

Home data report

# 310 Runyan Ranch Rd, Tolar, Hood County, Texas, United States, 76476



**Total Area: 2785 sq. ft**

1st Floor: 2785 sq. ft

Excluded: Garage 812 sq. ft, Walls: 183 sq. ft

## Property summary

 1 Floors

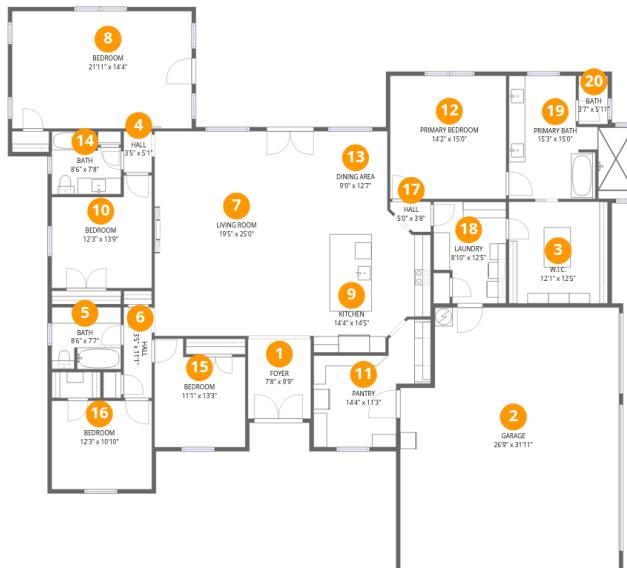
 5 Bedrooms

 3 Bathrooms

 1 Garages

## Home data report

# 310 Runyan Ranch Rd, Tolar, Hood County, Texas, United States, 76476



## Room dimensions

Floor 1

Total: 2785sqft      Excluded: 812sqft

#		Dimensions	sqft	Counted as living area
1	Foyer	7'8" x 9'9"	75 sq. ft	Yes
2	Garage	26'9" x 31'11"	812 sq. ft	No
3	W.I.C.	12'1" x 12'5"	150 sq. ft	Yes
4	Hall	3'5" x 5'1"	17 sq. ft	Yes
5	Bath	8'6" x 7'7"	63 sq. ft	Yes
6	Hall	3'5" x 11'1"	38 sq. ft	Yes
7	Living Room	19'5" x 25'0"	485 sq. ft	Yes
8	Bedroom	21'11" x 14'4"	315 sq. ft	Yes
9	Kitchen	14'4" x 14'5"	186 sq. ft	Yes
10	Bedroom	12'3" x 13'9"	145 sq. ft	Yes
11	Pantry	14'4" x 11'3"	148 sq. ft	Yes

Scan captured on Wed, 26 Nov 2025 21:12:08 GMT

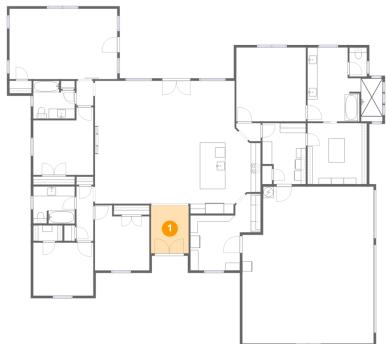
Home data report

**310 Runyan Ranch Rd, Tolar, Hood County, Texas, United States, 76476**

#		Dimensions	sqft	Counted as living area
12	Primary Bedroom	14'2" x 15'0"	213 sq. ft	Yes
13	Dining Area	9'0" x 12'7"	118 sq. ft	Yes
14	Bath	8'6" x 7'8"	59 sq. ft	Yes
15	Bedroom	11'1" x 13'3"	130 sq. ft	Yes
16	Bedroom	12'3" x 10'10"	132 sq. ft	Yes
17	Hall	5'0" x 3'8"	14 sq. ft	Yes
18	Laundry	8'10" x 12'5"	101 sq. ft	Yes
19	Primary Bath	15'3" x 15'0"	183 sq. ft	Yes
20	Bath	3'7" x 5'11"	21 sq. ft	Yes

# 310 Runyan Ranch Rd, Tolar, Hood County, Texas, United States, 76476

## 1 Floor 1 - Foyer



Dimensions: 7'8" x 9'9"  
Area: 75 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 - Garage



Dimensions: 26'9" x 31'11"  
Area: 812 sq. ft  
Counted as living area: No

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

# 310 Runyan Ranch Rd, Tolar, Hood County, Texas, United States, 76476

## 3 Floor 1 - W.I.C.



Dimensions: 12'1" x 12'5"  
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

## 4 Floor 1 - Hall



Dimensions: 3'5" x 5'1"  
Area: 17 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 1 - Bath



Dimensions: 8'6" x 7'7"  
Area: 63 sq. ft  
Counted as living area: Yes

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

# 310 Runyan Ranch Rd, Tolar, Hood County, Texas, United States, 76476

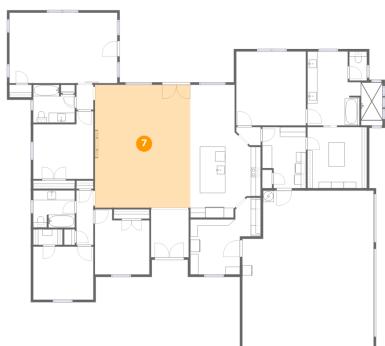
## 6 Floor 1 - Hall



Dimensions: 3'5" x 11'1"  
Area: 38 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 - Living Room



Dimensions: 19'5" x 25'0"  
Area: 485 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 - Bedroom



Dimensions: 21'11" x 14'4"  
Area: 315 sq. ft  
Counted as living area: Yes

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

# 310 Runyan Ranch Rd, Tolar, Hood County, Texas, United States, 76476

## 9 Floor 1 - Kitchen



Dimensions: 14'4" x 14'5"  
Area: 186 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 - Bedroom



Dimensions: 12'3" x 13'9"  
Area: 145 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 - Pantry

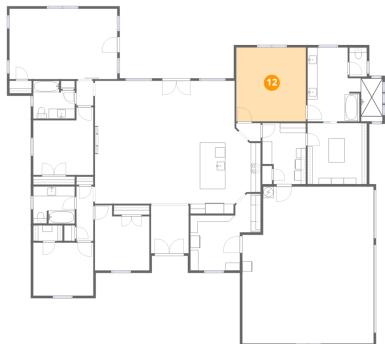


Dimensions: 14'4" x 11'3"  
Area: 148 sq. ft  
Counted as living area: Yes

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

# 310 Runyan Ranch Rd, Tolar, Hood County, Texas, United States, 76476

## 12 Floor 1 - Primary Bedroom



Dimensions: 14'2" x 15'0"  
Area: 213 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 1 - Dining Area



Dimensions: 9'0" x 12'7"  
Area: 118 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 - Bath



Dimensions: 8'6" x 7'8"  
Area: 59 sq. ft  
Counted as living area: Yes

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

# 310 Runyan Ranch Rd, Tolar, Hood County, Texas, United States, 76476

## 15 Floor 1 - Bedroom



Dimensions: 11'1" x 13'3"  
Area: 130 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 - Bedroom



Dimensions: 12'3" x 10'10"  
Area: 132 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 - Hall



Dimensions: 5'0" x 3'8"  
Area: 14 sq. ft  
Counted as living area: Yes

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

# 310 Runyan Ranch Rd, Tolar, Hood County, Texas, United States, 76476

## 18 Floor 1 - Laundry



Dimensions: 8'10" x 12'5"  
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

## 19 Floor 1 - Primary Bath



Dimensions: 15'3" x 15'0"  
Area: 183 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: 3'7" x 5'11"  
Area: 21 sq. ft  
Counted as living area: Yes

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