

Total Area: 2004 sq. ft

Below Ground: 1097 sq. ft, 1st Floor: 907 sq. ft

Excluded: Laundry/utility 176 sq. ft, Patio 492 sq. ft, Walls: 155 sq. ft

#### **Property summary**





#### **Room dimensions**

#### Floor 1 Below grade

#		Dimensions	sqft	Counted as living area
1	Laundry/Utility	17'5" x 10'10"	176 sq. ft	No
2	Patio	18'2" x 28'2"	492 sq. ft	No
3	Bath	6'9" x 9'4"	57 sq. ft	Yes
4	Bedroom	10'4" x 13'1"	135 sq. ft	Yes
5	Bedroom	12'9" x 13'1"	152 sq. ft	Yes
6	Recreation Room	19'7" x 10'10"	213 sq. ft	Yes
7	Hall	13'8" x 4'8"	87 sq. ft	Yes
8	Sun Room	16'11" x 21'7"	366 sq. ft	Yes

Total:1097sqft

Excluded: 668sqft



#### **Room dimensions**

Floor 2 Total:907sqft Excluded: 0sqft

#		Dimensions	sqft	Counted as living area
9	Living Room	12'9" x 13'4"	170 sq. ft	Yes
10	Kitchen	10'1" x 10'7"	107 sq. ft	Yes
11	Bedroom	10'4" x 13'4"	119 sq. ft	Yes
12	Dining Area	10'4" x 10'11"	113 sq. ft	Yes
13	Foyer	6'7" x 3'3"	52 sq. ft	Yes
14	Bath	6'9" x 7'7"	50 sq. ft	Yes
15	Hall	14'0" x 5'6"	61 sq. ft	Yes
16	Primary Bedroom	13'9" x 10'7"	145 sq. ft	Yes

## Floor 1 - Laundry/Utility



**Dimensions:** 17'5" x 10'10"

**Area:** 176 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 - Patio



Dimensions: 18'2" x 28'2"

Area: 492 sq. ft

Counted as living area: No

# 1801 Franwill Avenue Northwest, Melrose, Roanoke, Roanoke city, Virginia, United States, 24017

3 Floor 1 - Bath



Dimensions: 6'9" x 9'4"
Area: 57 sq. ft

Counted as living area: Yes

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

4 Floor 1 - Bedroom



Dimensions: 10'4" x 13'1"

**Area:** 135 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 - Bedroom



Dimensions: 12'9" x 13'1"

Area: 152 sq. ft

Counted as living area: Yes

## 1801 Franwill Avenue Northwest, Melrose, Roanoke, Roanoke city, Virginia, United States, 24017

### 6 Floor 1 - Recreation Room



**Dimensions**: 19'7" x 10'10"

**Area**: 213 sq. ft

Counted as living area: Yes

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

### Floor 1 - Hall



Dimensions: 13'8" x 4'8"

Area: 87 sq. ft

Counted as living area: Yes

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

### Floor 1 - Sun Room



Dimensions: 16'11" x 21'7"

**Area:** 366 sq. ft

Counted as living area: Yes

# 1801 Franwill Avenue Northwest, Melrose, Roanoke, Roanoke city, Virginia, United States, 24017

## Floor 2 - Living Room



**Dimensions:** 12'9" x 13'4"

**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

### Floor 2 - Kitchen



**Dimensions:** 10'1" x 10'7"

**Area:** 107 sq. ft

Counted as living area: Yes

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

### Floor 2 - Bedroom



Dimensions: 10'4" x 13'4"

Area: 119 sq. ft

Counted as living area: Yes

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## 12 Floor 2 - Dining Area



Dimensions: 10'4" x 10'11"

Area: 113 sq. ft

Counted as living area: Yes

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

## Floor 2 - Foyer



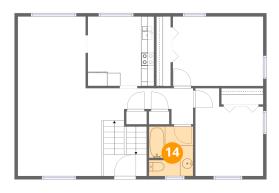
Dimensions: 6'7" x 3'3"

Area: 52 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 - Bath



Dimensions: 6'9" x 7'7"

Area: 50 sq. ft

Counted as living area: Yes

### Floor 2 - Hall



Dimensions: 14'0" x 5'6"

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

## 6 Floor 2 - Primary Bedroom



**Dimensions**: 13'9" x 10'7"

**Area:** 145 sq. ft

Counted as living area: Yes