

Home data report

1612 Lakecrest Circle, Granbury, Hood County, Texas, United States, 76048




Total Area: 3024 sq. ft


1st Floor: 1792 sq. ft, 2nd Floor: 1232 sq. ft

Excluded: Garage 420 sq. ft, Storage 40 sq. ft, Open to below 359 sq. ft, Walls: 244 sq. ft

Property summary

 2 Floors

 3 Bedrooms

 2 Bathrooms

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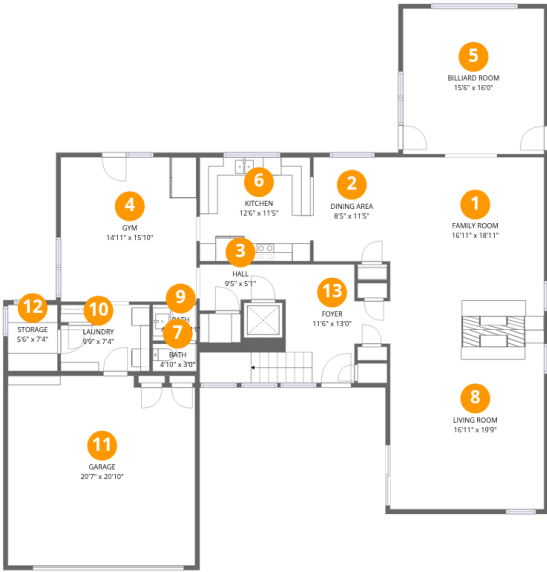


1
Half baths



1
Garages

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Room dimensions

Floor 1 Total:1792sqft Excluded: 460sqft

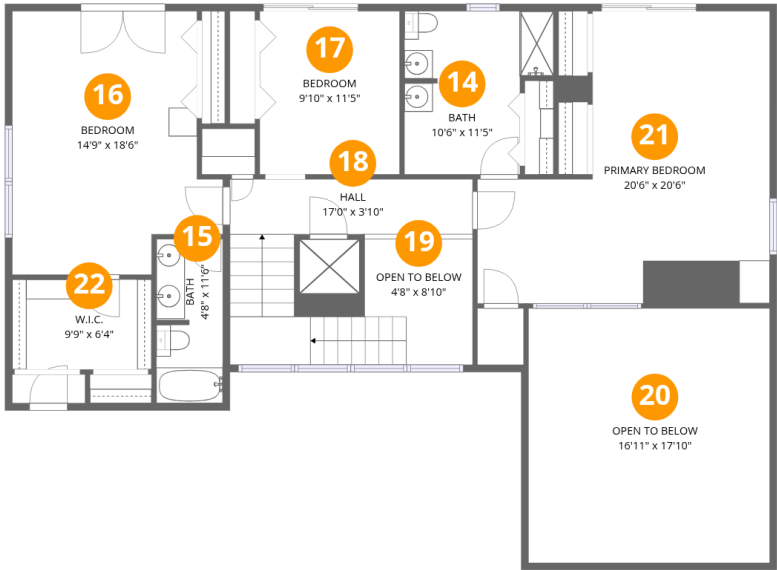
#		Dimensions	sqft	Counted as living area
1	Family Room	16'11" x 18'11"	320 sq. ft	Yes
2	Dining Area	8'5" x 11'5"	96 sq. ft	Yes
3	Hall	9'5" x 5'1"	42 sq. ft	Yes
4	Gym	14'11" x 15'10"	237 sq. ft	Yes
5	Billiard Room	15'6" x 16'0"	248 sq. ft	Yes
6	Kitchen	12'6" x 11'5"	142 sq. ft	Yes
7	Bath	4'10" x 3'0"	15 sq. ft	Yes
8	Living Room	16'11" x 19'9"	334 sq. ft	Yes
9	Bath	4'10" x 3'11"	19 sq. ft	Yes
10	Laundry	9'9" x 7'4"	61 sq. ft	Yes
11	Garage	20'7" x 20'10"	420 sq. ft	No

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#		Dimensions	sqft	Counted as living area
12	Storage	5'6" x 7'4"	40 sq. ft	No
13	Foyer	11'6" x 13'0"	149 sq. ft	Yes

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Room dimensions

Floor 2 Total:1232sqft Excluded: 359sqft

#		Dimensions	sqft	Counted as living area
14	Bath	10'6" x 11'5"	103 sq. ft	Yes
15	Bath	4'8" x 11'6"	53 sq. ft	Yes
16	Bedroom	14'9" x 18'6"	237 sq. ft	Yes
17	Bedroom	9'10" x 11'5"	112 sq. ft	Yes
18	Hall	17'0" x 3'10"	137 sq. ft	Yes
19	Open To Below	4'8" x 8'10"	57 sq. ft	No
20	Open To Below	16'11" x 17'10"	302 sq. ft	No
21	Primary Bedroom	20'6" x 20'6"	325 sq. ft	Yes
22	W.I.C.	9'9" x 6'4"	62 sq. ft	Yes

1 Floor 1 - Family Room



Dimensions: 16'11" x 18'11"
Area: 320 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 - Dining Area



Dimensions: 8'5" x 11'5"
Area: 96 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: 9'5" x 5'1"
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

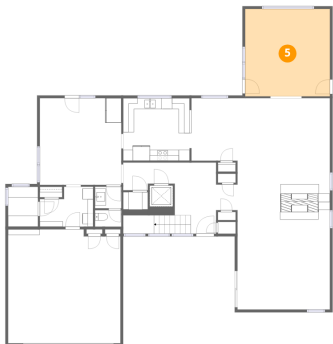
4 Floor 1 - Gym



Dimensions: 14'11" x 15'10"
Area: 237 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 - Billiard Room



Dimensions: 15'6" x 16'0"
Area: 248 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: 12'6" x 11'5"
Area: 142 sq. ft
Counted as living area: Yes

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

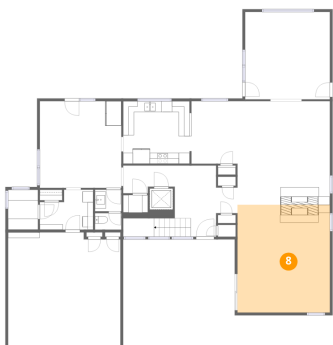
7 Floor 1 - Bath



Dimensions: 4'10" x 3'0"
Area: 15 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 - Living Room



Dimensions: 16'11" x 19'9"
Area: 334 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 - Bath



Dimensions: 4'10" x 3'11"
Area: 19 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 1 - Laundry



Dimensions: 9'9" x 7'4"
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 1 - Garage



Dimensions: 20'7" x 20'10"
Area: 420 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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12 Floor 1 - Storage



Dimensions: 5'6" x 7'4"
Area: 40 sq. ft
Counted as living area: No

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

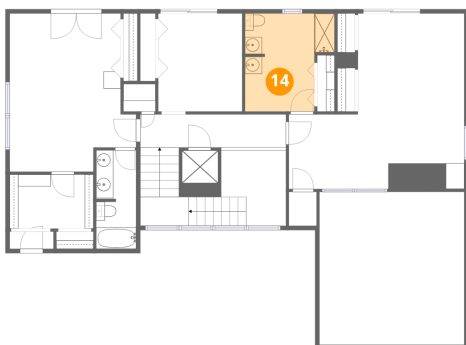
13 Floor 1 - Foyer



Dimensions: 11'6" x 13'0"
Area: 149 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 - Bath



Dimensions: 10'6" x 11'5"
Area: 103 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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15 Floor 2 - Bath



Dimensions: 4'8" x 11'6"
Area: 53 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 - Bedroom



Dimensions: 14'9" x 18'6"
Area: 237 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

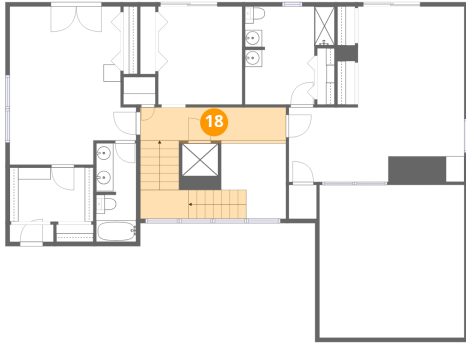


Dimensions: 9'10" x 11'5"
Area: 112 sq. ft
Counted as living area: Yes

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

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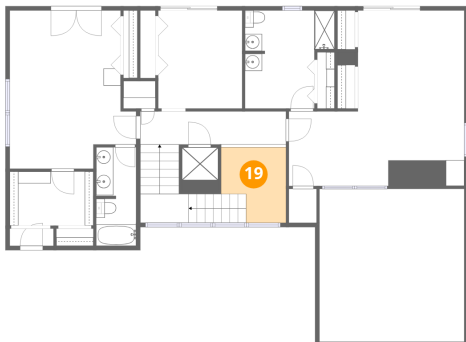
18 Floor 2 - Hall



Dimensions: 17'0" x 3'10"
Area: 137 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 - Open To Below



Dimensions: 4'8" x 8'10"
Area: 57 sq. ft
Counted as living area: No

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

20 Floor 2 - Open To Below



Dimensions: 16'11" x 17'10"
Area: 302 sq. ft
Counted as living area: No

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

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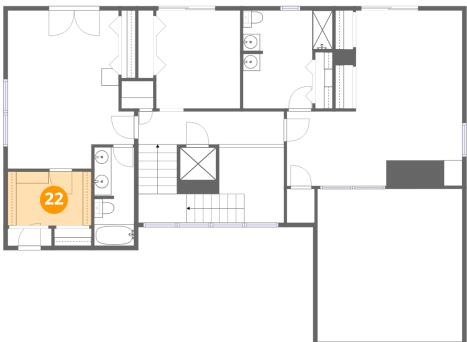
21 Floor 2 - Primary Bedroom



Dimensions: 20'6" x 20'6"
Area: 325 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: 9'9" 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