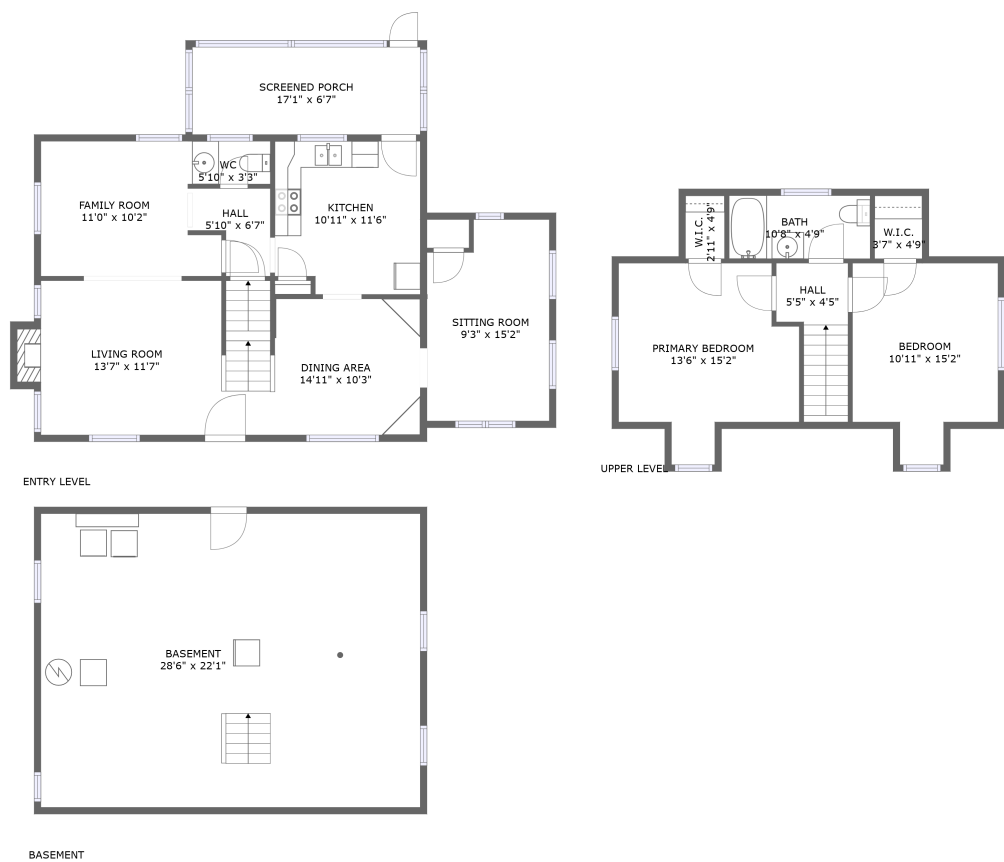


Home report

2912 Oakcrest Avenue Southwest, Grandin Court, Roanoke,  
Roanoke city, Virginia, United States, 24015



Total Area: 1231 sq. ft

Floor 1: 0 sq. ft, Floor 2: 778 sq. ft, Floor 3: 453 sq. ft

Excluded: Basement 631 sq. ft, Screened porch 113 sq. ft, Fireplace 9 sq. ft, Walls: 180 sq. ft

Property summary

 **3** Floors

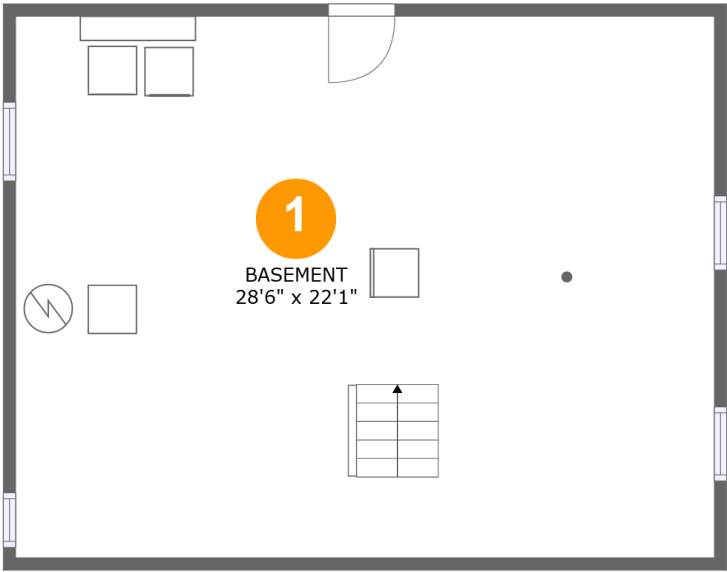
 **2** Bedrooms

 **1** Bathrooms

 **1** Half baths

Home report

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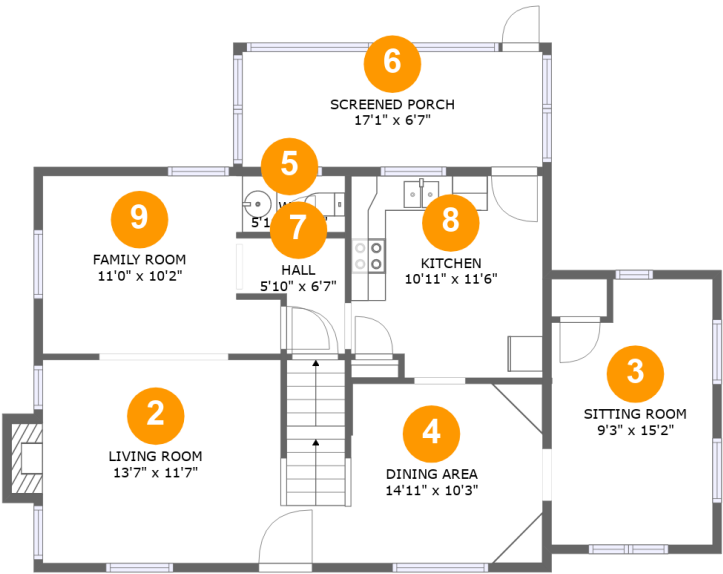
Room dimensions

Floor 1 Total:0sqft    Excluded: 631sqft

#		Max Dimensions	sqft	Included
1	Basement	28'6" x 22'1"	631 sq. ft	No

Home report

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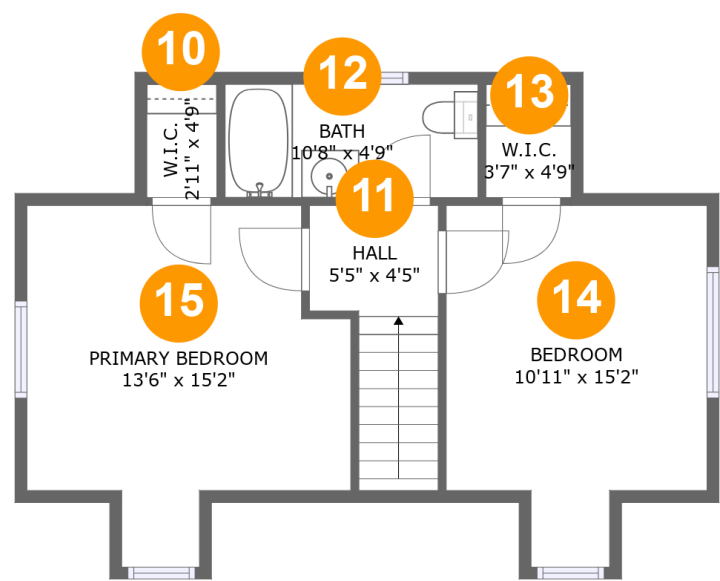


Room dimensions

Floor 2 Total:778sqft    Excluded: 122sqft

#		Max Dimensions	sqft	Included
2	Living Room	13'7" x 11'7"	165 sq. ft	Yes
3	Sitting Room	9'3" x 15'2"	131 sq. ft	Yes
4	Dining Area	14'11" x 10'3"	156 sq. ft	Yes
5	WC	5'10" x 3'3"	19 sq. ft	Yes
6	Screened Porch	17'1" x 6'7"	113 sq. ft	No
7	Hall	5'10" x 6'7"	30 sq. ft	Yes
8	Kitchen	10'11" x 11'6"	122 sq. ft	Yes
9	Family Room	11'0" x 10'2"	112 sq. ft	Yes

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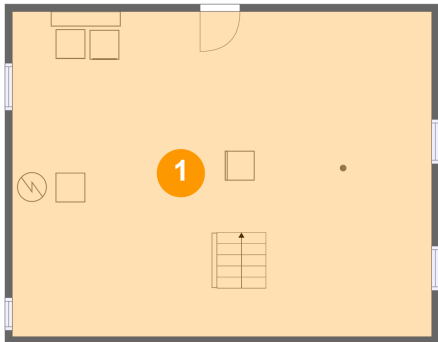
Room dimensions

Floor 3 Total:453sqft   Excluded: 0sqft

#		Max Dimensions	sqft	Included
10	W.I.C.	2'11" x 4'9"	14 sq. ft	Yes
11	Hall	5'5" x 4'5"	49 sq. ft	Yes
12	Bath	10'8" x 4'9"	51 sq. ft	Yes
13	W.I.C.	3'7" x 4'9"	17 sq. ft	Yes
14	Bedroom	10'11" x 15'2"	142 sq. ft	Yes
15	Primary Bedroom	13'6" x 15'2"	163 sq. ft	Yes

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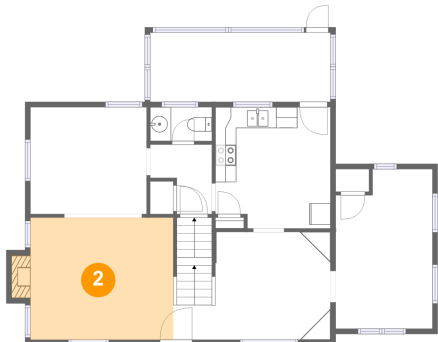
1 Floor 1 - Basement



Max Dimensions: 28'6" x 22'1"  
Calculated Area: 631 sq. ft  
Included: No

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

2 Floor 2 - Living Room

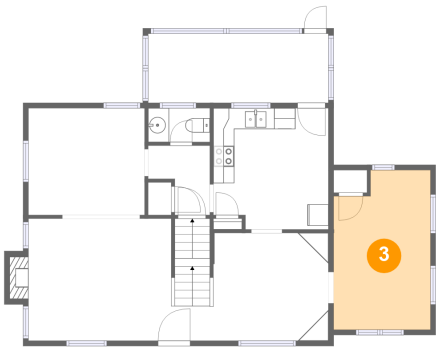


Max Dimensions: 13'7" x 11'7"  
Calculated Area: 165 sq. ft  
Included: Yes

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

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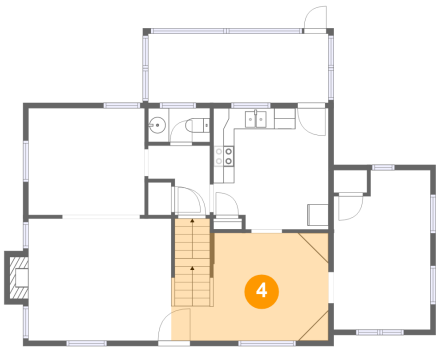
3 Floor 2 - Sitting Room



Max Dimensions: 9'3" x 15'2"  
Calculated Area: 131 sq. ft  
Included: Yes

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

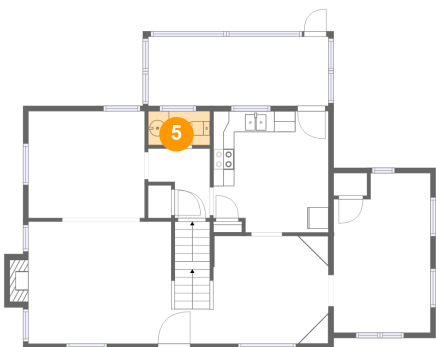
4 Floor 2 - Dining Area



Max Dimensions: 14'11" x 10'3"  
Calculated Area: 156 sq. ft  
Included: Yes

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

5 Floor 2 - WC

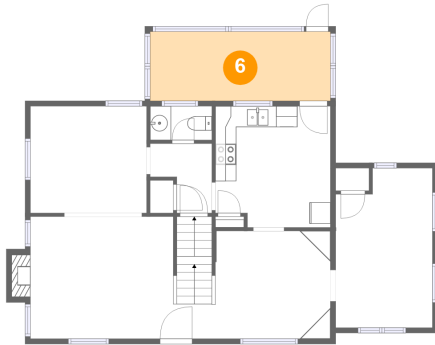


Max Dimensions: 5'10" x 3'3"  
Calculated Area: 19 sq. ft  
Included: Yes

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

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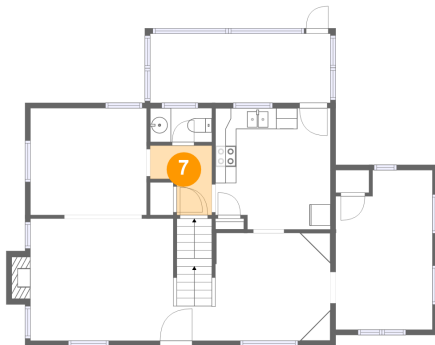
## 6 Floor 2 - Screened Porch



Max Dimensions: 17'1" x 6'7"  
Calculated Area: 113 sq. ft  
Included: No

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

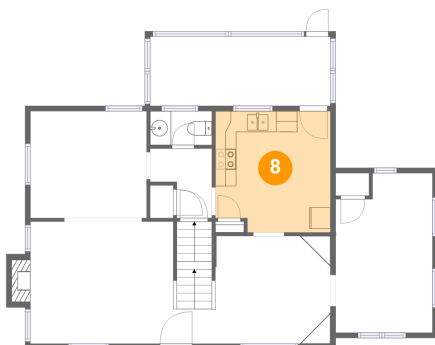
## 7 Floor 2 - Hall



Max Dimensions: 5'10" x 6'7"  
Calculated Area: 30 sq. ft  
Included: Yes

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

## 8 Floor 2 - Kitchen

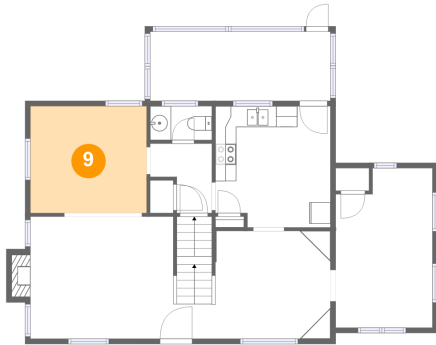


Max Dimensions: 10'11" x 11'6"  
Calculated Area: 122 sq. ft  
Included: Yes

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

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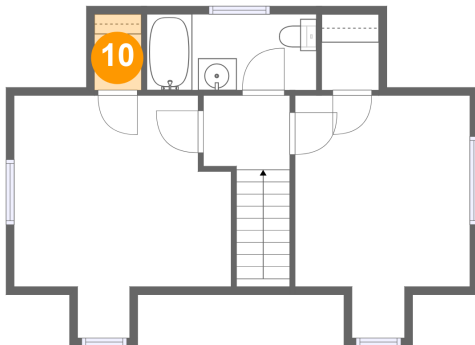
## 9 Floor 2 - Family Room



Max Dimensions: 11'0" x 10'2"  
Calculated Area: 112 sq. ft  
Included: Yes

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

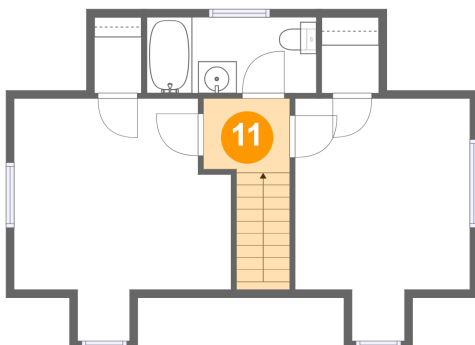
## 10 Floor 3 - W.I.C.



Max Dimensions: 2'11" x 4'9"  
Calculated Area: 14 sq. ft  
Included: Yes

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

## 11 Floor 3 - Hall



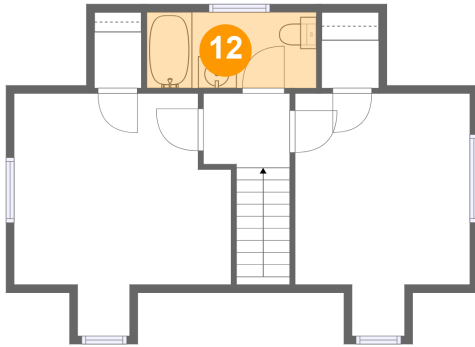
Max Dimensions: 5'5" x 4'5"  
Calculated Area: 49 sq. ft  
Included: Yes

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



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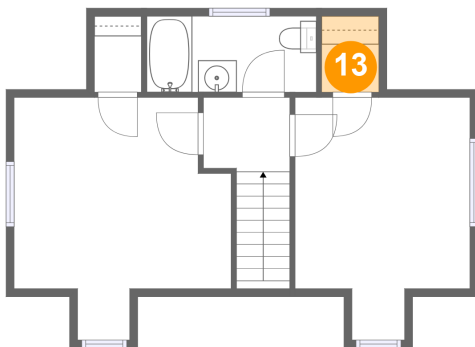
### 12 Floor 3 - Bath



Max Dimensions: 10'8" x 4'9"  
Calculated Area: 51 sq. ft  
Included: Yes

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

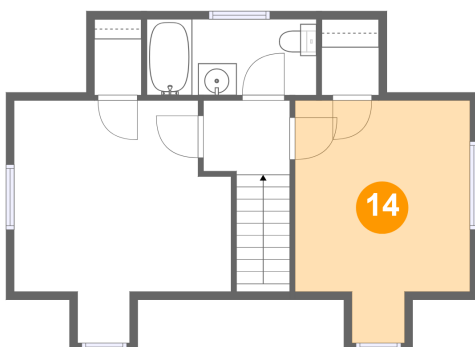
### 13 Floor 3 - W.I.C.



Max Dimensions: 3'7" x 4'9"  
Calculated Area: 17 sq. ft  
Included: Yes

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

### 14 Floor 3 - Bedroom

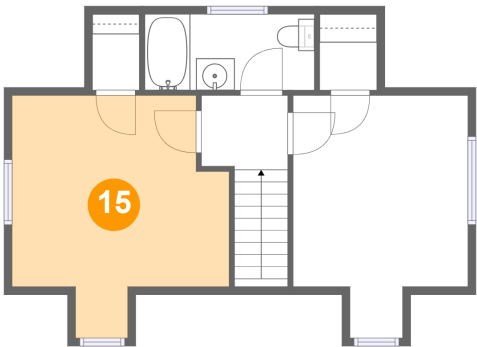


Max Dimensions: 10'11" x 15'2"  
Calculated Area: 142 sq. ft  
Included: Yes

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

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**15** Floor 3 - Primary Bedroom



Max Dimensions: 13'6" x 15'2"  
Calculated Area: 163 sq. ft  
Included: Yes

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