

Home data report

101 Windward Lane, Franklin, Roanoke, Roanoke city, Virginia,
United States, 24018



Total Area: 2494 sq. ft

Basement: 793 sq. ft, 1st Floor: 997 sq. ft, 2nd Floor: 704 sq. ft

Excluded: Utility 50 sq. ft, Laundry 90 sq. ft, Patio 298 sq. ft, Storage 57 sq. ft, Balcony 286 sq. ft, Open to below 183 sq. ft, Walls: 189 sq. ft

Property summary

 **3** Floors

 **5** Bedrooms

 **3** Bathrooms

 **1** Half baths

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Room dimensions

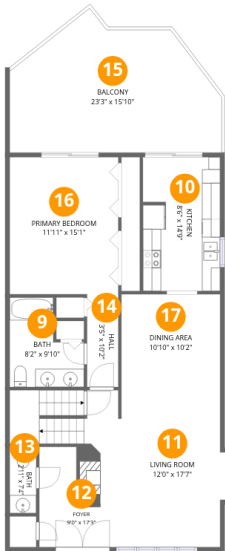
Floor 1 Below grade

Total:793sqft Excluded: 495sqft

#		Dimensions	sqft	Counted as living area
1	Laundry	8'2" x 11'0"	90 sq. ft	No
2	Bedroom	14'9" x 15'0"	198 sq. ft	Yes
3	Utility	10'6" x 4'9"	50 sq. ft	No
4	Bath	10'6" x 4'10"	51 sq. ft	Yes
5	Recreation Room	23'1" x 27'11"	401 sq. ft	Yes
6	Kitchen	8'0" x 10'8"	86 sq. ft	Yes
7	Storage	15'0" x 3'10"	57 sq. ft	No
8	Patio	23'3" x 12'9"	298 sq. ft	No

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Room dimensions

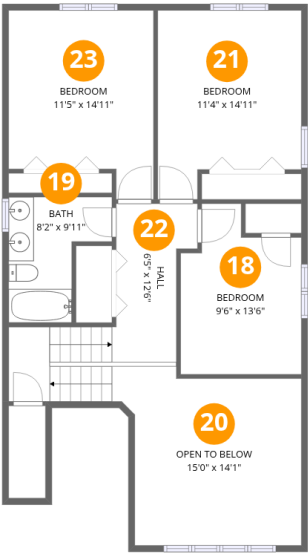
Floor 2

Total:997sqft Excluded: 286sqft

#		Dimensions	sqft	Counted as living area
9	Bath	8'2" x 9'10"	64 sq. ft	Yes
10	Kitchen	8'6" x 14'9"	124 sq. ft	Yes
11	Living Room	12'0" x 17'7"	197 sq. ft	Yes
12	Foyer	9'0" x 17'3"	166 sq. ft	Yes
13	Bath	2'11" x 7'4"	21 sq. ft	Yes
14	Hall	3'5" x 10'2"	35 sq. ft	Yes
15	Balcony	23'3" x 15'10"	285 sq. ft	No
16	Primary Bedroom	11'11" x 15'1"	180 sq. ft	Yes
17	Dining Area	10'10" x 10'2"	111 sq. ft	Yes

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Floor 3 Total:704sqft Excluded: 183sqft

#		Dimensions	sqft	Counted as living area
18	Bedroom	9'6" x 13'6"	109 sq. ft	Yes
19	Bath	8'2" x 9'11"	61 sq. ft	Yes
20	Open To Below	15'0" x 14'1"	182 sq. ft	No
21	Bedroom	11'4" x 14'11"	150 sq. ft	Yes
22	Hall	6'5" x 12'6"	116 sq. ft	Yes
23	Bedroom	11'5" x 14'11"	150 sq. ft	Yes

1 Floor 1 - Laundry



Dimensions: 8'2" x 11'0"
Area: 90 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 - Bedroom



Dimensions: 14'9" x 15'0"
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

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3 Floor 1 - Utility



Dimensions: 10'6" x 4'9"
Area: 50 sq. ft
Counted as living area: No

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

4 Floor 1 - Bath



Dimensions: 10'6" x 4'10"
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

5 Floor 1 - Recreation Room



Dimensions: 23'1" x 27'11"
Area: 401 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 - Kitchen



Dimensions: 8'0" x 10'8"
Area: 86 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 - Storage



Dimensions: 15'0" x 3'10"
Area: 57 sq. ft
Counted as living area: No

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

8 Floor 1 - Patio



Dimensions: 23'3" x 12'9"
Area: 298 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 2 - Bath



Dimensions: 8'2" x 9'10"
Area: 64 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 - Kitchen



Dimensions: 8'6" x 14'9"
Area: 124 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 - Living Room



Dimensions: 12'0" x 17'7"
Area: 197 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 - Foyer



Dimensions: 9'0" x 17'3"
Area: 166 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 - Bath



Dimensions: 2'11" x 7'4"
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

14 Floor 2 - Hall



Dimensions: 3'5" x 10'2"
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

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15 Floor 2 - Balcony



Dimensions: 23'3" x 15'10"
Area: 285 sq. ft
Counted as living area: No

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

16 Floor 2 - Primary Bedroom



Dimensions: 11'11" x 15'1"
Area: 180 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

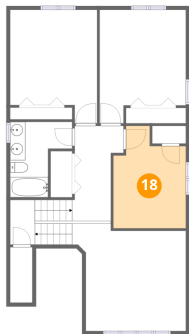


Dimensions: 10'10" x 10'2"
Area: 111 sq. ft
Counted as living area: Yes

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

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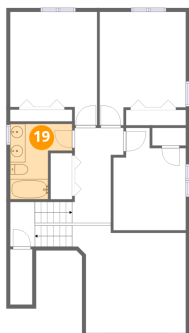
18 Floor 3 - Bedroom



Dimensions: 9'6" x 13'6"
Area: 109 sq. ft
Counted as living area: Yes

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

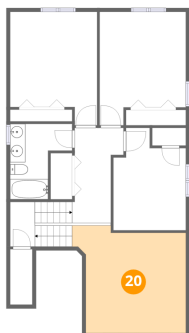
19 Floor 3 - Bath



Dimensions: 8'2" x 9'11"
Area: 61 sq. ft
Counted as living area: Yes

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

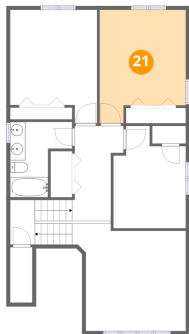
20 Floor 3 - Open To Below



Dimensions: 15'0" x 14'1"
Area: 182 sq. ft
Counted as living area: No

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

21 Floor 3 - Bedroom



Dimensions: 11'4" x 14'11"
Area: 150 sq. ft
Counted as living area: Yes

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

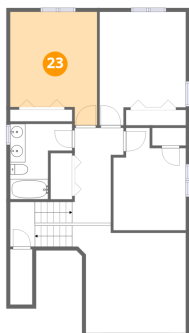
22 Floor 3 - Hall



Dimensions: 6'5" x 12'6"
Area: 116 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 3 - Bedroom



Dimensions: 11'5" x 14'11"
Area: 150 sq. ft
Counted as living area: Yes

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