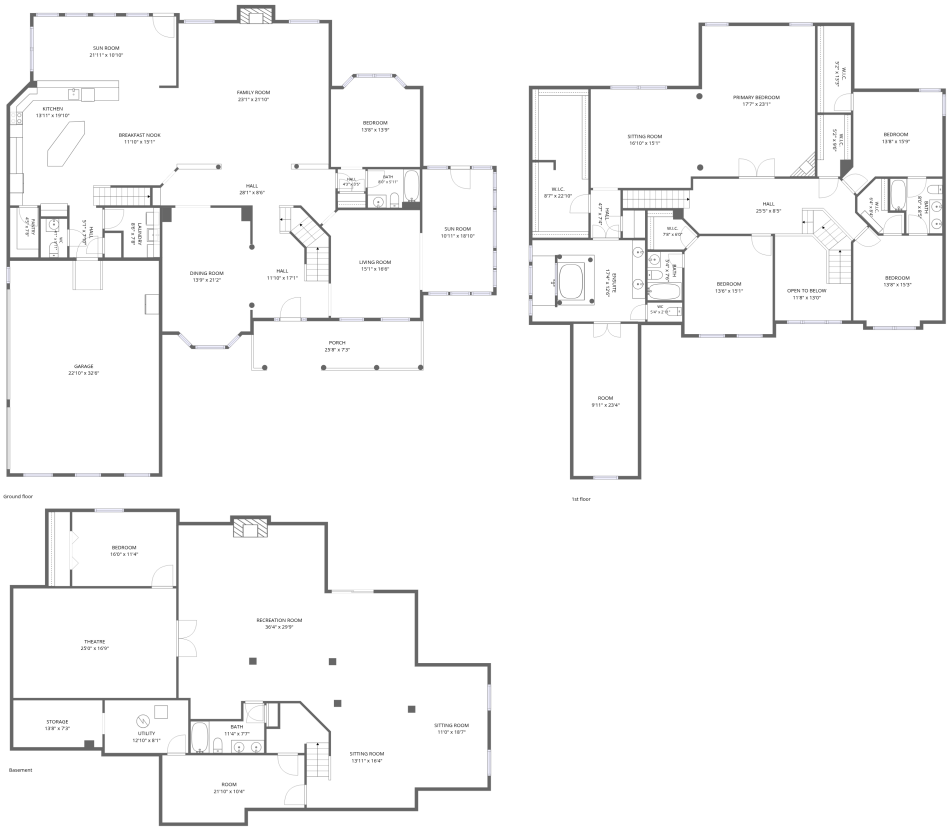
Home report

15 Adrian Way, Fredericksburg, Virginia 22405, United States



Total Area: 8032 sq. ft

Basement: 2443 sq. ft, Ground Floor: 2859 sq. ft, 1st Floor: 2730 sq. ft
Excluded: Utility 111 sq. ft, Storage 109 sq. ft, Fireplace 20 sq. ft, Garage 784 sq. ft, Porch 185 sq. ft, Open to below 127 sq. ft

Property summary

3 FLOORS

6 Bedrooms

5 Bathrooms

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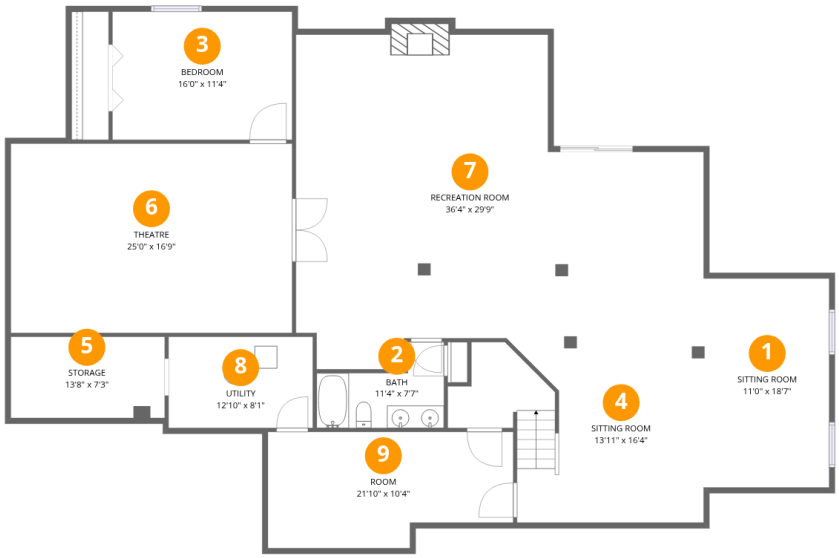
1
Half bath

1
Garage

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Room dimensions

Floor 1 Below grade

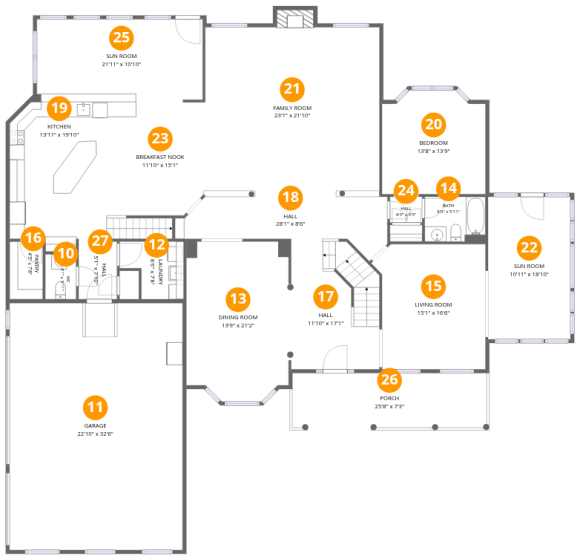
Total:2443sqft **Excluded:** 226sqft

#		Dimensions	sqft	Counted as living area
1	Sitting Room	11'0" x 18'7"	205 sq. ft	Yes
2	Bath	11'4" x 7'7"	64 sq. ft	Yes
3	Bedroom	16'0" x 11'4"	182 sq. ft	Yes
4	Sitting Room	13'11" x 16'4"	309 sq. ft	Yes
5	Storage	13'8" x 7'3"	99 sq. ft	No
6	Theatre	25'0" x 16'9"	420 sq. ft	Yes
7	Recreation Room	36'4" x 29'9"	859 sq. ft	Yes
8	Utility	12'10" x 8'1"	104 sq. ft	No
9	Room	21'10" x 10'4"	204 sq. ft	Yes

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Room dimensions

Floor 2

Total:2859sqft **Excluded:** 983sqft

#		Dimensions	sqft	Counted as living area
10	WC	4'1" x 5'11"	24 sq. ft	Yes
11	Garage	22'10" x 32'6"	745 sq. ft	No
12	Laundry	8'6" x 7'8"	53 sq. ft	Yes
13	Dining Room	13'9" x 21'2"	275 sq. ft	Yes
14	Bath	8'0" x 5'11"	48 sq. ft	Yes
15	Living Room	15'1" x 16'6"	227 sq. ft	Yes
16	Pantry	4'5" x 7'8"	34 sq. ft	Yes
17	Hall	11'10" x 17'1"	190 sq. ft	Yes
18	Hall	28'1" x 8'6"	170 sq. ft	Yes
19	Kitchen	13'11" x 19'10"	256 sq. ft	Yes
20	Bedroom	13'8" x 13'9"	178 sq. ft	Yes

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#		Dimensions	sqft	Counted as living area
21	Family Room	23'1" x 21'10"	515 sq. ft	Yes
22	Sun Room	10'11" x 18'10"	205 sq. ft	Yes
23	Breakfast Nook	11'10" x 15'1"	196 sq. ft	Yes
24	Hall	4'3" x 3'5"	14 sq. ft	Yes
25	Sun Room	21'11" x 10'10"	237 sq. ft	Yes
26	Porch	25'8" x 7'3"	185 sq. ft	No
27	Hall	5'1" x 7'10"	40 sq. ft	Yes

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Room dimensions

Floor 3

Total:2730sqft **Excluded:** 127sqft

#		Dimensions	sqft	Counted as living area
28	Ensuite	17'4" x 12'6"	216 sq. ft	Yes
29	Bedroom	13'8" x 15'9"	186 sq. ft	Yes
30	Hall	4'7" x 7'4"	34 sq. ft	Yes
31	Hall	25'5" x 8'5"	277 sq. ft	Yes
32	WC	5'4" x 2'11"	16 sq. ft	Yes
33	Room	9'11" x 23'4"	231 sq. ft	Yes
34	Sitting Room	16'10" x 15'1"	253 sq. ft	Yes
35	W.I.C.	5'2" x 13'3"	69 sq. ft	Yes
36	Bath	5'4" x 7'6"	40 sq. ft	Yes
37	W.I.C.	5'2" x 9'6"	48 sq. ft	Yes
38	W.I.C.	7'8" x 6'0"	38 sq. ft	Yes

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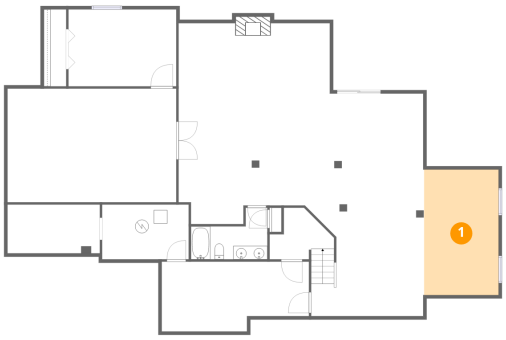
15 Adrian Way, Fredericksburg, Virginia 22405, United States

#		Dimensions	sqft	Counted as living area
39	Bedroom	13'6" x 15'1"	201 sq. ft	Yes
40	Open To Below	11'8" x 13'0"	122 sq. ft	No
41	W.I.C.	6'4" x 8'4"	38 sq. ft	Yes
42	W.I.C.	8'7" x 22'10"	195 sq. ft	Yes
43	Bath	8'0" x 8'5"	59 sq. ft	Yes
44	Primary Bedroom	17'7" x 23'1"	403 sq. ft	Yes
45	Bedroom	13'8" x 15'3"	187 sq. ft	Yes

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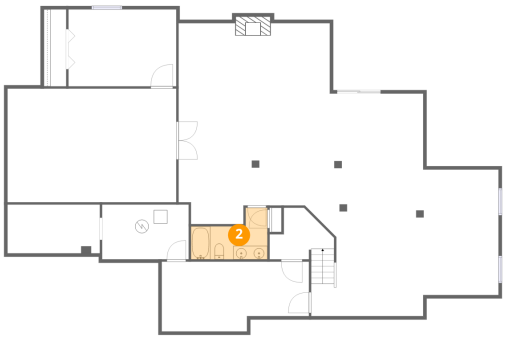
1 Floor 1 - Sitting Room



Dimensions: 11'0" x 18'7"
Area: 205 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 - Bath



Dimensions: 11'4" x 7'7"
Area: 64 sq. ft
Counted as living area: Yes

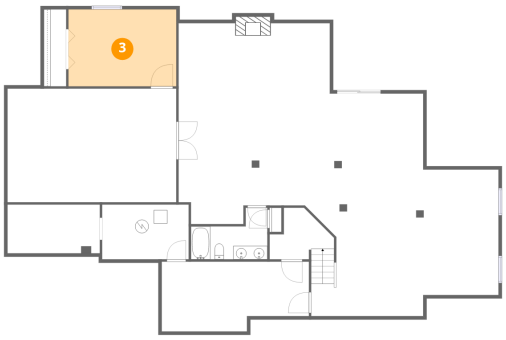
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

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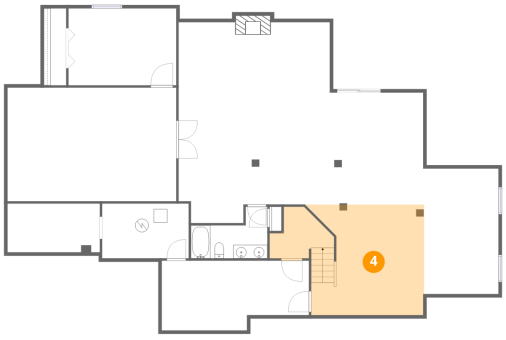
3 Floor 1 - Bedroom



Dimensions: 16'0" x 11'4"
Area: 182 sq. ft
Counted as living area: Yes

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

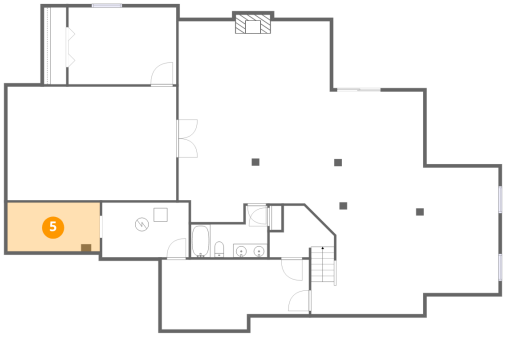
4 Floor 1 - Sitting Room



Dimensions: 13'11" x 16'4"
Area: 309 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 - Storage



Dimensions: 13'8" x 7'3"
Area: 99 sq. ft
Counted as living area: No

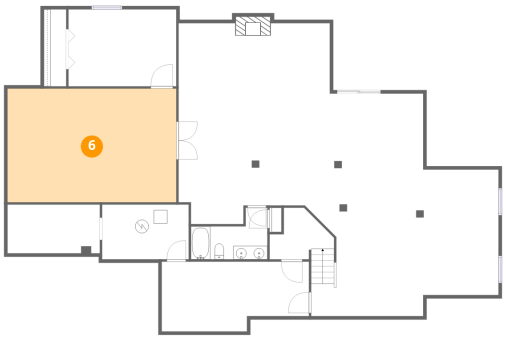
Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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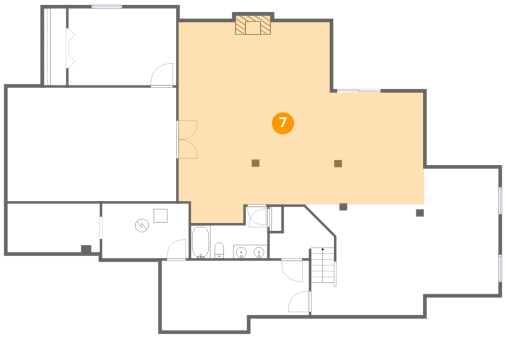
6 Floor 1 - Theatre



Dimensions: 25'0" x 16'9"
Area: 420 sq. ft
Counted as living area: Yes

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

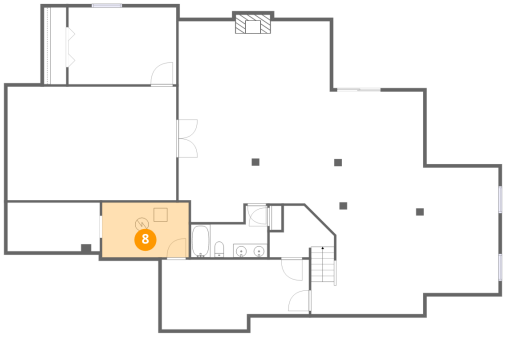
7 Floor 1 - Recreation Room



Dimensions: 36'4" x 29'9"
Area: 859 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 - Utility



Dimensions: 12'10" x 8'1"
Area: 104 sq. ft
Counted as living area: No

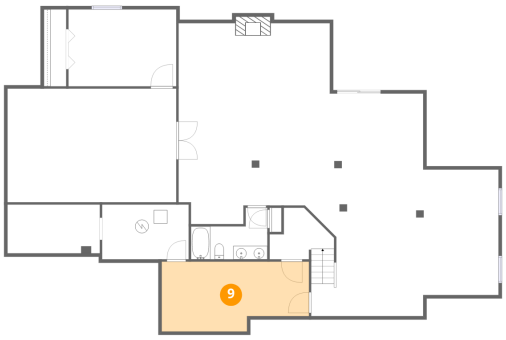
Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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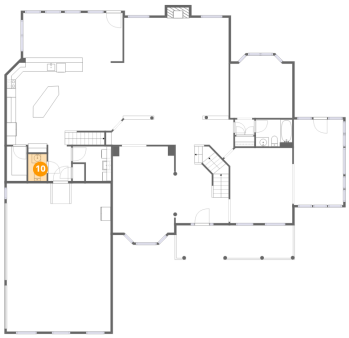
9 Floor 1 - Room



Dimensions: 21'10" x 10'4"
Area: 204 sq. ft
Counted as living area: Yes

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

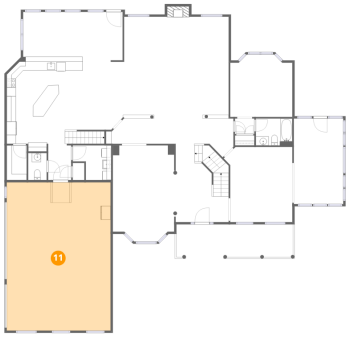
10 Floor 2 - WC



Dimensions: 4'1" x 5'11"
Area: 24 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 2 - Garage



Dimensions: 22'10" x 32'6"
Area: 745 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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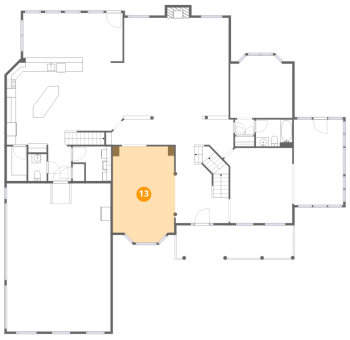
12 Floor 2 - Laundry



Dimensions: 8'6" x 7'8"
Area: 53 sq. ft
Counted as living area: Yes

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

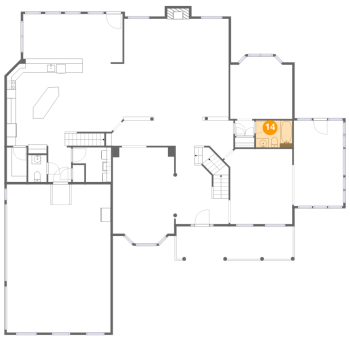
13 Floor 2 - Dining Room



Dimensions: 13'9" x 21'2"
Area: 275 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: 8'0" x 5'11"
Area: 48 sq. ft
Counted as living area: Yes

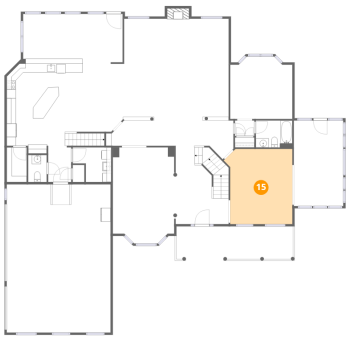
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

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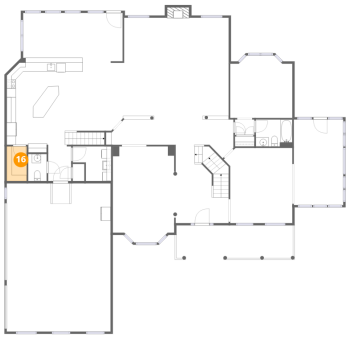
15 Floor 2 - Living Room



Dimensions: 15'1" x 16'6"
Area: 227 sq. ft
Counted as living area: Yes

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

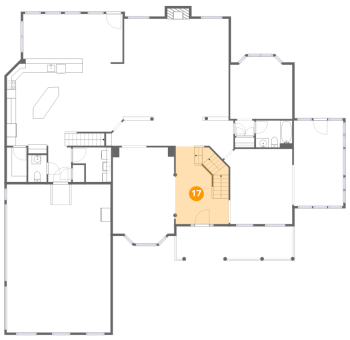
16 Floor 2 - Pantry



Dimensions: 4'5" x 7'8"
Area: 34 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 - Hall



Dimensions: 11'10" x 17'1"
Area: 190 sq. ft
Counted as living area: Yes

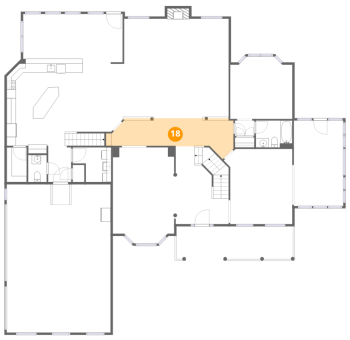
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
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Conversion: No

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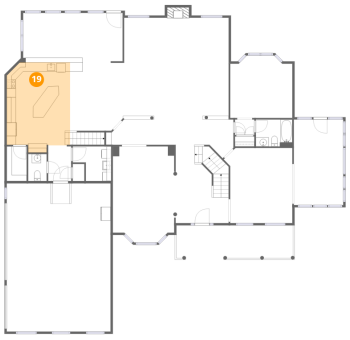
18 Floor 2 - Hall



Dimensions: 28'1" x 8'6"
Area: 170 sq. ft
Counted as living area: Yes

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

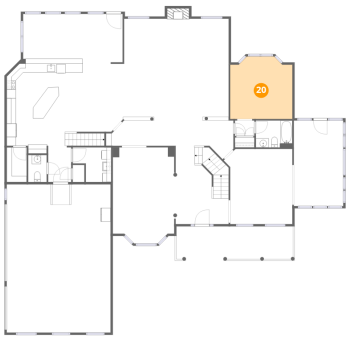
19 Floor 2 - Kitchen



Dimensions: 13'11" x 19'10"
Area: 256 sq. ft
Counted as living area: Yes

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

20 Floor 2 - Bedroom



Dimensions: 13'8" x 13'9"
Area: 178 sq. ft
Counted as living area: Yes

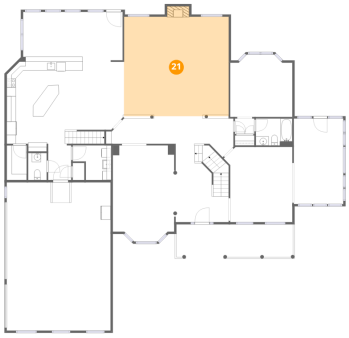
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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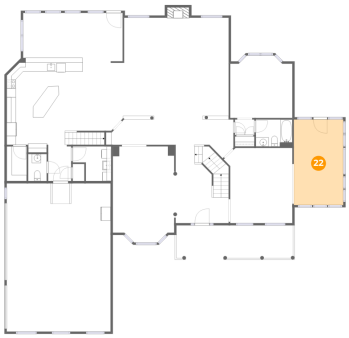
21 Floor 2 - Family Room



Dimensions: 23'1" x 21'10"
Area: 515 sq. ft
Counted as living area: Yes

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

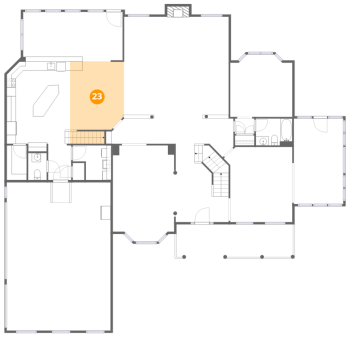
22 Floor 2 - Sun Room



Dimensions: 10'11" x 18'10"
Area: 205 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 - Breakfast Nook



Dimensions: 11'10" x 15'1"
Area: 196 sq. ft
Counted as living area: Yes

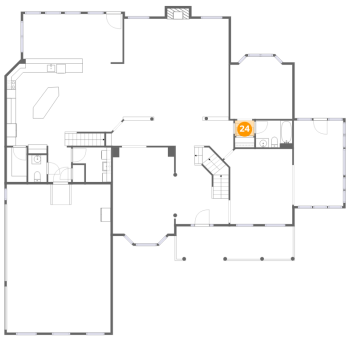
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
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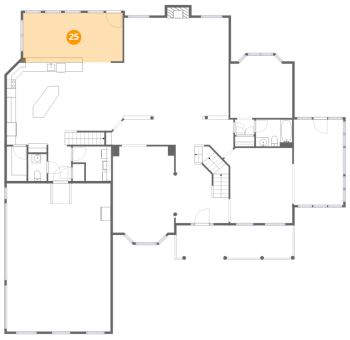
24 Floor 2 - Hall



Dimensions: 4'3" x 3'5"
Area: 14 sq. ft
Counted as living area: Yes

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

25 Floor 2 - Sun Room



Dimensions: 21'11" x 10'10"
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

26 Floor 2 - Porch



Dimensions: 25'8" x 7'3"
Area: 185 sq. ft
Counted as living area: No

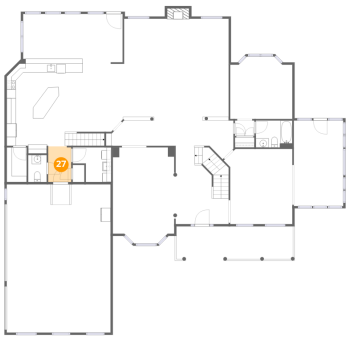
Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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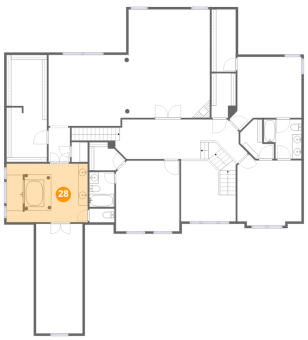
27 Floor 2 - Hall



Dimensions: 5'1" x 7'10"
Area: 40 sq. ft
Counted as living area: Yes

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

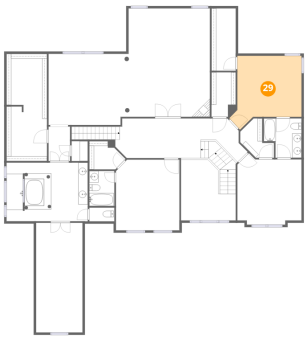
28 Floor 3 - Ensuite



Dimensions: 17'4" x 12'6"
Area: 216 sq. ft
Counted as living area: Yes

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

29 Floor 3 - Bedroom



Dimensions: 13'8" x 15'9"
Area: 186 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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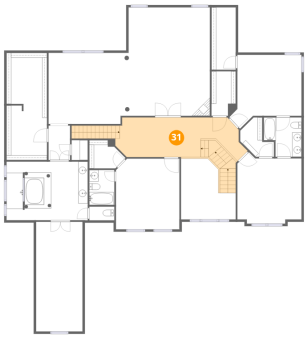
30 Floor 3 - Hall



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

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

31 Floor 3 - Hall



Dimensions: 25'5" x 8'5"
Area: 277 sq. ft
Counted as living area: Yes

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

32 Floor 3 - WC



Dimensions: 5'4" x 2'11"
Area: 16 sq. ft
Counted as living area: Yes

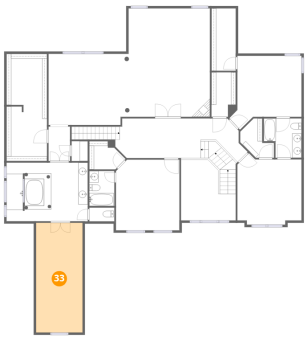
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

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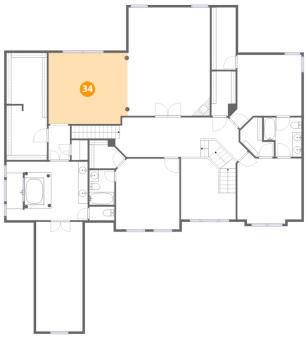
33 Floor 3 - Room



Dimensions: 9'11" x 23'4"
Area: 231 sq. ft
Counted as living area: Yes

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

34 Floor 3 - Sitting Room



Dimensions: 16'10" x 15'1"
Area: 253 sq. ft
Counted as living area: Yes

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

35 Floor 3 - W.I.C.



Dimensions: 5'2" x 13'3"
Area: 69 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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36 Floor 3 - Bath



Dimensions: 5'4" x 7'6"
Area: 40 sq. ft
Counted as living area: Yes

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

37 Floor 3 - W.I.C.



Dimensions: 5'2" x 9'6"
Area: 48 sq. ft
Counted as living area: Yes

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

38 Floor 3 - W.I.C.



Dimensions: 7'8" x 6'0"
Area: 38 sq. ft
Counted as living area: Yes

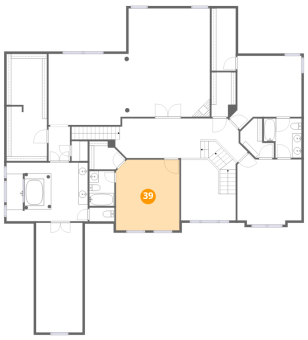
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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39 Floor 3 - Bedroom



Dimensions: 13'6" x 15'1"
Area: 201 sq. ft
Counted as living area: Yes

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

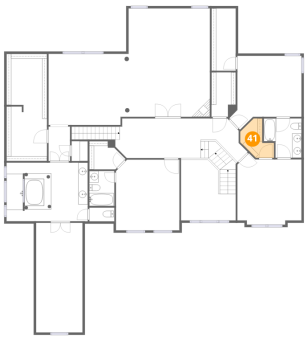
40 Floor 3 - Open To Below



Dimensions: 11'8" x 13'0"
Area: 122 sq. ft
Counted as living area: No

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

41 Floor 3 - W.I.C.



Dimensions: 6'4" x 8'4"
Area: 38 sq. ft
Counted as living area: Yes

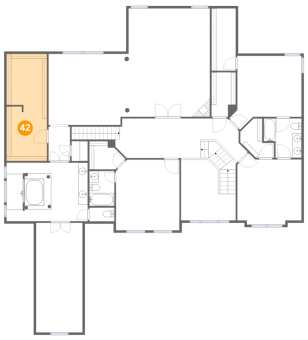
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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42 Floor 3 - W.I.C.



Dimensions: 8'7" x 22'10"
Area: 195 sq. ft
Counted as living area: Yes

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

43 Floor 3 - Bath



Dimensions: 8'0" x 8'5"
Area: 59 sq. ft
Counted as living area: Yes

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

44 Floor 3 - Primary Bedroom



Dimensions: 17'7" x 23'1"
Area: 403 sq. ft
Counted as living area: Yes

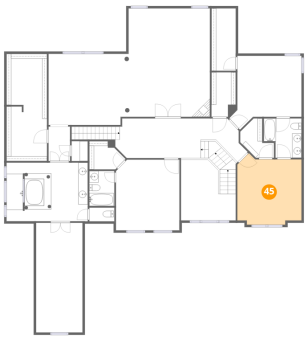
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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45 Floor 3 - Bedroom



Dimensions: 13'8" x 15'3"
Area: 187 sq. ft
Counted as living area: Yes

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