

## Home data report

12616 Trench Hill Lane, Fredericksburg, Spotsylvania County,  
Virginia, United States, 22407



**Total Area: 4109 sq. ft**

Basement: 1553 sq. ft, 1st Floor: 2556 sq. ft

Excluded: Garage 1363 sq. ft, Screened porch 677 sq. ft, Walls: 322 sq. ft

## Property summary



Home data report

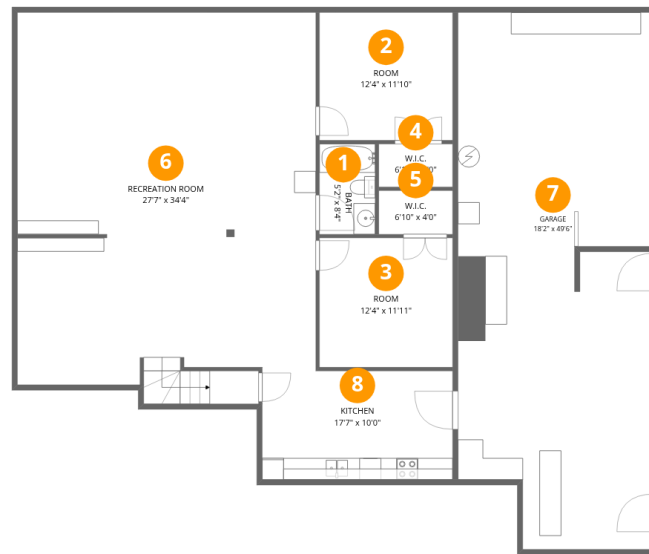
**12616 Trench Hill Lane, Fredericksburg, Spotsylvania County,  
Virginia, United States, 22407**

 **1**  
Half baths

 **2**  
Garages

## Home data report

12616 Trench Hill Lane, Fredericksburg, Spotsylvania County, Virginia, United States, 22407



## Room dimensions

Floor 1 Below grade

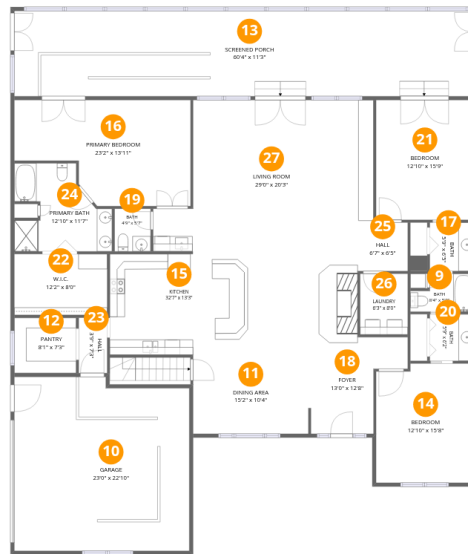
Total:1553sqft

Excluded: 854sqft

| # |                 | Dimensions     | sqft       | Counted as living area |
|---|-----------------|----------------|------------|------------------------|
| 1 | Bath            | 5'2" x 8'4"    | 43 sq. ft  | Yes                    |
| 2 | Room            | 12'4" x 11'10" | 145 sq. ft | Yes                    |
| 3 | Room            | 12'4" x 11'11" | 147 sq. ft | Yes                    |
| 4 | W.I.C.          | 6'10" x 4'0"   | 27 sq. ft  | Yes                    |
| 5 | W.I.C.          | 6'10" x 4'0"   | 27 sq. ft  | Yes                    |
| 6 | Recreation Room | 27'7" x 34'4"  | 951 sq. ft | Yes                    |
| 7 | Garage          | 18'2" x 49'6"  | 854 sq. ft | No                     |
| 8 | Kitchen         | 17'7" x 10'0"  | 176 sq. ft | Yes                    |

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Room dimensions

Floor 2

Total:2556sqft

Excluded: 1186sqft

| #  |                 | Dimensions     | sqft       | Counted as living area |
|----|-----------------|----------------|------------|------------------------|
| 9  | Bath            | 8'4" x 5'0"    | 36 sq. ft  | Yes                    |
| 10 | Garage          | 23'0" x 22'10" | 509 sq. ft | No                     |
| 11 | Dining Area     | 15'2" x 10'4"  | 157 sq. ft | Yes                    |
| 12 | Pantry          | 8'1" x 7'3"    | 59 sq. ft  | Yes                    |
| 13 | Screened Porch  | 60'4" x 11'3"  | 677 sq. ft | No                     |
| 14 | Bedroom         | 12'10" x 15'8" | 196 sq. ft | Yes                    |
| 15 | Kitchen         | 32'7" x 13'3"  | 416 sq. ft | Yes                    |
| 16 | Primary Bedroom | 23'2" x 13'11" | 269 sq. ft | Yes                    |
| 17 | Bath            | 5'9" x 6'5"    | 37 sq. ft  | Yes                    |
| 18 | Foyer           | 13'0" x 12'8"  | 126 sq. ft | Yes                    |
| 19 | Bath            | 4'9" x 5'7"    | 27 sq. ft  | Yes                    |

Home data report

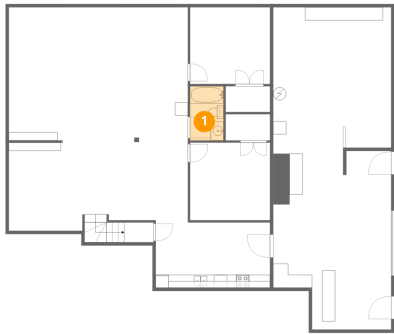
**12616 Trench Hill Lane, Fredericksburg, Spotsylvania County,  
Virginia, United States, 22407**

| #  |              | Dimensions     | sqft       | Counted as living area |
|----|--------------|----------------|------------|------------------------|
| 20 | Bath         | 5'9" x 6'2"    | 35 sq. ft  | Yes                    |
| 21 | Bedroom      | 12'10" x 15'9" | 202 sq. ft | Yes                    |
| 22 | W.I.C.       | 12'2" x 8'0"   | 98 sq. ft  | Yes                    |
| 23 | Hall         | 3'9" x 7'3"    | 27 sq. ft  | Yes                    |
| 24 | Primary Bath | 12'10" x 11'7" | 116 sq. ft | Yes                    |
| 25 | Hall         | 6'7" x 6'5"    | 42 sq. ft  | Yes                    |
| 26 | Laundry      | 6'3" x 8'0"    | 50 sq. ft  | Yes                    |
| 27 | Living Room  | 29'0" x 20'3"  | 500 sq. ft | Yes                    |

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**1** Floor 1 - Bath

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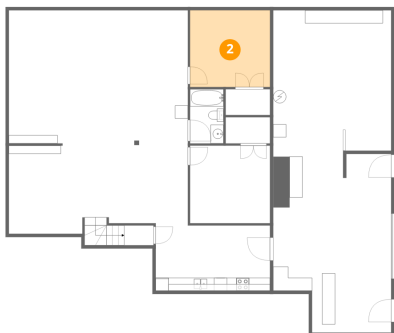


Dimensions: 5'2" x 8'4"  
Area: 43 sq. ft  
Counted as living area: Yes

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

**2** Floor 1 - Room

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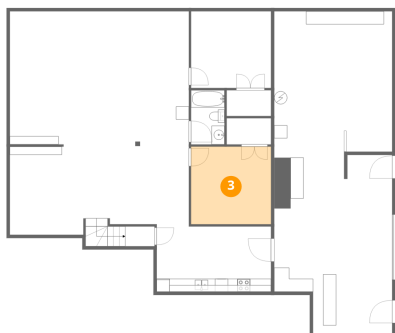


Dimensions: 12'4" x 11'10"  
Area: 145 sq. ft  
Counted as living area: Yes

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

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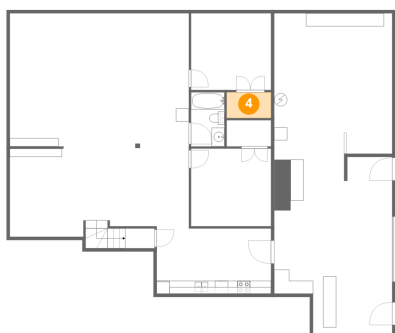
**3** Floor 1 - Room



Dimensions: 12'4" x 11'11"  
Area: 147 sq. ft  
Counted as living area: Yes

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

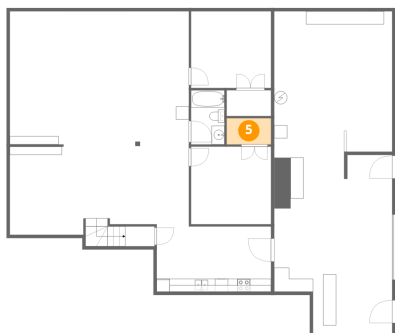
**4** Floor 1 - W.I.C.



Dimensions: 6'10" x 4'0"  
Area: 27 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 - W.I.C.

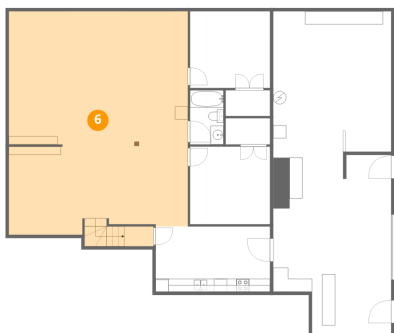


Dimensions: 6'10" x 4'0"  
Area: 27 sq. ft  
Counted as living area: Yes

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

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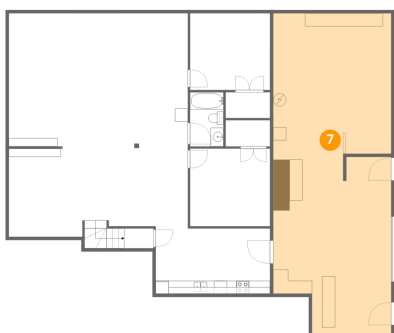
## 6 Floor 1 - Recreation Room



Dimensions: 27'7" x 34'4"  
Area: 951 sq. ft  
Counted as living area: Yes

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

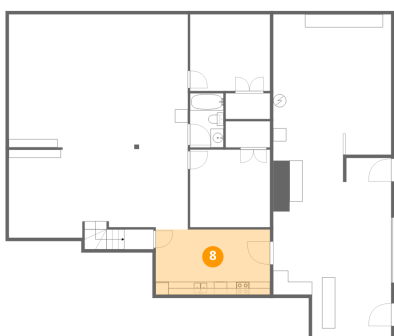
## 7 Floor 1 - Garage



Dimensions: 18'2" x 49'6"  
Area: 854 sq. ft  
Counted as living area: No

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

## 8 Floor 1 - Kitchen



Dimensions: 17'7" x 10'0"  
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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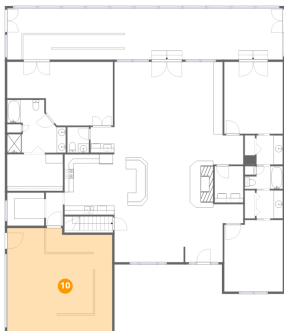
**9** Floor 2 - Bath



Dimensions: 8'4" x 5'0"  
Area: 36 sq. ft  
Counted as living area: Yes

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

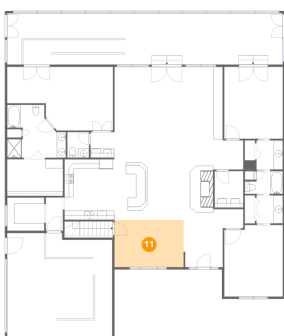
**10** Floor 2 - Garage



Dimensions: 23'0" x 22'10"  
Area: 509 sq. ft  
Counted as living area: No

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

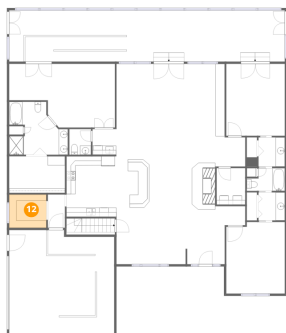
**11** Floor 2 - Dining Area



Dimensions: 15'2" x 10'4"  
Area: 157 sq. ft  
Counted as living area: Yes

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

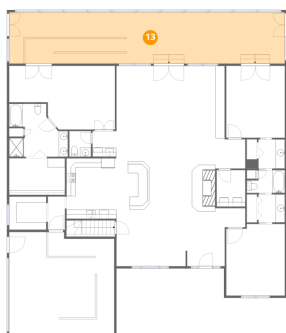
**12** Floor 2 - Pantry



Dimensions: 8'1" x 7'3"  
Area: 59 sq. ft  
Counted as living area: Yes

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

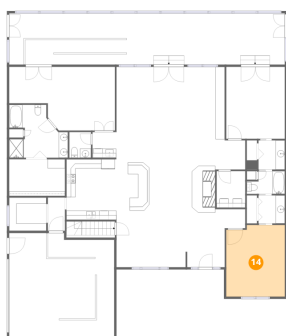
**13** Floor 2 - Screened Porch



Dimensions: 60'4" x 11'3"  
Area: 677 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 2 - Bedroom

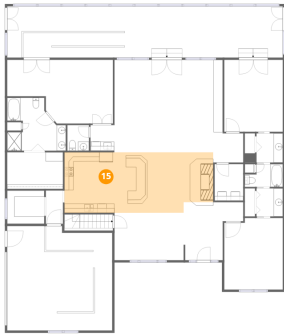


Dimensions: 12'10" x 15'8"  
Area: 196 sq. ft  
Counted as living area: Yes

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

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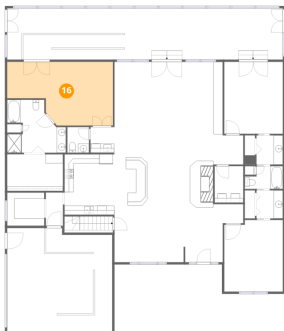
**15** Floor 2 - Kitchen



Dimensions: 32'7" x 13'3"  
Area: 416 sq. ft  
Counted as living area: Yes

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

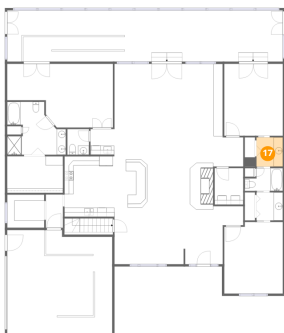
**16** Floor 2 - Primary Bedroom



Dimensions: 23'2" x 13'11"  
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

**17** Floor 2 - Bath

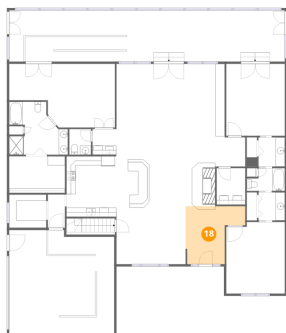


Dimensions: 5'9" x 6'5"  
Area: 37 sq. ft  
Counted as living area: Yes

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

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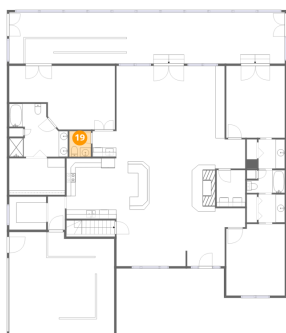
**18** Floor 2 - Foyer



Dimensions: 13'0" x 12'8"  
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

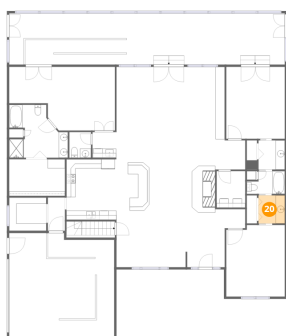
**19** Floor 2 - Bath



Dimensions: 4'9" x 5'7"  
Area: 27 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 - Bath

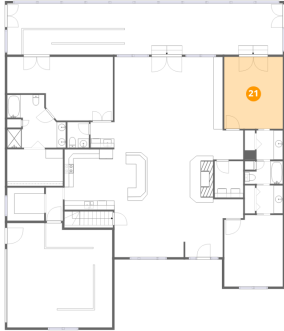


Dimensions: 5'9" x 6'2"  
Area: 35 sq. ft  
Counted as living area: Yes

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

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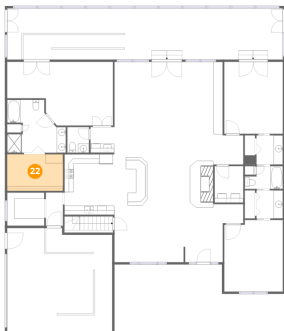
**21** Floor 2 - Bedroom



Dimensions: 12'10" x 15'9"  
Area: 202 sq. ft  
Counted as living area: Yes

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

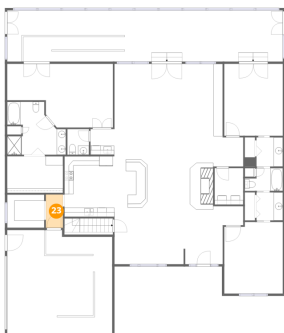
**22** Floor 2 - W.I.C.



Dimensions: 12'2" x 8'0"  
Area: 98 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 2 - Hall

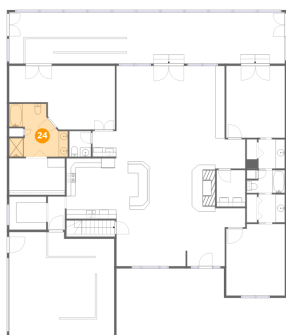


Dimensions: 3'9" x 7'3"  
Area: 27 sq. ft  
Counted as living area: Yes

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

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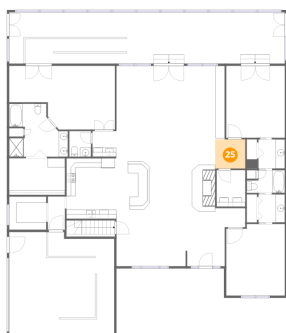
**24** Floor 2 - Primary Bath



Dimensions: 12'10" x 11'7"  
Area: 116 sq. ft  
Counted as living area: Yes

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

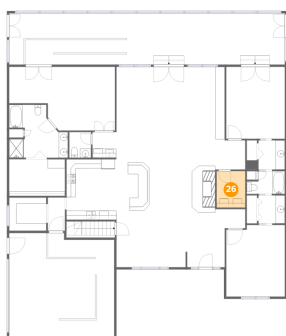
**25** Floor 2 - Hall



Dimensions: 6'7" x 6'5"  
Area: 42 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 - Laundry



Dimensions: 6'3" x 8'0"  
Area: 50 sq. ft  
Counted as living area: Yes

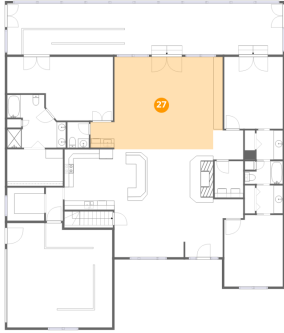
Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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**27** Floor 2 - Living Room

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Dimensions: 29'0" x 20'3"  
Area: 500 sq. ft  
Counted as living area: Yes

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