

Home data report

2 Cobblestone Court, Lancaster, Erie County, New York, United States, 14086



Total Area: 2922 sq. ft

Basement: 1056 sq. ft, 1st Floor: 1866 sq. ft

Excluded: Storage 272 sq. ft, Utility 55 sq. ft, Garage 431 sq. ft, Walls: 236 sq. ft

Property summary

 **2** Floors

 **3** Bedrooms

 **2** Bathrooms

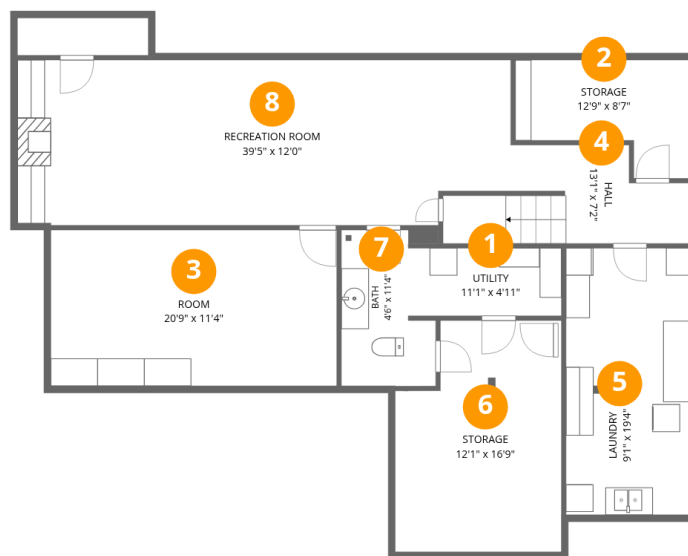
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 **1**
Half baths

 **1**
Garages

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Room dimensions

Floor 1 Below grade

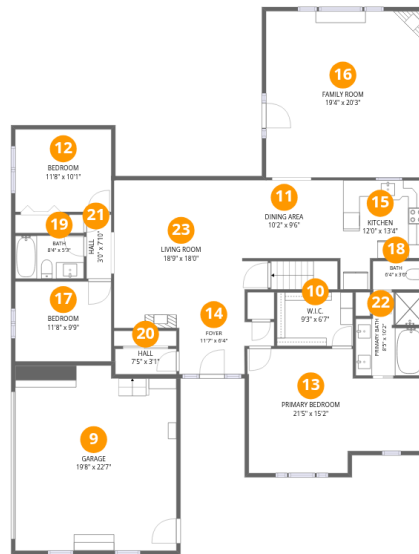
Total:1056sqft

Excluded: 327sqft

#		Dimensions	sqft	Counted as living area
1	Utility	11'1" x 4'11"	55 sq. ft	No
2	Storage	12'9" x 8'7"	86 sq. ft	No
3	Room	20'9" x 11'4"	235 sq. ft	Yes
4	Hall	13'1" x 7'2"	81 sq. ft	Yes
5	Laundry	9'1" x 19'4"	176 sq. ft	Yes
6	Storage	12'1" x 16'9"	186 sq. ft	No
7	Bath	4'6" x 11'4"	51 sq. ft	Yes
8	Recreation Room	39'5" x 12'0"	417 sq. ft	Yes

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Room dimensions

Floor 2

Total:1866sqft

Excluded: 431sqft

#		Dimensions	sqft	Counted as living area
9	Garage	19'8" x 22'7"	431 sq. ft	No
10	W.I.C.	9'3" x 6'7"	61 sq. ft	Yes
11	Dining Area	10'2" x 9'6"	97 sq. ft	Yes
12	Bedroom	11'8" x 10'1"	118 sq. ft	Yes
13	Primary Bedroom	21'5" x 15'2"	269 sq. ft	Yes
14	Foyer	11'7" x 6'4"	62 sq. ft	Yes
15	Kitchen	12'0" x 13'4"	128 sq. ft	Yes
16	Family Room	19'4" x 20'3"	392 sq. ft	Yes
17	Bedroom	11'8" x 9'9"	114 sq. ft	Yes
18	Bath	6'4" x 3'6"	22 sq. ft	Yes
19	Bath	8'4" x 5'3"	44 sq. ft	Yes

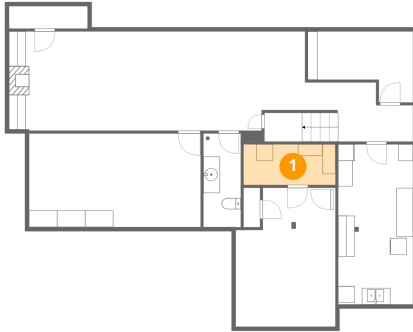
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#		Dimensions	sqft	Counted as living area
20	Hall	7'5" x 3'1"	23 sq. ft	Yes
21	Hall	3'0" x 7'10"	24 sq. ft	Yes
22	Primary Bath	8'5" x 10'2"	78 sq. ft	Yes
23	Living Room	18'9" x 18'0"	288 sq. ft	Yes

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1 Floor 1 - Utility



Dimensions: 11'1" x 4'11"
Area: 55 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 - Storage

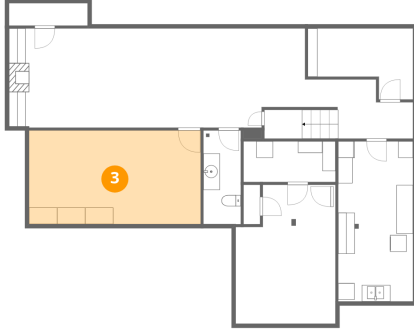


Dimensions: 12'9" x 8'7"
Area: 86 sq. ft
Counted as living area: No

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

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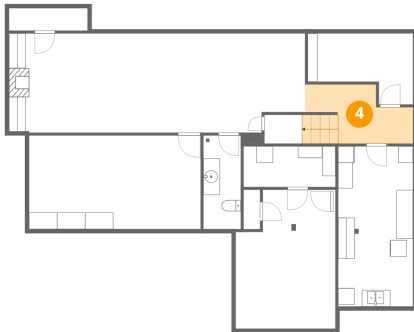
3 Floor 1 - Room



Dimensions: 20'9" x 11'4"
Area: 235 sq. ft
Counted as living area: Yes

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

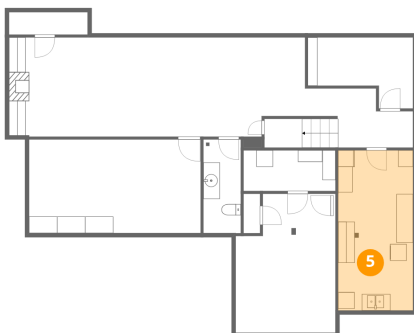
4 Floor 1 - Hall



Dimensions: 13'1" x 7'2"
Area: 81 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 - Laundry

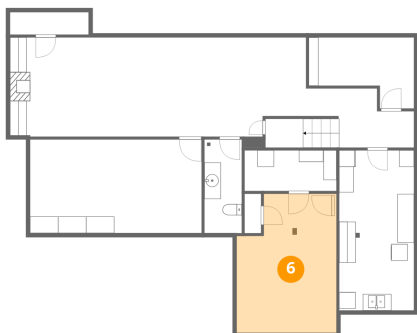


Dimensions: 9'1" x 19'4"
Area: 176 sq. ft
Counted as living area: Yes

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

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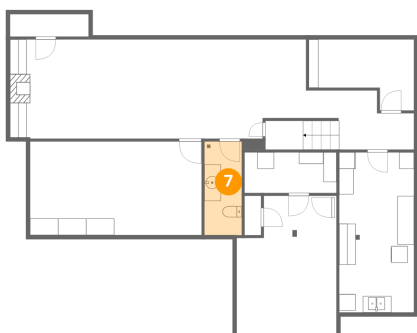
6 Floor 1 - Storage



Dimensions: 12'1" x 16'9"
Area: 186 sq. ft
Counted as living area: No

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

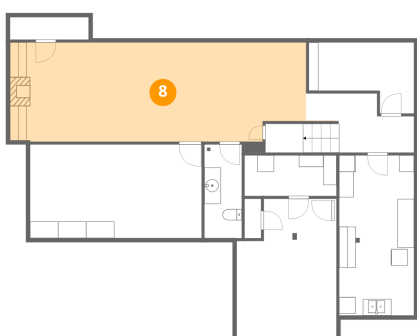
7 Floor 1 - Bath



Dimensions: 4'6" x 11'4"
Area: 51 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 - Recreation Room

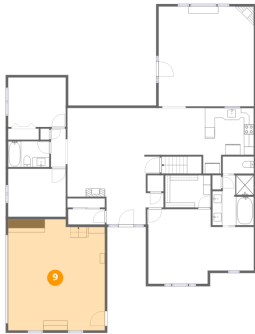


Dimensions: 39'5" x 12'0"
Area: 417 sq. ft
Counted as living area: Yes

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

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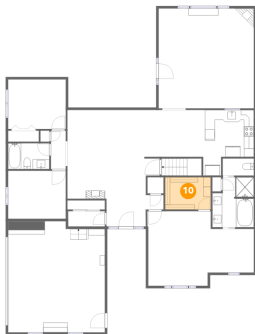
9 Floor 2 - Garage



Dimensions: 19'8" x 22'7"
Area: 431 sq. ft
Counted as living area: No

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

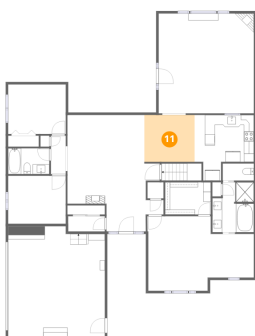
10 Floor 2 - W.I.C.



Dimensions: 9'3" x 6'7"
Area: 61 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 - Dining Area



Dimensions: 10'2" x 9'6"
Area: 97 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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12 Floor 2 - Bedroom



Dimensions: 11'8" x 10'1"
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

13 Floor 2 - Primary Bedroom



Dimensions: 21'5" x 15'2"
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

14 Floor 2 - Foyer



Dimensions: 11'7" x 6'4"
Area: 62 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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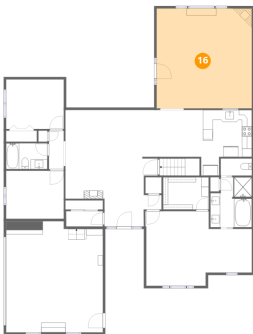
15 Floor 2 - Kitchen



Dimensions: 12'0" x 13'4"
Area: 128 sq. ft
Counted as living area: Yes

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

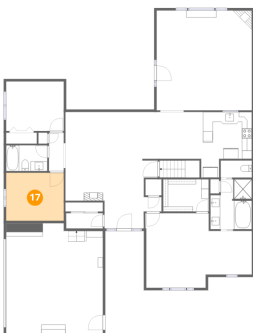
16 Floor 2 - Family Room



Dimensions: 19'4" x 20'3"
Area: 392 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 - Bedroom

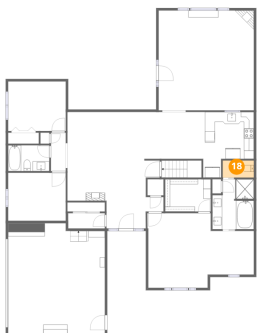


Dimensions: 11'8" x 9'9"
Area: 114 sq. ft
Counted as living area: Yes

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

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18 Floor 2 - Bath



Dimensions: 6'4" x 3'6"
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

19 Floor 2 - Bath



Dimensions: 8'4" x 5'3"
Area: 44 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 - Hall



Dimensions: 7'5" x 3'1"
Area: 23 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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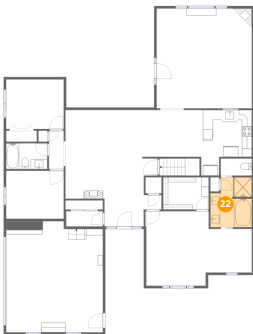
21 Floor 2 - Hall



Dimensions: 3'0" x 7'10"
Area: 24 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 - Primary Bath



Dimensions: 8'5" x 10'2"
Area: 78 sq. ft
Counted as living area: Yes

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

23 Floor 2 - Living Room



Dimensions: 18'9" x 18'0"
Area: 288 sq. ft
Counted as living area: Yes

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