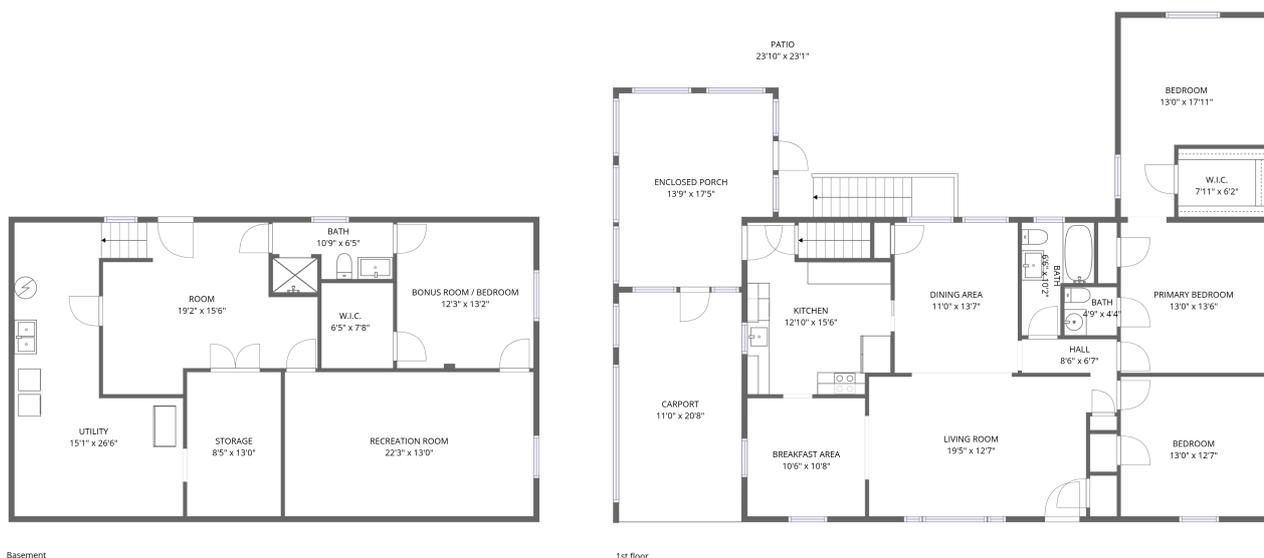


# Home data report

## 3310 Melody Avenue, Roanoke, Virginia 24018, United States



**Total Area: 2303 sq. ft**

Basement: 834 sq. ft, 1st Floor: 1469 sq. ft

Excluded: Storage 113 sq. ft, Utility 281 sq. ft, Enclosed porch 223 sq. ft, Carport 228 sq. ft, Patio 460 sq. ft, Walls: 201 sq. ft

### Property summary

 **2** Floors

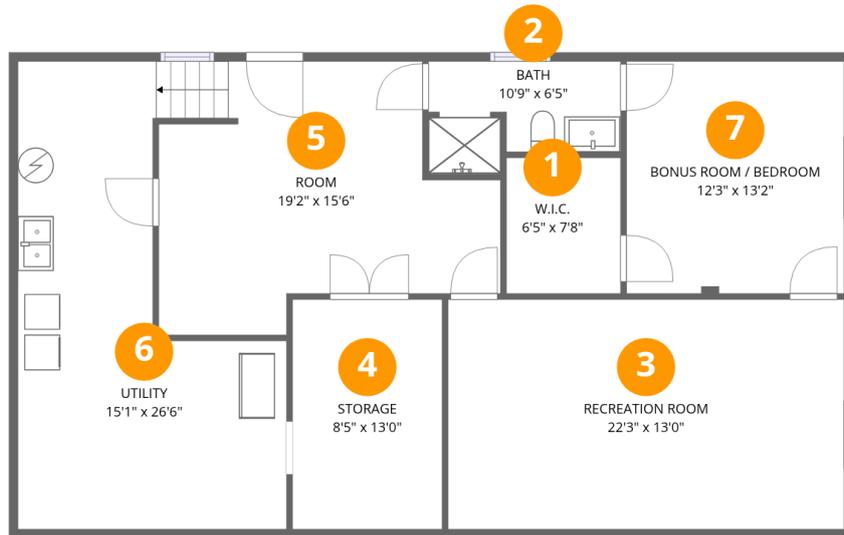
 **4** Bedrooms

 **2** Bathrooms

 **1** Half baths

Home data report

3310 Melody Avenue, Roanoke, Virginia 24018, United States



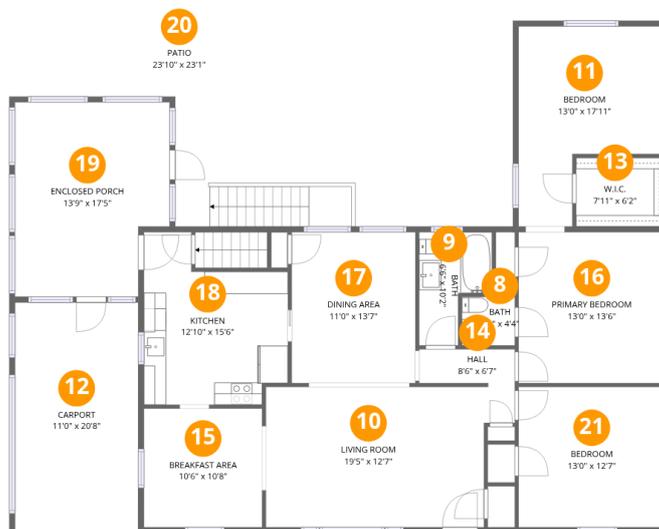
### Room dimensions

Floor 1 Below grade

Total:834sqft

Excluded: 394sqft

#		Dimensions	sqft	Counted as living area
1	W.I.C.	6'5" x 7'8"	49 sq. ft	Yes
2	Bath	10'9" x 6'5"	69 sq. ft	Yes
3	Recreation Room	22'3" x 13'0"	289 sq. ft	Yes
4	Storage	8'5" x 13'0"	109 sq. ft	No
5	Room	19'2" x 15'6"	297 sq. ft	Yes
6	Utility	15'1" x 26'6"	399 sq. ft	No
7	Bonus Room / Bedroom	12'3" x 13'2"	160 sq. ft	Yes



## Room dimensions

Floor 2

Total:1469sqft

Excluded: 911sqft

#		Dimensions	sqft	Counted as living area
8	Bath	4'9" x 4'4"	21 sq. ft	Yes
9	Bath	6'6" x 10'2"	66 sq. ft	Yes
10	Living Room	19'5" x 12'7"	244 sq. ft	Yes
11	Bedroom	13'0" x 17'11"	233 sq. ft	Yes
12	Carport	11'0" x 20'8"	227 sq. ft	No
13	W.I.C.	7'11" x 6'2"	49 sq. ft	Yes
14	Hall	8'6" x 6'7"	56 sq. ft	Yes
15	Breakfast Area	10'6" x 10'8"	112 sq. ft	Yes
16	Primary Bedroom	13'0" x 13'6"	176 sq. ft	Yes
17	Dining Area	11'0" x 13'7"	149 sq. ft	Yes
18	Kitchen	12'10" x 15'6"	198 sq. ft	Yes

Home data report

**3310 Melody Avenue, Roanoke, Virginia 24018, United States**

#		Dimensions	sqft	Counted as living area
19	Enclosed Porch	13'9" x 17'5"	240 sq. ft	No
20	Patio	23'10" x 23'1"	549 sq. ft	No
21	Bedroom	13'0" x 12'7"	164 sq. ft	Yes

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

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Dimensions: 6'5" x 7'8"  
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

**2** Floor 1 - Bath

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Dimensions: 10'9" x 6'5"  
Area: 69 sq. ft  
Counted as living area: Yes

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

### 3 Floor 1 - Recreation Room



Dimensions: 22'3" x 13'0"  
Area: 289 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 - Storage



Dimensions: 8'5" x 13'0"  
Area: 109 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 - Room



Dimensions: 19'2" x 15'6"  
Area: 297 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 - Utility



Dimensions: 15'1" x 26'6"  
Area: 399 sq. ft  
Counted as living area: No

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

## 7 Floor 1 - Bonus Room / Bedroom



Dimensions: 12'3" x 13'2"  
Area: 160 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 - Bath



Dimensions: 4'9" x 4'4"  
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

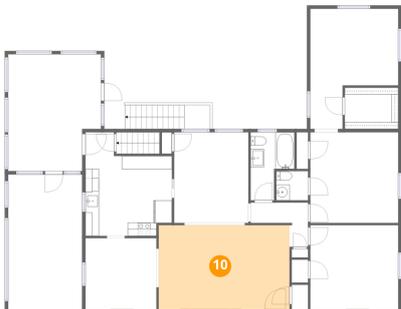
## 9 Floor 2 - Bath



Dimensions: 6'6" x 10'2"  
Area: 66 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



Dimensions: 19'5" x 12'7"  
Area: 244 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 - Bedroom



Dimensions: 13'0" x 17'11"  
Area: 233 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 2 - Carport



Dimensions: 11'0" x 20'8"  
Area: 227 sq. ft  
Counted as living area: No

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

## 13 Floor 2 - W.I.C.



Dimensions: 7'11" x 6'2"  
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

## 14 Floor 2 - Hall



Dimensions: 8'6" x 6'7"  
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

### 15 Floor 2 - Breakfast Area



Dimensions: 10'6" x 10'8"  
Area: 112 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 - Primary Bedroom



Dimensions: 13'0" x 13'6"  
Area: 176 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 - Dining Area



Dimensions: 11'0" x 13'7"  
Area: 149 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 - Kitchen



Dimensions: 12'10" x 15'6"  
Area: 198 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 - Enclosed Porch



Dimensions: 13'9" x 17'5"  
Area: 240 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 - Patio



Dimensions: 23'10" x 23'1"  
Area: 549 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 - Bedroom

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**Dimensions:** 13'0" x 12'7"  
**Area:** 164 sq. ft  
**Counted as living area:** Yes

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