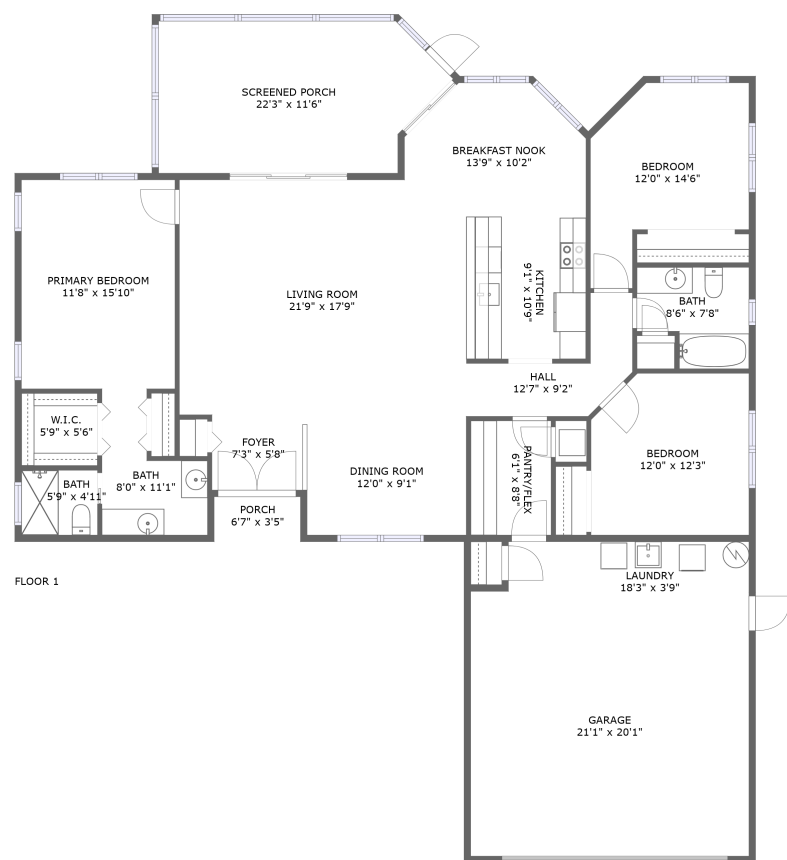


Home report

12280 Genter Drive, Spring Hill, Hernando County, Florida,  
United States, 34609




Total Area: 1704 sq. ft

Floor 1: 1704 sq. ft

Excluded: Screened porch 227 sq. ft, Porch 22 sq. ft, Garage 424 sq. ft, Undefined 8 sq. ft,  
Walls: 138 sq. ft

Property summary

 **1** Floors

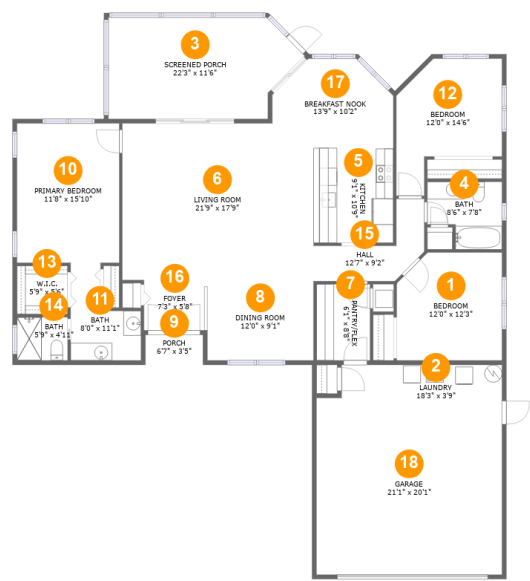
 **3** Bedrooms

 **2** Bathrooms

 **1** Garages

Home report

12280 Genter Drive, Spring Hill, Hernando County, Florida,  
United States, 34609



Room dimensions

Floor 1 Total:1704sqft    Excluded: 681sqft

#		Max Dimensions	sqft	Included
1	Bedroom	12'0" x 12'3"	141 sq. ft	Yes
2	Laundry	18'3" x 3'9"	69 sq. ft	Yes
3	Screened Porch	22'3" x 11'6"	227 sq. ft	No
4	Bath	8'6" x 7'8"	56 sq. ft	Yes
5	Kitchen	9'1" x 10'9"	98 sq. ft	Yes
6	Living Room	21'9" x 17'9"	381 sq. ft	Yes
7	PANTRY/FLEX	6'1" x 8'8"	53 sq. ft	Yes
8	Dining Room	12'0" x 9'1"	110 sq. ft	Yes
9	Porch	6'7" x 3'5"	22 sq. ft	No
10	Primary Bedroom	11'8" x 15'10"	184 sq. ft	Yes
11	Bath	8'0" x 11'1"	64 sq. ft	Yes

## Home report

**12280 Genter Drive, Spring Hill, Hernando County, Florida,  
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#		Max Dimensions	sqft	Included
12	Bedroom	12'0" x 14'6"	139 sq. ft	Yes
13	W.I.C.	5'9" x 5'6"	32 sq. ft	Yes
14	Bath	5'9" x 4'11"	28 sq. ft	Yes
15	Hall	12'7" x 9'2"	62 sq. ft	Yes
16	Foyer	7'3" x 5'8"	41 sq. ft	Yes
17	Breakfast Nook	13'9" x 10'2"	116 sq. ft	Yes
18	Garage	21'1" x 20'1"	424 sq. ft	No

12280 Genter Drive, Spring Hill, Hernando County, Florida,  
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1 Floor 1 - Bedroom



Max Dimensions: 12'0" x 12'3"  
Calculated Area: 141 sq. ft  
Included: Yes

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

2 Floor 1 - Laundry

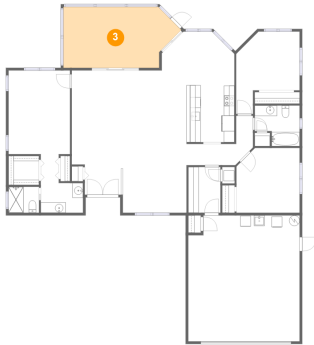


Max Dimensions: 18'3" x 3'9"  
Calculated Area: 69 sq. ft  
Included: Yes

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

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### 3 Floor 1 - Screened Porch



Max Dimensions: 22'3" x 11'6"  
Calculated Area: 227 sq. ft  
Included: No

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

### 4 Floor 1 - Bath



Max Dimensions: 8'6" x 7'8"  
Calculated Area: 56 sq. ft  
Included: Yes

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

### 5 Floor 1 - Kitchen



Max Dimensions: 9'1" x 10'9"  
Calculated Area: 98 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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6 Floor 1 - Living Room



Max Dimensions: 21'9" x 17'9"  
Calculated Area: 381 sq. ft  
Included: Yes

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

7 Floor 1 - PANTRY/FLEX



Max Dimensions: 6'1" x 8'8"  
Calculated Area: 53 sq. ft  
Included: Yes

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

8 Floor 1 - Dining Room



Max Dimensions: 12'0" x 9'1"  
Calculated Area: 110 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 1 - Porch



Max Dimensions: 6'7" x 3'5"  
Calculated Area: 22 sq. ft  
Included: No

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

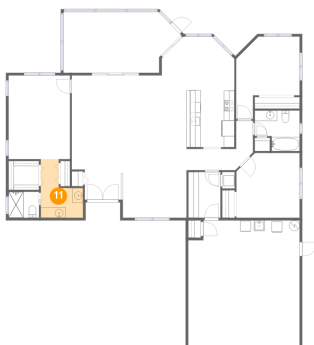
## 10 Floor 1 - Primary Bedroom



Max Dimensions: 11'8" x 15'10"  
Calculated Area: 184 sq. ft  
Included: Yes

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

## 11 Floor 1 - Bath



Max Dimensions: 8'0" x 11'1"  
Calculated Area: 64 sq. ft  
Included: Yes

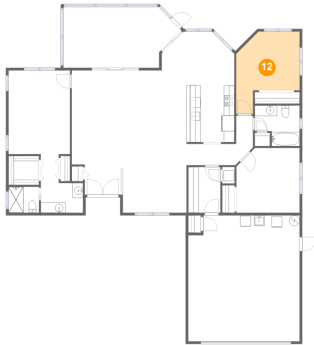
Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

## Home report

12280 Genter Drive, Spring Hill, Hernando County, Florida,  
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### 12 Floor 1 - Bedroom

---



Max Dimensions: 12'0" x 14'6"  
Calculated Area: 139 sq. ft  
Included: Yes

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

### 13 Floor 1 - W.I.C.

---



Max Dimensions: 5'9" x 5'6"  
Calculated Area: 32 sq. ft  
Included: Yes

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

### 14 Floor 1 - Bath

---



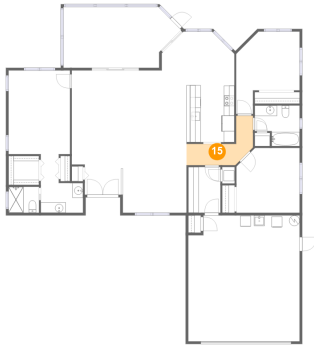
Max Dimensions: 5'9" x 4'11"  
Calculated Area: 28 sq. ft  
Included: Yes

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



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### 15 Floor 1 - Hall



Max Dimensions: 12'7" x 9'2"  
Calculated Area: 62 sq. ft  
Included: Yes

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

### 16 Floor 1 - Foyer



Max Dimensions: 7'3" x 5'8"  
Calculated Area: 41 sq. ft  
Included: Yes

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

### 17 Floor 1 - Breakfast Nook

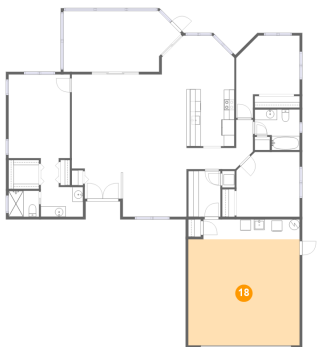


Max Dimensions: 13'9" x 10'2"  
Calculated Area: 116 sq. ft  
Included: Yes

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

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**18** Floor 1 - Garage



Max Dimensions: 21'1" x 20'1"  
Calculated Area: 424 sq. ft  
Included: No

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