

## Home data report

2455 Merriman Way Road, Westlake Corner, Moneta, Franklin County, Virginia, United States, 24121



**Total Area: 4580 sq. ft**

1st Floor: 1949 sq. ft, 2nd Floor: 2388 sq. ft, 3rd Floor: 243 sq. ft

Excluded: Utility 184 sq. ft, Covered patio 714 sq. ft, Garage 450 sq. ft, Deck 835 sq. ft, Porch 83 sq. ft, Open to below 395 sq. ft, Walls: 357 sq. ft

## Property summary



Home data report

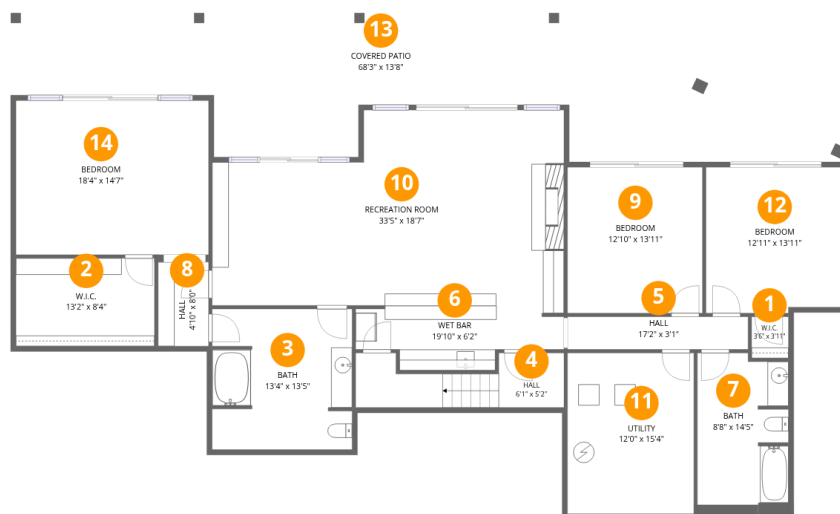
**2455 Merriman Way Road, Westlake Corner, Moneta, Franklin  
County, Virginia, United States, 24121**

 **1**  
Half baths

 **1**  
Garages

# Home data report

2455 Merriman Way Road, Westlake Corner, Moneta, Franklin County, Virginia, United States, 24121



## Room dimensions

Floor 1

Total:1949sqft Excluded: 898sqft

#		Dimensions	sqft	Counted as living area
1	W.I.C.	3'6" x 3'11"	14 sq. ft	Yes
2	W.I.C.	13'2" x 8'4"	110 sq. ft	Yes
3	Bath	13'4" x 13'5"	175 sq. ft	Yes
4	Hall	6'1" x 5'2"	83 sq. ft	Yes
5	Hall	17'2" x 3'1"	54 sq. ft	Yes
6	Wet Bar	19'10" x 6'2"	99 sq. ft	Yes
7	Bath	8'8" x 14'5"	128 sq. ft	Yes
8	Hall	4'10" x 8'0"	39 sq. ft	Yes
9	Bedroom	12'10" x 13'11"	178 sq. ft	Yes
10	Recreation Room	33'5" x 18'7"	551 sq. ft	Yes
11	Utility	12'0" x 15'4"	184 sq. ft	No

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County, Virginia, United States, 24121**

#		Dimensions	sqft	Counted as living area
12	Bedroom	12'11" x 13'11"	177 sq. ft	Yes
13	Covered Patio	68'3" x 13'8"	714 sq. ft	No
14	Bedroom	18'4" x 14'7"	269 sq. ft	Yes

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Room dimensions

Floor 2

Total:2388sqft

Excluded: 1368sqft

#		Dimensions	sqft	Counted as living area
15	Bath	4'11" x 4'6"	22 sq. ft	Yes
16	Foyer	19'10" x 9'5"	186 sq. ft	Yes
17	Hall	8'7" x 8'4"	46 sq. ft	Yes
18	Kitchen	13'8" x 13'5"	179 sq. ft	Yes
19	Living Room	19'5" x 19'6"	368 sq. ft	Yes
20	Bath	5'7" x 4'7"	25 sq. ft	Yes
21	Sun Room	12'6" x 15'0"	189 sq. ft	Yes
22	Porch	8'2" x 10'1"	83 sq. ft	No
23	Deck	85'1" x 14'11"	835 sq. ft	No
24	Family Room	19'5" x 15'7"	304 sq. ft	Yes
25	Dining Area	14'5" x 13'7"	198 sq. ft	Yes

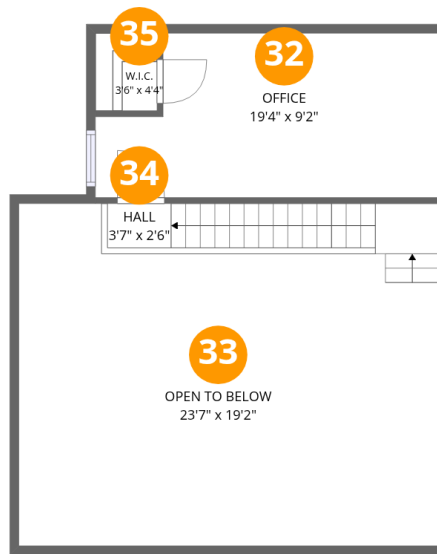
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#		Dimensions	sqft	Counted as living area
26	W.I.C.	5'7" x 9'9"	49 sq. ft	Yes
27	Laundry	10'6" x 8'4"	88 sq. ft	Yes
28	Garage	23'7" x 19'2"	450 sq. ft	No
29	Primary Bath	15'1" x 15'10"	195 sq. ft	Yes
30	Primary Bedroom	26'2" x 16'9"	420 sq. ft	Yes
31	W.I.C.	7'8" x 5'9"	35 sq. ft	Yes

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## Room dimensions

Floor 3

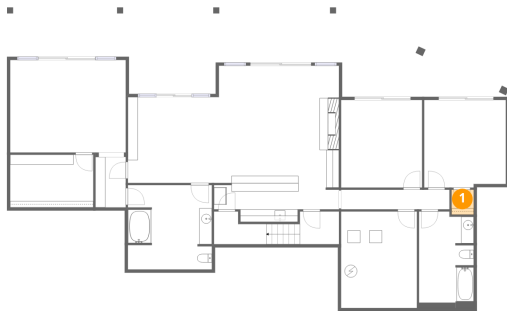
Total:243sqft

Excluded: 395sqft

#		Dimensions	sqft	Counted as living area
32	Office	19'4" x 9'2"	160 sq. ft	Yes
33	Open To Below	23'7" x 19'2"	395 sq. ft	No
34	Hall	3'7" x 2'6"	58 sq. ft	Yes
35	W.I.C.	3'6" x 4'4"	15 sq. ft	Yes

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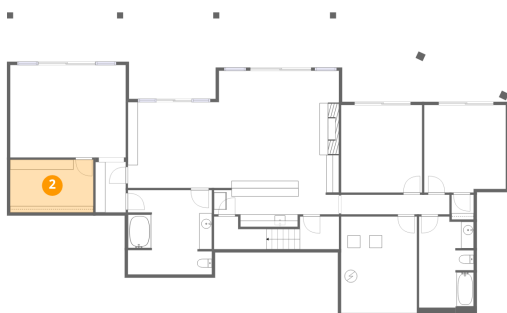
**1** Floor 1 - W.I.C.



Dimensions: 3'6" x 3'11"  
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

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

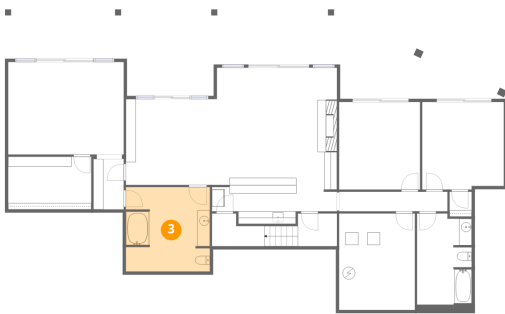


Dimensions: 13'2" x 8'4"  
Area: 110 sq. ft  
Counted as living area: Yes

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

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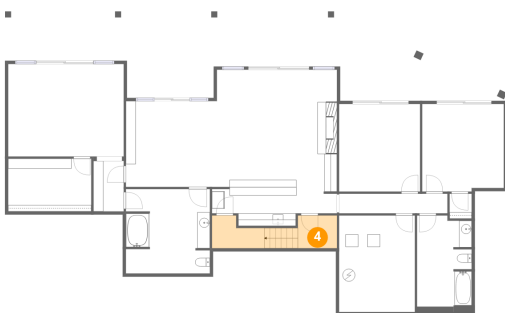
**3** Floor 1 - Bath



Dimensions: 13'4" x 13'5"  
Area: 175 sq. ft  
Counted as living area: Yes

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

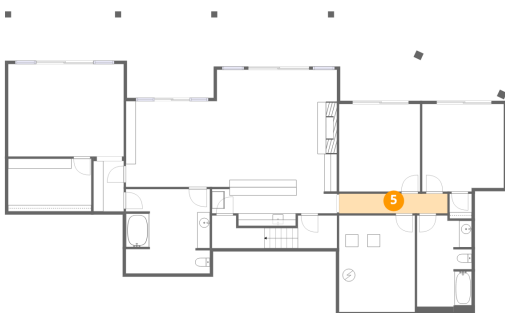
**4** Floor 1 - Hall



Dimensions: 6'1" x 5'2"  
Area: 83 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 - Hall

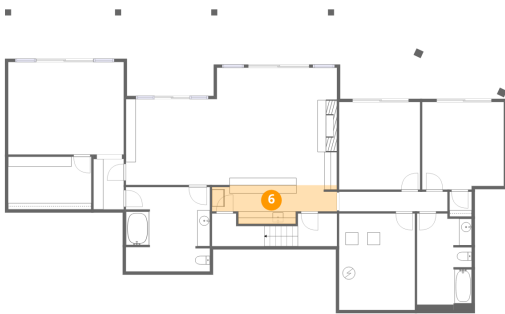


Dimensions: 17'2" x 3'1"  
Area: 54 sq. ft  
Counted as living area: Yes

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

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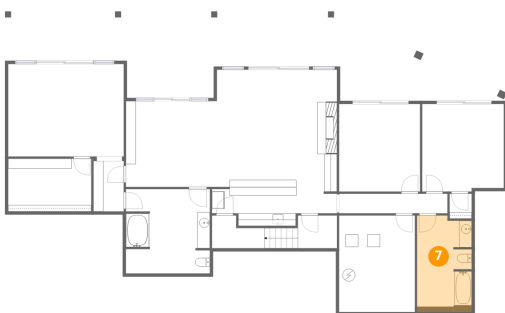
**6** Floor 1 - Wet Bar



Dimensions: 19'10" x 6'2"  
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

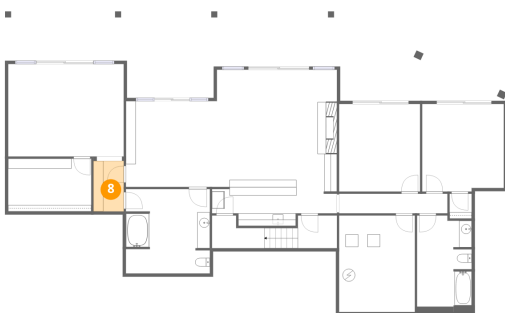
**7** Floor 1 - Bath



Dimensions: 8'8" x 14'5"  
Area: 128 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

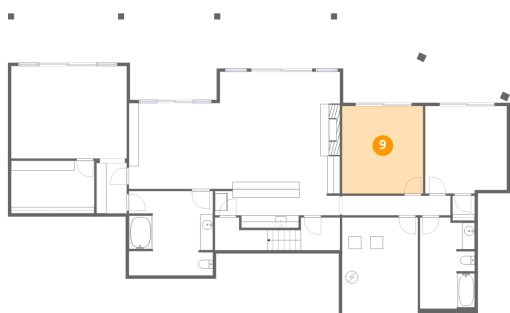


Dimensions: 4'10" x 8'0"  
Area: 39 sq. ft  
Counted as living area: Yes

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

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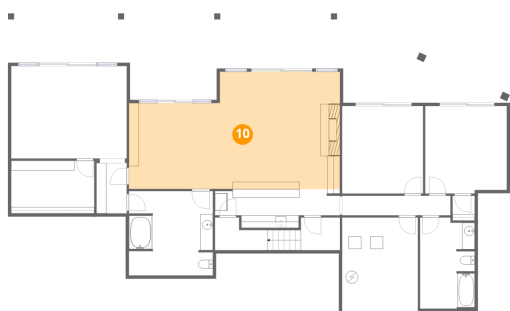
**9** Floor 1 - Bedroom



Dimensions: 12'10" x 13'11"  
Area: 178 sq. ft  
Counted as living area: Yes

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

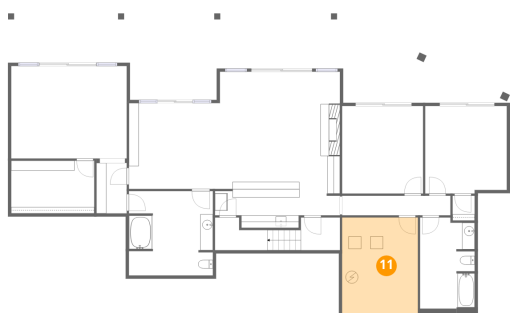
**10** Floor 1 - Recreation Room



Dimensions: 33'5" x 18'7"  
Area: 551 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 - Utility

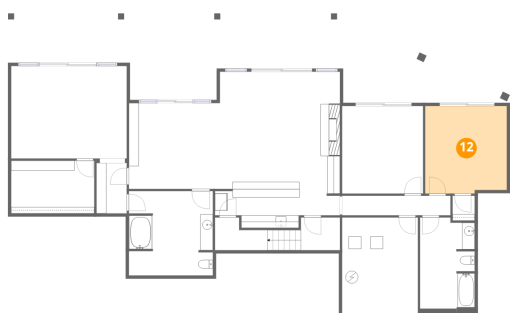


Dimensions: 12'0" x 15'4"  
Area: 184 sq. ft  
Counted as living area: No

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

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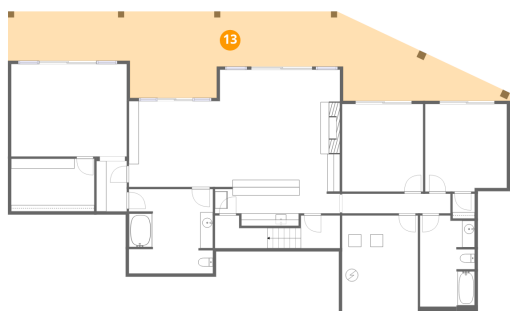
**12** Floor 1 - Bedroom



Dimensions: 12'11" x 13'11"  
Area: 177 sq. ft  
Counted as living area: Yes

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

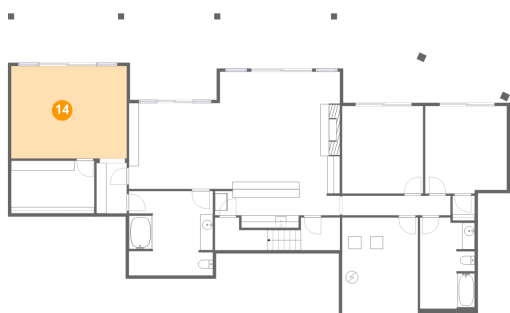
**13** Floor 1 - Covered Patio



Dimensions: 68'3" x 13'8"  
Area: 714 sq. ft  
Counted as living area: No

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

**14** Floor 1 - Bedroom



Dimensions: 18'4" x 14'7"  
Area: 269 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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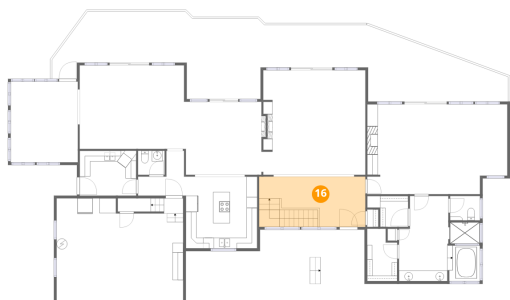
15 Floor 2 - Bath



Dimensions: 4'11" x 4'6"  
Area: 22 sq. ft  
Counted as living area: Yes

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

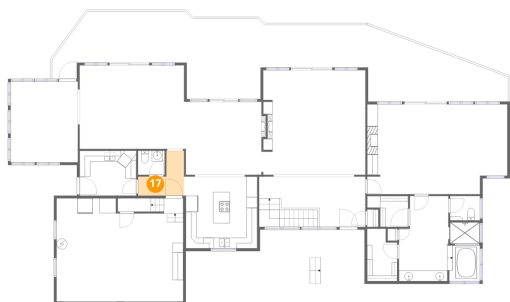
16 Floor 2 - Foyer



Dimensions: 19'10" x 9'5"  
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

17 Floor 2 - Hall

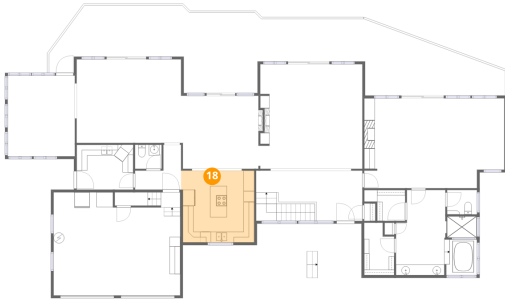


Dimensions: 8'7" x 8'4"  
Area: 46 sq. ft  
Counted as living area: Yes

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

2455 Merriman Way Road, Westlake Corner, Moneta, Franklin County, Virginia, United States, 24121

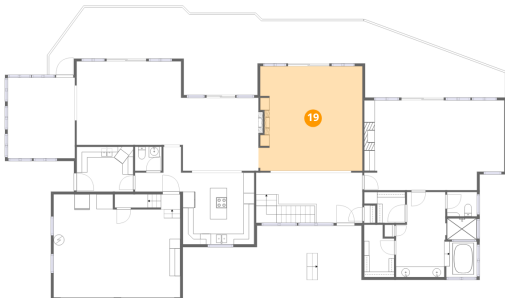
**18** Floor 2 - Kitchen



Dimensions: 13'8" x 13'5"  
Area: 179 sq. ft  
Counted as living area: Yes

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

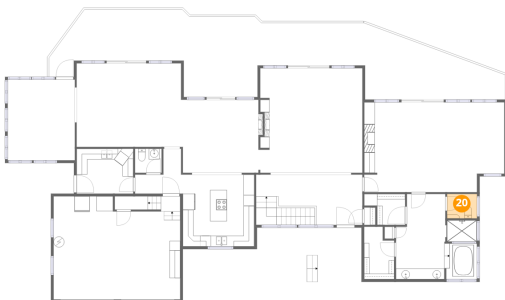
**19** Floor 2 - Living Room



Dimensions: 19'5" x 19'6"  
Area: 368 sq. ft  
Counted as living area: Yes

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

**20** Floor 2 - Bath



Dimensions: 5'7" x 4'7"  
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

2455 Merriman Way Road, Westlake Corner, Moneta, Franklin County, Virginia, United States, 24121

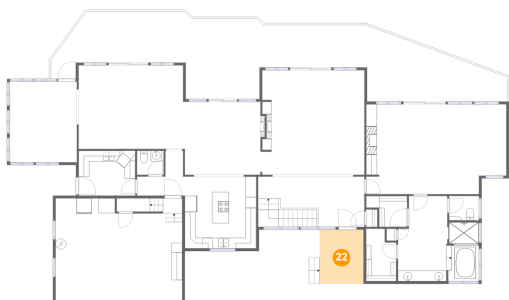
**21** Floor 2 - Sun Room



Dimensions: 12'6" x 15'0"  
Area: 189 sq. ft  
Counted as living area: Yes

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

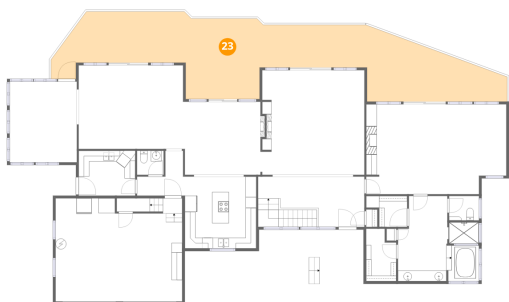
**22** Floor 2 - Porch



Dimensions: 8'2" x 10'1"  
Area: 83 sq. ft  
Counted as living area: No

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

**23** Floor 2 - Deck

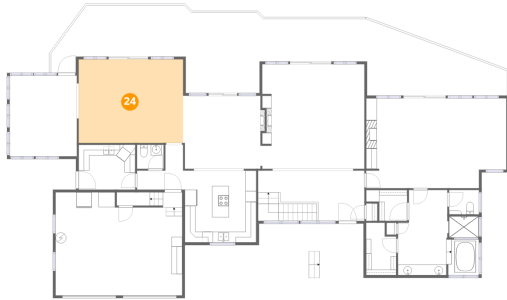


Dimensions: 85'1" x 14'11"  
Area: 835 sq. ft  
Counted as living area: No

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

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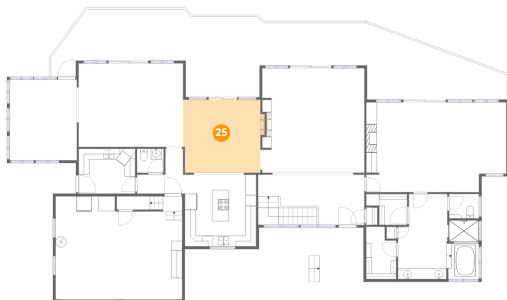
**24** Floor 2 - Family Room



Dimensions: 19'5" x 15'7"  
Area: 304 sq. ft  
Counted as living area: Yes

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

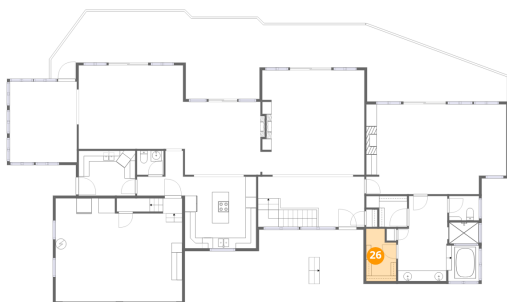
**25** Floor 2 - Dining Area



Dimensions: 14'5" x 13'7"  
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

**26** Floor 2 - W.I.C.

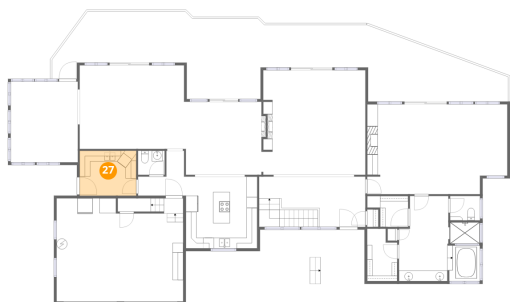


Dimensions: 5'7" x 9'9"  
Area: 49 sq. ft  
Counted as living area: Yes

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

2455 Merriman Way Road, Westlake Corner, Moneta, Franklin County, Virginia, United States, 24121

**27** Floor 2 - Laundry



Dimensions: 10'6" x 8'4"  
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

**28** Floor 2 - Garage



Dimensions: 23'7" x 19'2"  
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

**29** Floor 2 - Primary Bath

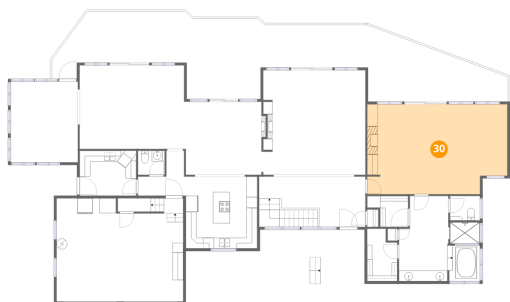


Dimensions: 15'1" x 15'10"  
Area: 195 sq. ft  
Counted as living area: Yes

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

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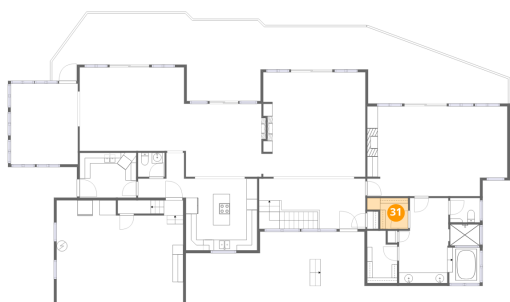
**30** Floor 2 - Primary Bedroom



Dimensions: 26'2" x 16'9"  
Area: 420 sq. ft  
Counted as living area: Yes

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

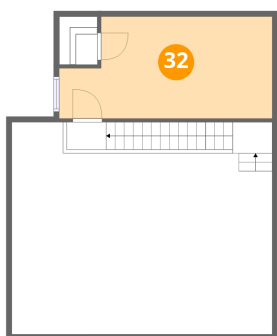
**31** Floor 2 - W.I.C.



Dimensions: 7'8" x 5'9"  
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

**32** Floor 3 - Office

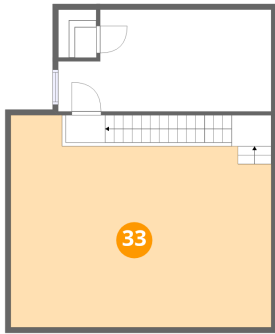


Dimensions: 19'4" x 9'2"  
Area: 160 sq. ft  
Counted as living area: Yes

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

2455 Merriman Way Road, Westlake Corner, Moneta, Franklin County, Virginia, United States, 24121

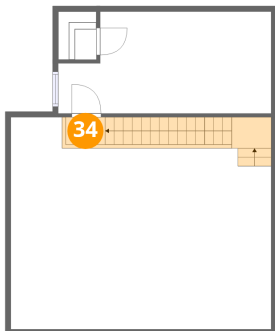
**33** Floor 3 - Open To Below



Dimensions: 23'7" x 19'2"  
Area: 395 sq. ft  
Counted as living area: No

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

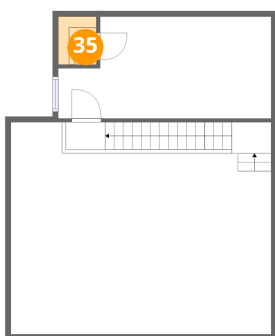
**34** Floor 3 - Hall



Dimensions: 3'7" x 2'6"  
Area: 58 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 3 - W.I.C.



Dimensions: 3'6" x 4'4"  
Area: 15 sq. ft  
Counted as living area: Yes

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