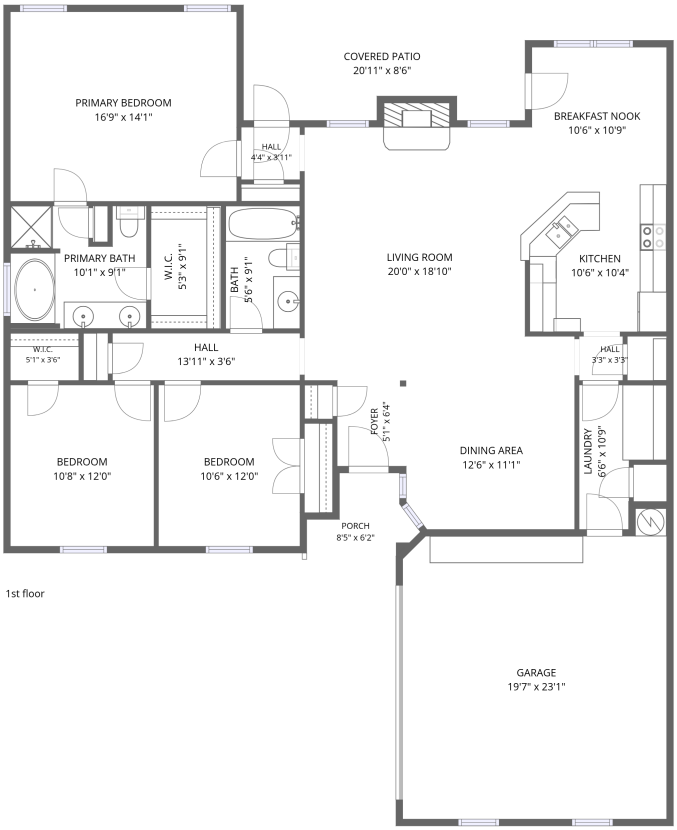
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419 River Oaks Boulevard, Waxahachie, Texas 75165, United States



Total Area: 1746 sq. ft

1st Floor: 1746 sq. ft

Excluded: Garage 447 sq. ft, Porch 37 sq. ft, Covered patio 168 sq. ft, Fireplace 11 sq. ft

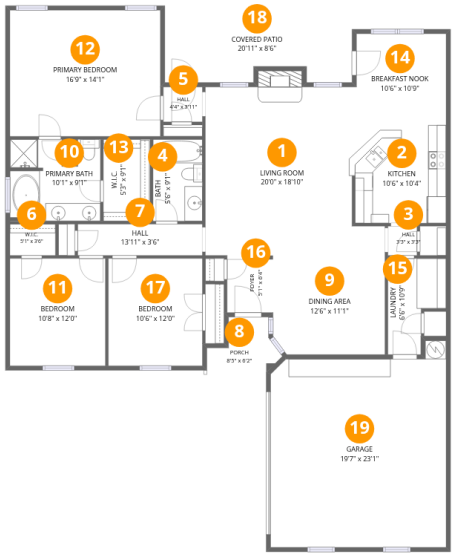
Property summary

1 FLOOR	3 Bedrooms	2 Bathrooms	1 Garage

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Room dimensions

Floor 1

Total:1746sqft **Excluded:** 663sqft

#		Dimensions	sqft	Counted as living area
1	Living Room	20'0" x 18'10"	328 sq. ft	Yes
2	Kitchen	10'6" x 10'4"	107 sq. ft	Yes
3	Hall	3'3" x 3'3"	11 sq. ft	Yes
4	Bath	5'6" x 9'1"	50 sq. ft	Yes
5	Hall	4'4" x 3'11"	17 sq. ft	Yes
6	W.I.C.	5'1" x 3'6"	18 sq. ft	Yes
7	Hall	13'11" x 3'6"	49 sq. ft	Yes
8	Porch	8'5" x 6'2"	37 sq. ft	No
9	Dining Area	12'6" x 11'1"	136 sq. ft	Yes
10	Primary Bath	10'1" x 9'1"	85 sq. ft	Yes
11	Bedroom	10'8" x 12'0"	127 sq. ft	Yes

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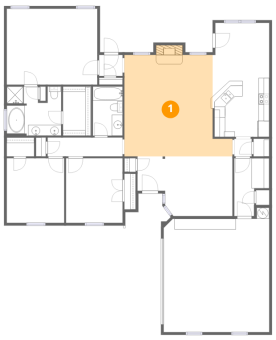
#		Dimensions	sqft	Counted as living area
12	Primary Bedroom	16'9" x 14'1"	236 sq. ft	Yes
13	W.I.C.	5'3" x 9'1"	47 sq. ft	Yes
14	Breakfast Nook	10'6" x 10'9"	110 sq. ft	Yes
15	Laundry	6'6" x 10'9"	55 sq. ft	Yes
16	Foyer	5'1" x 6'4"	33 sq. ft	Yes
17	Bedroom	10'6" x 12'0"	126 sq. ft	Yes
18	Covered Patio	20'11" x 8'6"	168 sq. ft	No
19	Garage	19'7" x 23'1"	414 sq. ft	No

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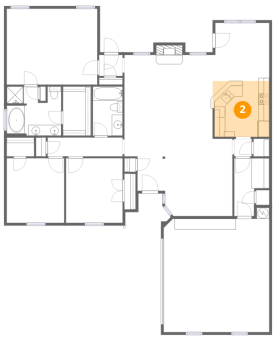
1 Floor 1 - Living Room



Dimensions: 20'0" x 18'10"
Area: 328 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 - Kitchen



Dimensions: 10'6" x 10'4"
Area: 107 sq. ft
Counted as living area: Yes

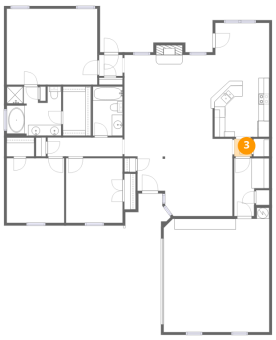
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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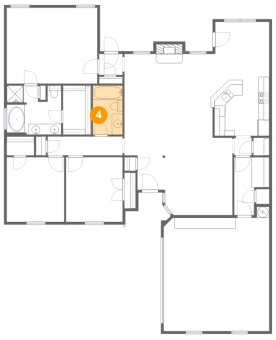
3 Floor 1 - Hall



Dimensions: 3'3" x 3'3"
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

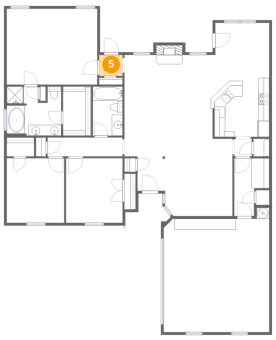
4 Floor 1 - Bath



Dimensions: 5'6" x 9'1"
Area: 50 sq. ft
Counted as living area: Yes

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

5 Floor 1 - Hall



Dimensions: 4'4" x 3'11"
Area: 17 sq. ft
Counted as living area: Yes

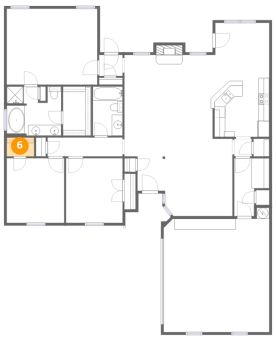
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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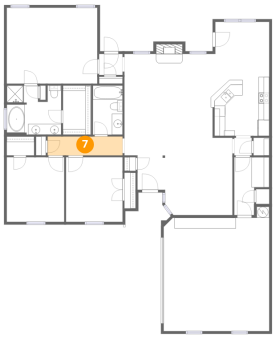
6 Floor 1 - W.I.C.



Dimensions: 5'1" x 3'6"
Area: 18 sq. ft
Counted as living area: Yes

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

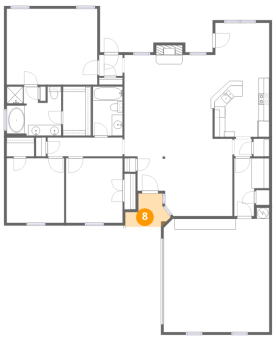
7 Floor 1 - Hall



Dimensions: 13'11" x 3'6"
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

8 Floor 1 - Porch



Dimensions: 8'5" x 6'2"
Area: 37 sq. ft
Counted as living area: No

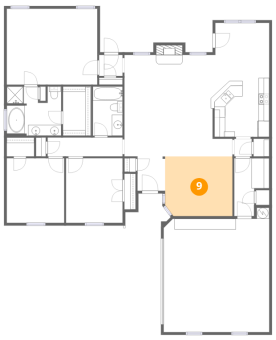
Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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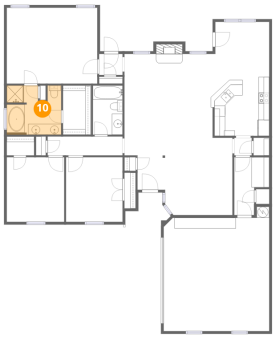
9 Floor 1 - Dining Area



Dimensions: 12'6" x 11'1"
Area: 136 sq. ft
Counted as living area: Yes

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

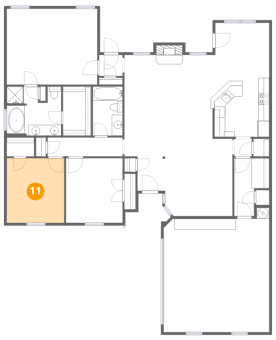
10 Floor 1 - Primary Bath



Dimensions: 10'1" x 9'1"
Area: 85 sq. ft
Counted as living area: Yes

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

11 Floor 1 - Bedroom



Dimensions: 10'8" x 12'0"
Area: 127 sq. ft
Counted as living area: Yes

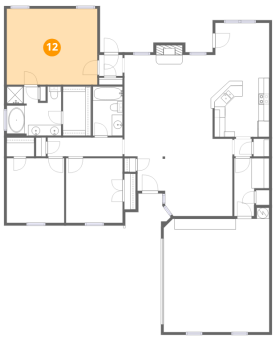
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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12 Floor 1 - Primary Bedroom



Dimensions: 16'9" x 14'1"
Area: 236 sq. ft
Counted as living area: Yes

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

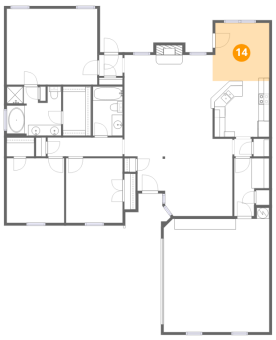
13 Floor 1 - W.I.C.



Dimensions: 5'3" x 9'1"
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

14 Floor 1 - Breakfast Nook



Dimensions: 10'6" x 10'9"
Area: 110 sq. ft
Counted as living area: Yes

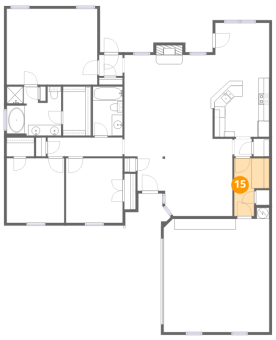
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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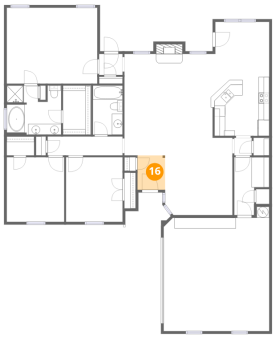
15 Floor 1 - Laundry



Dimensions: 6'6" x 10'9"
Area: 55 sq. ft
Counted as living area: Yes

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

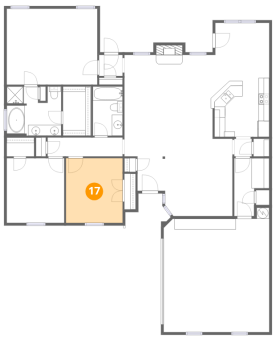
16 Floor 1 - Foyer



Dimensions: 5'1" x 6'4"
Area: 33 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 - Bedroom



Dimensions: 10'6" x 12'0"
Area: 126 sq. ft
Counted as living area: Yes

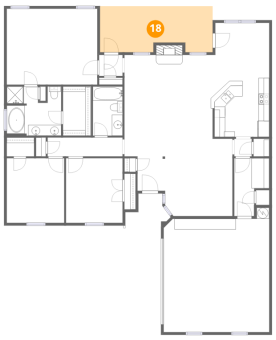
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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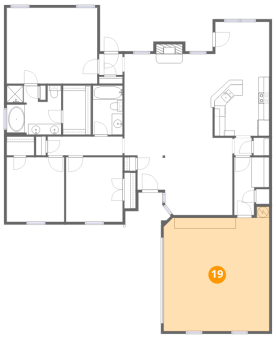
18 Floor 1 - Covered Patio



Dimensions: 20'11" x 8'6"
Area: 168 sq. ft
Counted as living area: No

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

19 Floor 1 - Garage



Dimensions: 19'7" x 23'1"
Area: 414 sq. ft
Counted as living area: No

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

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