

Home data report

35 Franconia Drive, Cranston, Providence County, Rhode Island,
United States, 02920



Total Area: 2096 sq. ft
Basement: 17 sq. ft, 1st Floor: 1379 sq. ft, 2nd Floor: 700 sq. ft
Excluded: Basement 477 sq. ft, Utility 216 sq. ft, Garage 209 sq. ft, Fireplace 12 sq. ft,
Low ceiling 7 sq. ft

Property summary

 **3** Floors

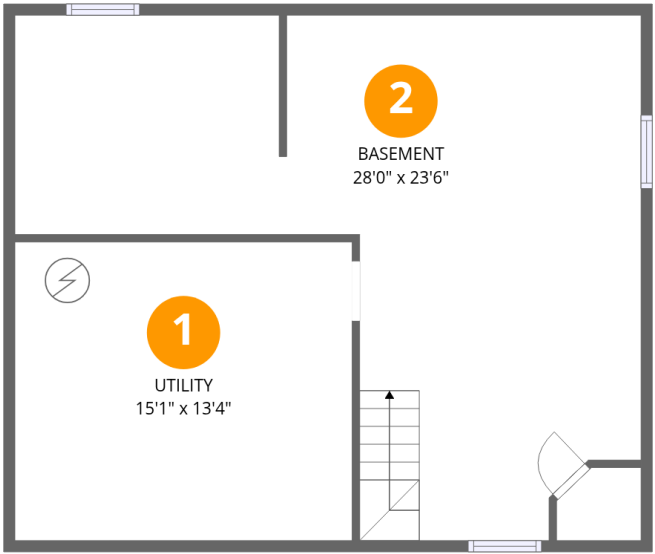
 **6** Bedrooms

 **2** Bathrooms

 **1** Garages

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Room dimensions

Floor 1 Below grade Total:17sqft Excluded: 693sqft

#		Dimensions	sqft	Counted as living area
1	Utility	15'1" x 13'4"	201 sq. ft	No
2	Basement	28'0" x 23'6"	431 sq. ft	No

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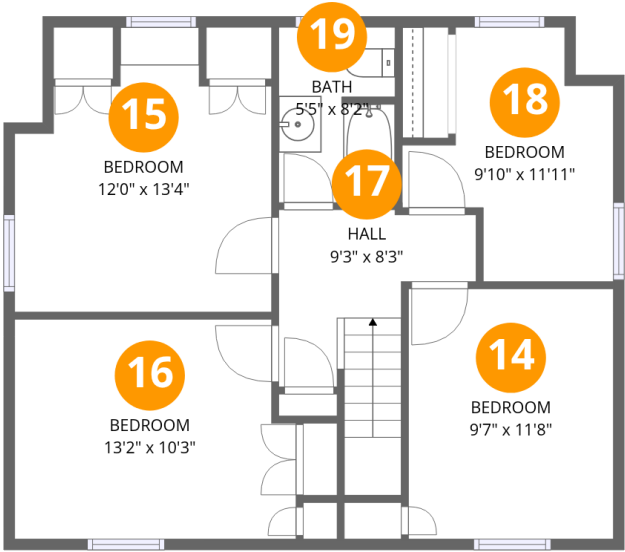
Room dimensions

Floor 2 Total:1379sqft Excluded: 221sqft

#		Dimensions	sqft	Counted as living area
3	Family Room	20'11" x 16'0"	320 sq. ft	Yes
4	Laundry	6'7" x 4'9"	31 sq. ft	Yes
5	Bedroom	9'7" x 13'7"	130 sq. ft	Yes
6	Hall	6'0" x 8'2"	32 sq. ft	Yes
7	Kitchen	11'9" x 11'7"	115 sq. ft	Yes
8	Dining Area	9'2" x 15'2"	126 sq. ft	Yes
9	Primary Bedroom	16'0" x 9'7"	139 sq. ft	Yes
10	Living Room	15'1" x 13'6"	237 sq. ft	Yes
11	Entry	3'8" x 4'9"	18 sq. ft	Yes
12	Garage	10'6" x 18'4"	193 sq. ft	No
13	Bath	6'9" x 11'9"	65 sq. ft	Yes

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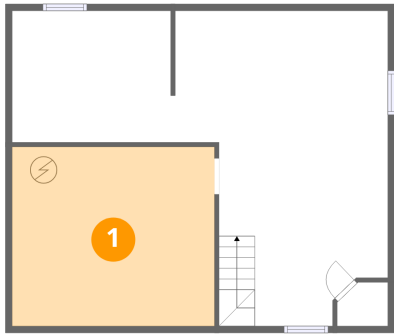


Room dimensions

Floor 3 Total:700sqft Excluded: 7sqft

#		Dimensions	sqft	Counted as living area
14	Bedroom	9'7" x 11'8"	112 sq. ft	Yes
15	Bedroom	12'0" x 13'4"	133 sq. ft	Yes
16	Bedroom	13'2" x 10'3"	130 sq. ft	Yes
17	Hall	9'3" x 8'3"	72 sq. ft	Yes
18	Bedroom	9'10" x 11'11"	84 sq. ft	Yes
19	Bath	5'5" x 8'2"	44 sq. ft	Yes

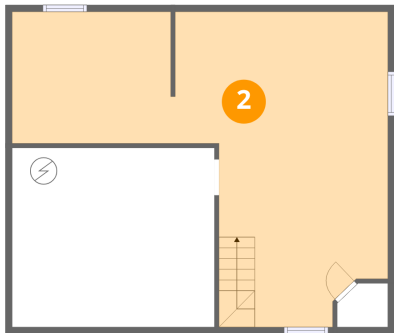
1 Floor 1 - Utility



Dimensions: 15'1" x 13'4"
Area: 201 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 - Basement

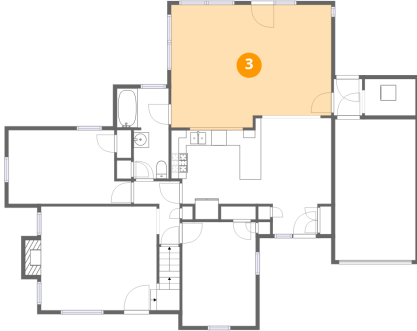


Dimensions: 28'0" x 23'6"
Area: 431 sq. ft
Counted as living area: No

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

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3 Floor 2 - Family Room



Dimensions: 20'11" x 16'0"
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

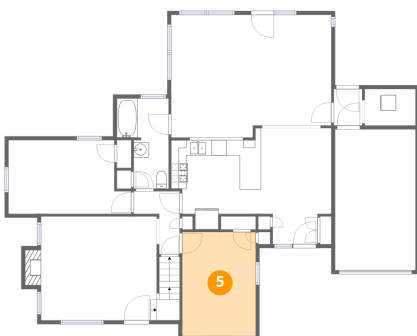
4 Floor 2 - Laundry



Dimensions: 6'7" x 4'9"
Area: 31 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 2 - Bedroom

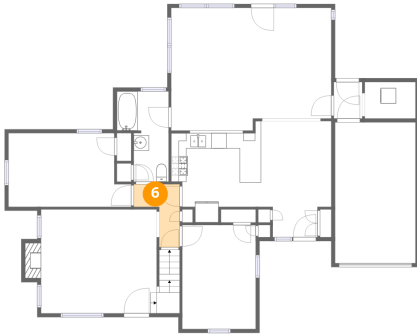


Dimensions: 9'7" x 13'7"
Area: 130 sq. ft
Counted as living area: Yes

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

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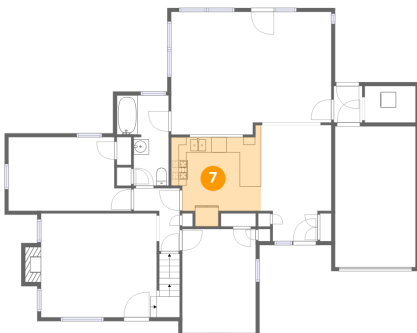
6 Floor 2 - Hall



Dimensions: 6'0" x 8'2"
Area: 32 sq. ft
Counted as living area: Yes

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

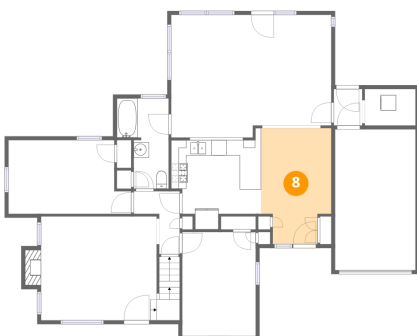
7 Floor 2 - Kitchen



Dimensions: 11'9" x 11'7"
Area: 115 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 2 - Dining Area

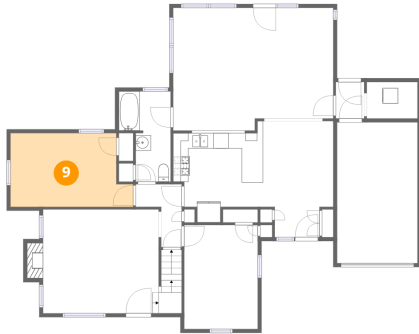


Dimensions: 9'2" x 15'2"
Area: 126 sq. ft
Counted as living area: Yes

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

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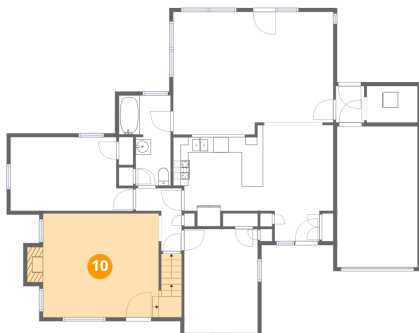
9 Floor 2 - Primary Bedroom



Dimensions: 16'0" x 9'7"
Area: 139 sq. ft
Counted as living area: Yes

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

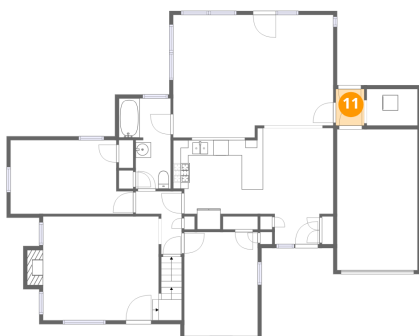
10 Floor 2 - Living Room



Dimensions: 15'1" x 13'6"
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

11 Floor 2 - Entry



Dimensions: 3'8" x 4'9"
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

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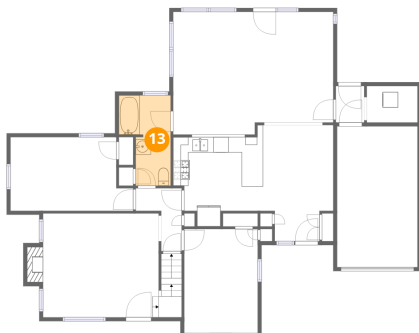
12 Floor 2 - Garage



Dimensions: 10'6" x 18'4"
Area: 193 sq. ft
Counted as living area: No

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

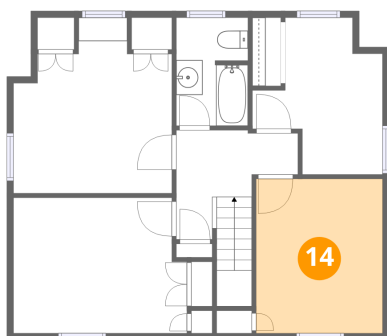
13 Floor 2 - Bath



Dimensions: 6'9" x 11'9"
Area: 65 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 3 - Bedroom

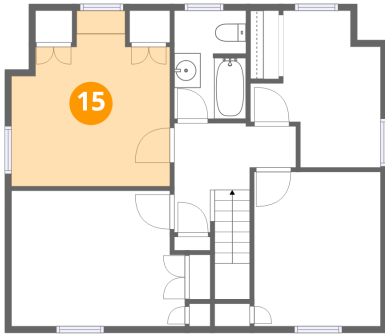


Dimensions: 9'7" x 11'8"
Area: 112 sq. ft
Counted as living area: Yes

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

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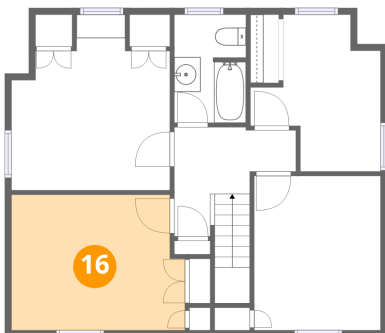
15 Floor 3 - Bedroom



Dimensions: 12'0" x 13'4"
Area: 133 sq. ft
Counted as living area: Yes

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

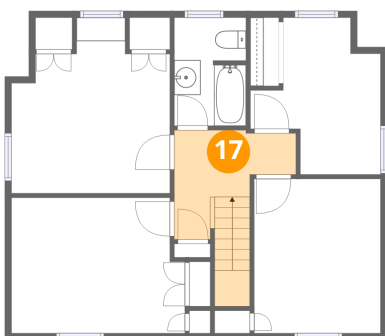
16 Floor 3 - Bedroom



Dimensions: 13'2" x 10'3"
Area: 130 sq. ft
Counted as living area: Yes

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

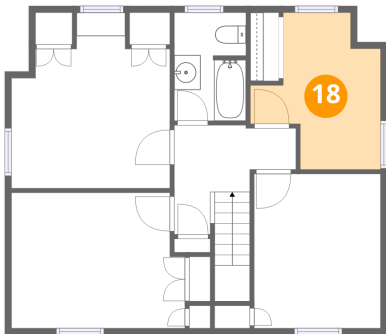
17 Floor 3 - Hall



Dimensions: 9'3" x 8'3"
Area: 72 sq. ft
Counted as living area: Yes

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

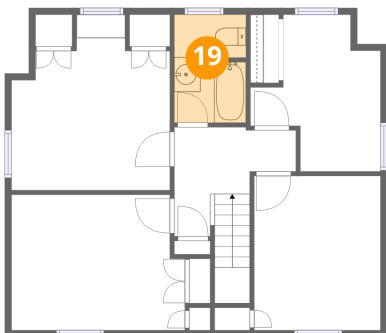
18 Floor 3 - Bedroom



Dimensions: 9'10" x 11'11"
Area: 84 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: 5'5" x 8'2"
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