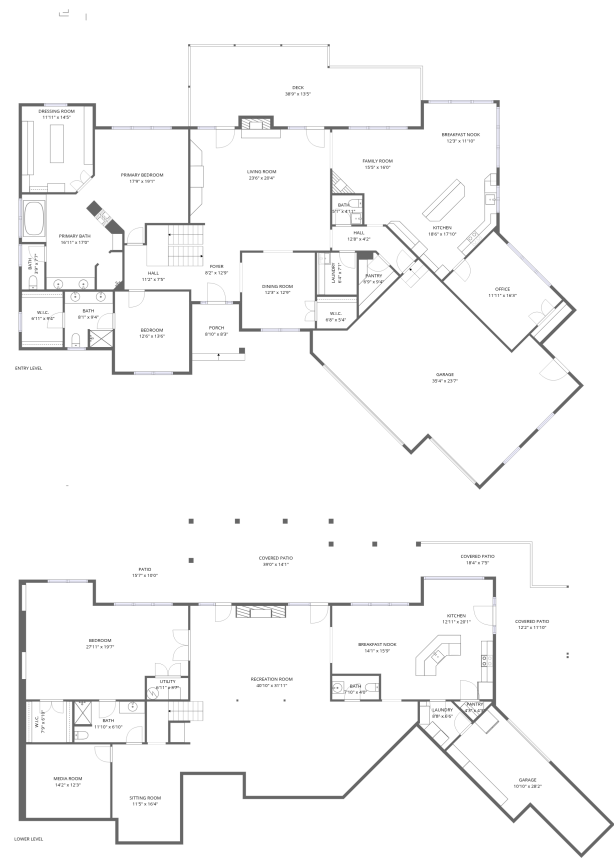


Home data report

138 Binnacle Drive, The Waterfront, Moneta, Franklin County,
Virginia, United States, 24121



Total Area: 5306 sq. ft

Floor 1: 2450 sq. ft, Floor 2: 2856 sq. ft

Excluded: Garage 1077 sq. ft, Utility 25 sq. ft, Covered patio 750 sq. ft, Patio 156 sq. ft, Deck 453 sq. ft, Porch 69 sq. ft, Fireplace 11 sq. ft, Walls: 359 sq. ft

Property summary

**2**
Floors

**3**
Bedrooms

**3**
Bathrooms

Home data report

**138 Binnacle Drive, The Waterfront, Moneta, Franklin County,
Virginia, United States, 24121**



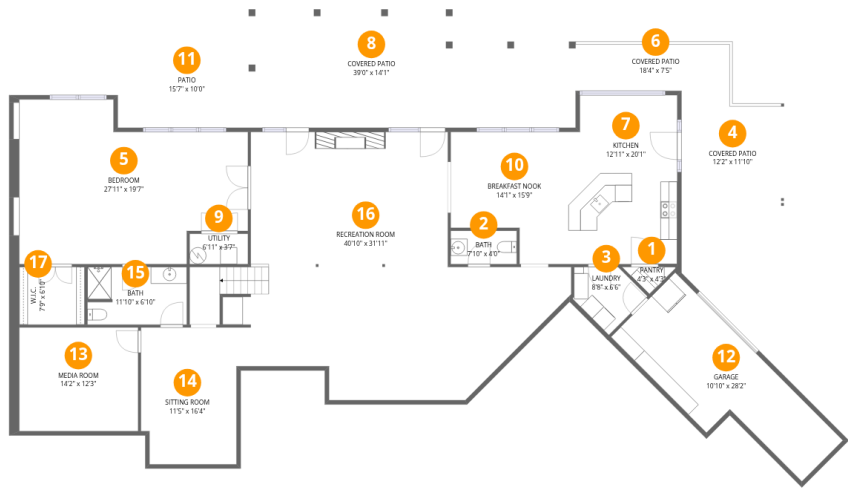
2
Half baths



2
Garages

Home data report

138 Binnacle Drive, The Waterfront, Moneta, Franklin County,
Virginia, United States, 24121



Room dimensions

Floor 1

Total:2450sqft

Excluded: 1190sqft

#		Dimensions	sqft	Counted as living area
1	Pantry	4'3" x 4'3"	11 sq. ft	Yes
2	Bath	7'10" x 4'0"	31 sq. ft	Yes
3	Laundry	8'8" x 6'6"	46 sq. ft	Yes
4	Covered Patio	12'2" x 11'10"	144 sq. ft	No
5	Bedroom	27'11" x 19'7"	450 sq. ft	Yes
6	Covered Patio	18'4" x 7'5"	112 sq. ft	No
7	Kitchen	12'11" x 20'1"	254 sq. ft	Yes
8	Covered Patio	39'0" x 14'1"	493 sq. ft	No
9	Utility	6'11" x 3'7"	25 sq. ft	No
10	Breakfast Nook	14'1" x 15'9"	186 sq. ft	Yes
11	Patio	15'7" x 10'0"	156 sq. ft	No

Home data report

**138 Binnacle Drive, The Waterfront, Moneta, Franklin County,
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#		Dimensions	sqft	Counted as living area
12	Garage	10'10" x 28'2"	259 sq. ft	No
13	Media Room	14'2" x 12'3"	175 sq. ft	Yes
14	Sitting Room	11'5" x 16'4"	182 sq. ft	Yes
15	Bath	11'10" x 6'10"	80 sq. ft	Yes
16	Recreation Room	40'10" x 31'11"	921 sq. ft	Yes
17	W.I.C.	7'9" x 6'10"	53 sq. ft	Yes

**138 Binnacle Drive, The Waterfront, Moneta, Franklin County,
Virginia, United States, 24121**



Total:2856sqft Excluded: 1351sqft

Scan captured on Thu, 30 Oct 2025 18:31:54 GMT

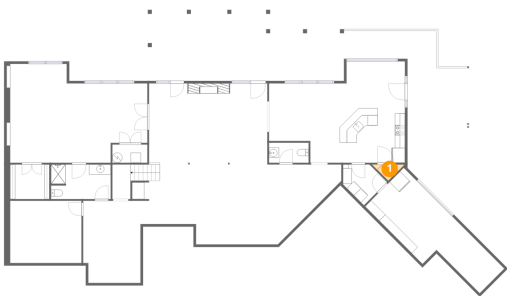
Home data report

**138 Binnacle Drive, The Waterfront, Moneta, Franklin County,
Virginia, United States, 24121**

#		Dimensions	sqft	Counted as living area
29	Foyer	8'2" x 12'9"	105 sq. ft	Yes
30	Primary Bath	16'11" x 17'0"	219 sq. ft	Yes
31	Dressing Room	11'11" x 14'5"	168 sq. ft	Yes
32	Family Room	15'5" x 16'0"	218 sq. ft	Yes
33	Dining Room	12'3" x 12'9"	156 sq. ft	Yes
34	Hall	11'2" x 7'5"	108 sq. ft	Yes
35	Laundry	6'4" x 7'1"	47 sq. ft	Yes
36	Deck	38'9" x 13'5"	453 sq. ft	No
37	Kitchen	18'6" x 17'10"	191 sq. ft	Yes
38	Breakfast Nook	12'3" x 11'10"	145 sq. ft	Yes
39	Bedroom	12'6" x 13'6"	168 sq. ft	Yes
40	Bath	3'9" x 7'7"	29 sq. ft	Yes

138 Binnacle Drive, The Waterfront, Moneta, Franklin County,
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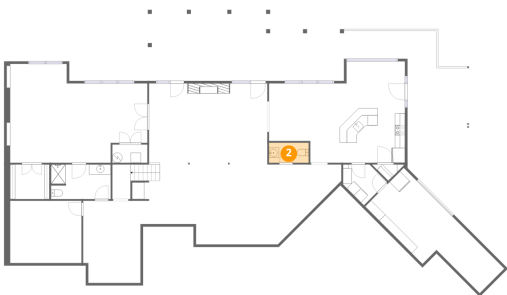
1 Floor 1 - Pantry



Dimensions: 4'3" x 4'3"
Area: 11 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 - Bath



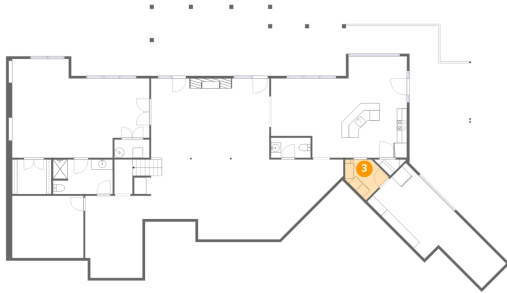
Dimensions: 7'10" x 4'0"
Area: 31 sq. ft
Counted as living area: Yes

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

Home data report

138 Binnacle Drive, The Waterfront, Moneta, Franklin County,
Virginia, United States, 24121

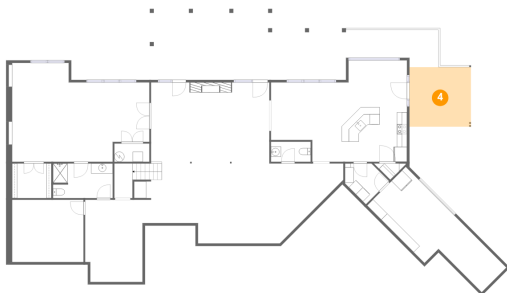
3 Floor 1 - Laundry



Dimensions: 8'8" x 6'6"
Area: 46 sq. ft
Counted as living area: Yes

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

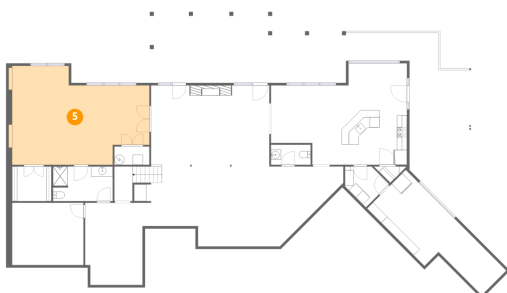
4 Floor 1 - Covered Patio



Dimensions: 12'2" x 11'10"
Area: 144 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 - Bedroom



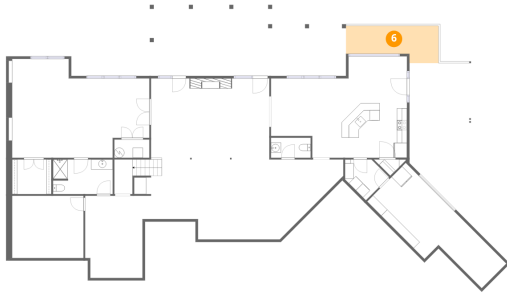
Dimensions: 27'11" x 19'7"
Area: 450 sq. ft
Counted as living area: Yes

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

Home data report

138 Binnacle Drive, The Waterfront, Moneta, Franklin County,
Virginia, United States, 24121

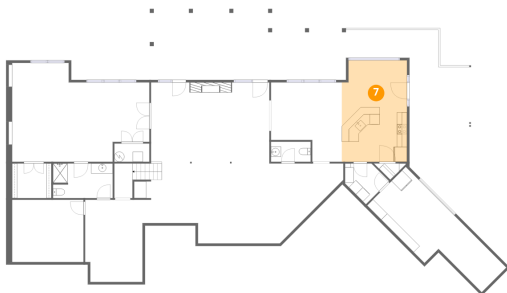
6 Floor 1 - Covered Patio



Dimensions: 18'4" x 7'5"
Area: 112 sq. ft
Counted as living area: No

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

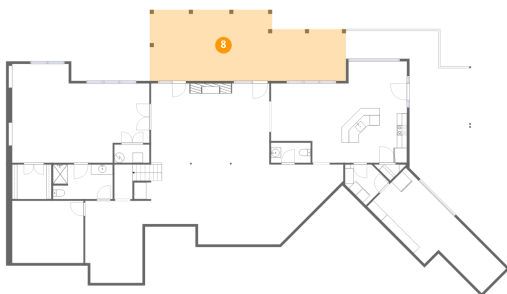
7 Floor 1 - Kitchen



Dimensions: 12'11" x 20'1"
Area: 254 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 - Covered Patio



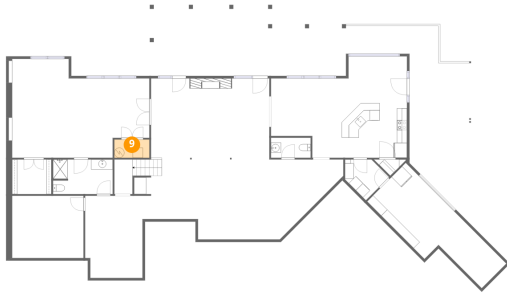
Dimensions: 39'0" x 14'1"
Area: 493 sq. ft
Counted as living area: No

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

Home data report

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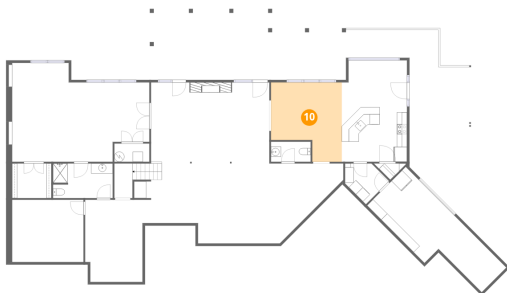
9 Floor 1 - Utility



Dimensions: 6'11" x 3'7"
Area: 25 sq. ft
Counted as living area: No

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

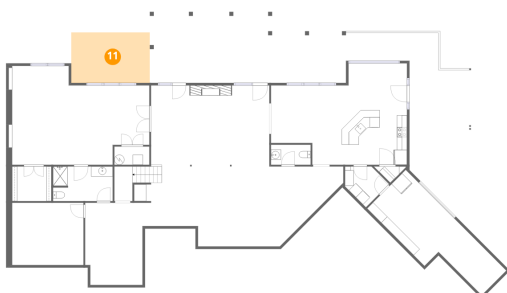
10 Floor 1 - Breakfast Nook



Dimensions: 14'1" x 15'9"
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

11 Floor 1 - Patio



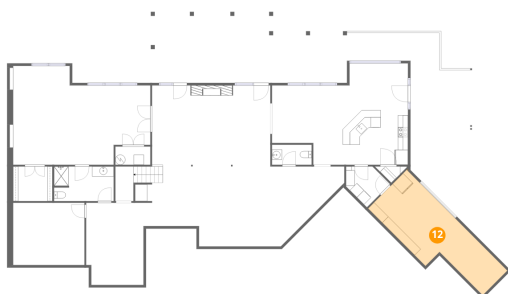
Dimensions: 15'7" x 10'0"
Area: 156 sq. ft
Counted as living area: No

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

Home data report

138 Binnacle Drive, The Waterfront, Moneta, Franklin County,
Virginia, United States, 24121

12 Floor 1 - Garage



Dimensions: 10'10" x 28'2"

Area: 259 sq. ft

Counted as living area: No

Heated: No

Finished: No

Enclosed: Yes

Contiguous: Yes

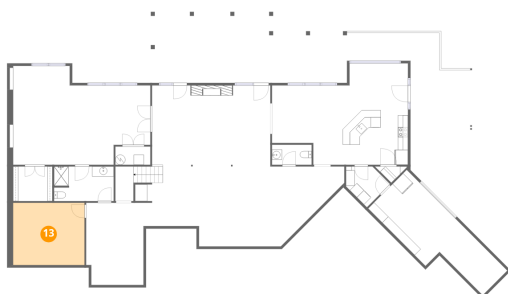
Permitted: Yes

Wet space: No

Addition: No

Conversion: No

13 Floor 1 - Media Room



Dimensions: 14'2" x 12'3"

Area: 175 sq. ft

Counted as living area: Yes

Heated: Yes

Finished: Yes

Enclosed: Yes

Contiguous: Yes

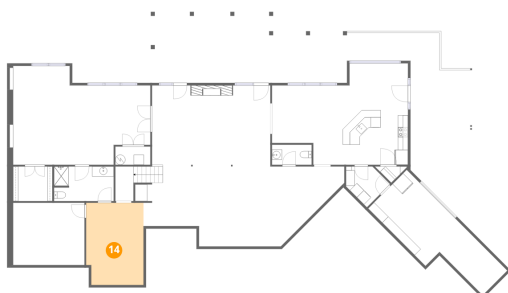
Permitted: Yes

Wet space: No

Addition: No

Conversion: No

14 Floor 1 - Sitting Room



Dimensions: 11'5" x 16'4"

Area: 182 sq. ft

Counted as living area: Yes

Heated: Yes

Finished: Yes

Enclosed: Yes

Contiguous: Yes

Permitted: Yes

Wet space: No

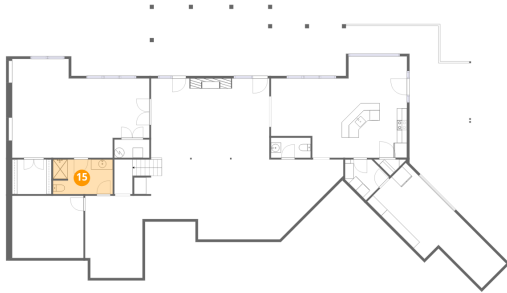
Addition: No

Conversion: No

Home data report

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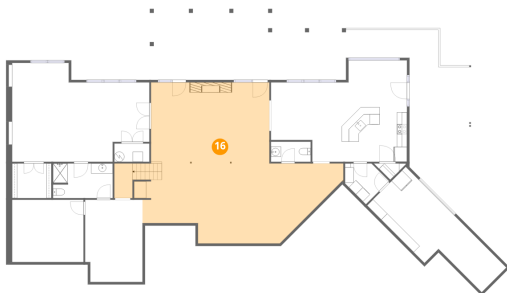
15 Floor 1 - Bath



Dimensions: 11'10" x 6'10"
Area: 80 sq. ft
Counted as living area: Yes

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

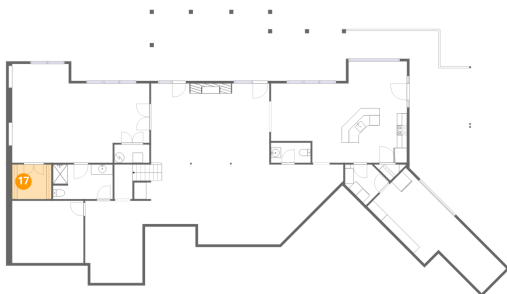
16 Floor 1 - Recreation Room



Dimensions: 40'10" x 31'11"
Area: 921 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 - W.I.C.

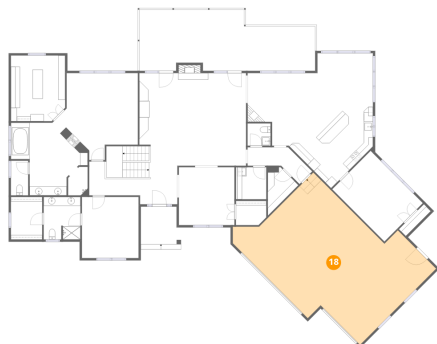


Dimensions: 7'9" x 6'10"
Area: 53 sq. ft
Counted as living area: Yes

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

138 Binnacle Drive, The Waterfront, Moneta, Franklin County,
Virginia, United States, 24121

18 Floor 2 - Garage



Dimensions: 35'4" x 23'7"
Area: 818 sq. ft
Counted as living area: No

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

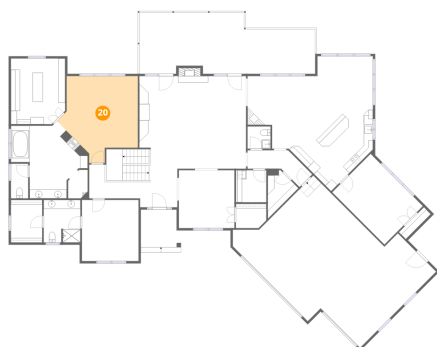
19 Floor 2 - Bath



Dimensions: 5'1" x 4'11"
Area: 25 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 2 - Primary Bedroom



Dimensions: 17'9" x 19'1"
Area: 257 sq. ft
Counted as living area: Yes

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

Home data report

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Virginia, United States, 24121

21 Floor 2 - W.I.C.



Dimensions: 6'8" x 5'4"
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 2 - Pantry



Dimensions: 6'9" x 9'4"
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

23 Floor 2 - Bath



Dimensions: 8'1" x 9'4"
Area: 75 sq. ft
Counted as living area: Yes

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

Home data report

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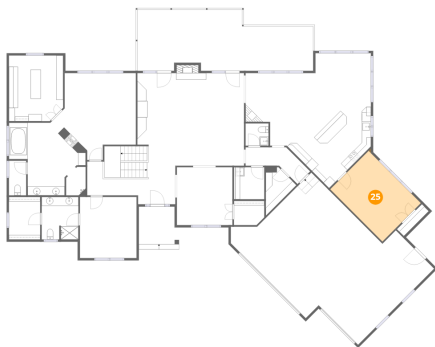
24 Floor 2 - W.I.C.



Dimensions: 6'11" x 9'4"
Area: 64 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 - Office



Dimensions: 11'11" x 16'3"
Area: 195 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 - Porch

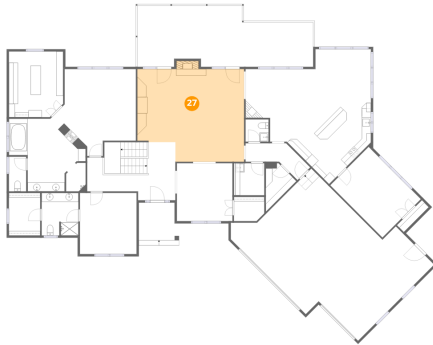


Dimensions: 8'10" x 8'3"
Area: 69 sq. ft
Counted as living area: No

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

138 Binnacle Drive, The Waterfront, Moneta, Franklin County,
Virginia, United States, 24121

27 Floor 2 - Living Room



Dimensions: 23'6" x 20'4"
Area: 450 sq. ft
Counted as living area: Yes

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

28 Floor 2 - Hall



Dimensions: 12'8" x 4'2"
Area: 59 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 - Foyer



Dimensions: 8'2" x 12'9"
Area: 105 sq. ft
Counted as living area: Yes

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

138 Binnacle Drive, The Waterfront, Moneta, Franklin County,
Virginia, United States, 24121

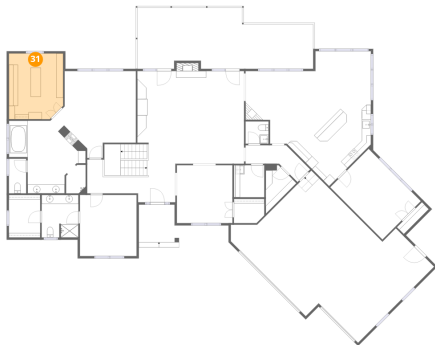
30 Floor 2 - Primary Bath



Dimensions: 16'11" x 17'0"
Area: 219 sq. ft
Counted as living area: Yes

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

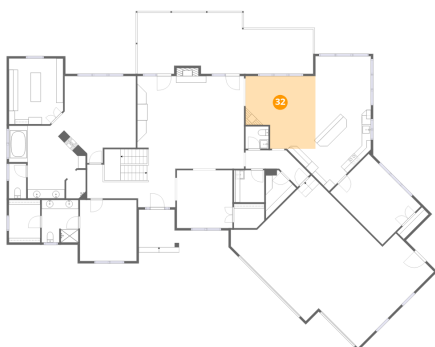
31 Floor 2 - Dressing Room



Dimensions: 11'11" x 14'5"
Area: 168 sq. ft
Counted as living area: Yes

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

32 Floor 2 - Family Room



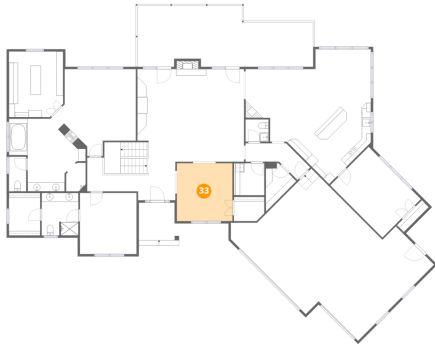
Dimensions: 15'5" x 16'0"
Area: 218 sq. ft
Counted as living area: Yes

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

Home data report

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Virginia, United States, 24121

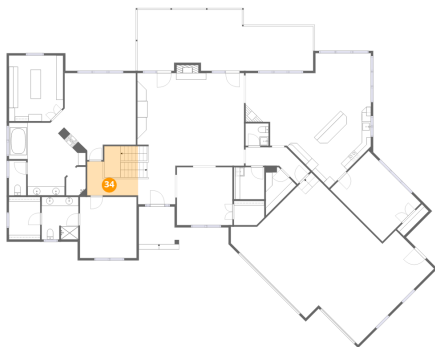
33 Floor 2 - Dining Room



Dimensions: 12'3" x 12'9"
Area: 156 sq. ft
Counted as living area: Yes

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

34 Floor 2 - Hall



Dimensions: 11'2" x 7'5"
Area: 108 sq. ft
Counted as living area: Yes

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

35 Floor 2 - Laundry



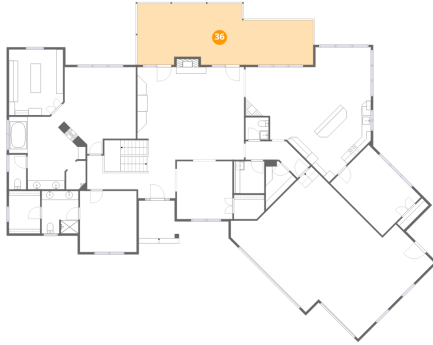
Dimensions: 6'4" x 7'1"
Area: 47 sq. ft
Counted as living area: Yes

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

Home data report

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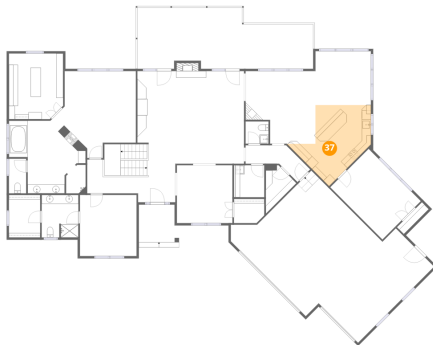
36 Floor 2 - Deck



Dimensions: 38'9" x 13'5"
Area: 453 sq. ft
Counted as living area: No

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

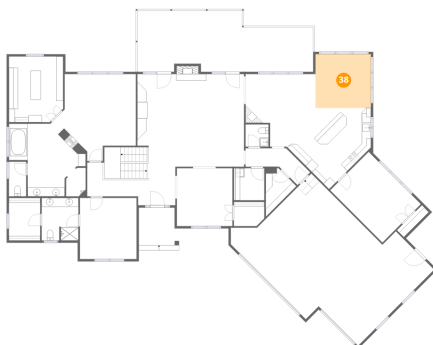
37 Floor 2 - Kitchen



Dimensions: 18'6" x 17'10"
Area: 191 sq. ft
Counted as living area: Yes

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

38 Floor 2 - Breakfast Nook

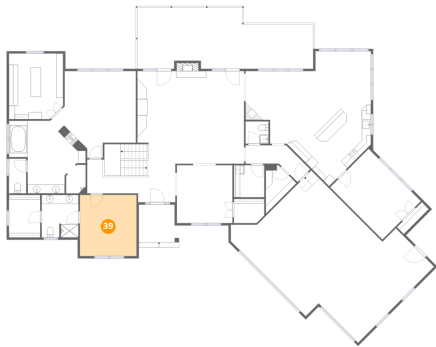


Dimensions: 12'3" x 11'10"
Area: 145 sq. ft
Counted as living area: Yes

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

138 Binnacle Drive, The Waterfront, Moneta, Franklin County,
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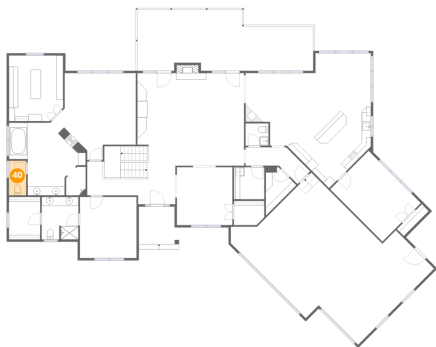
39 Floor 2 - Bedroom



Dimensions: 12'6" x 13'6"
Area: 168 sq. ft
Counted as living area: Yes

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

40 Floor 2 - Bath



Dimensions: 3'9" x 7'7"
Area: 29 sq. ft
Counted as living area: Yes

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