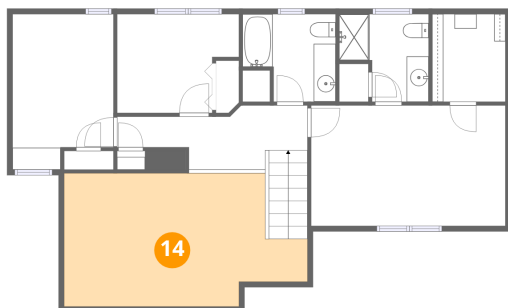
13 Floor 3 - Primary Bedroom



Dimensions: 17'8" x 10'11"
Area: 194 sq. ft
Counted as living area: Yes

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

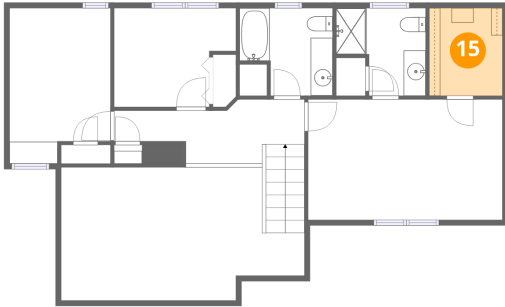
14 Floor 3 - Open To Below



Dimensions: 22'1" x 12'1"
Area: 267 sq. ft
Counted as living area: No

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

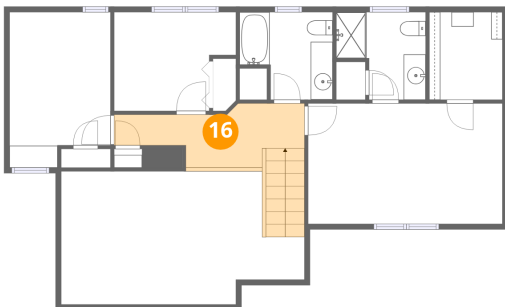
15 Floor 3 - W.I.C.



Dimensions: 6'8" x 8'0"
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

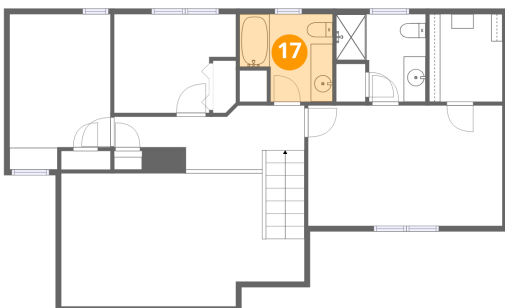
16 Floor 3 - Hall



Dimensions: 17'4" x 5'10"
Area: 101 sq. ft
Counted as living area: Yes

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

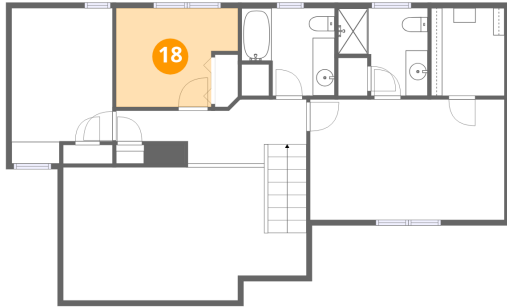
17 Floor 3 - Bath



Dimensions: 8'5" x 7'11"
Area: 67 sq. ft
Counted as living area: Yes

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

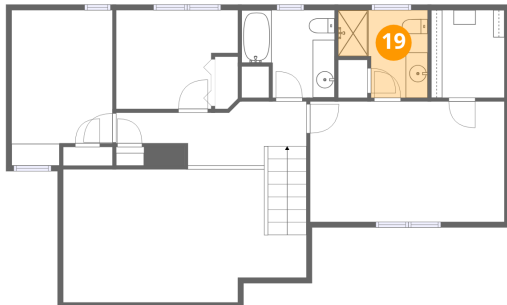
18 Floor 3 - Bedroom



Dimensions: 11'1" x 9'0"
Area: 99 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 - Bath



Dimensions: 8'2" x 7'11"
Area: 64 sq. ft
Counted as living area: Yes

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