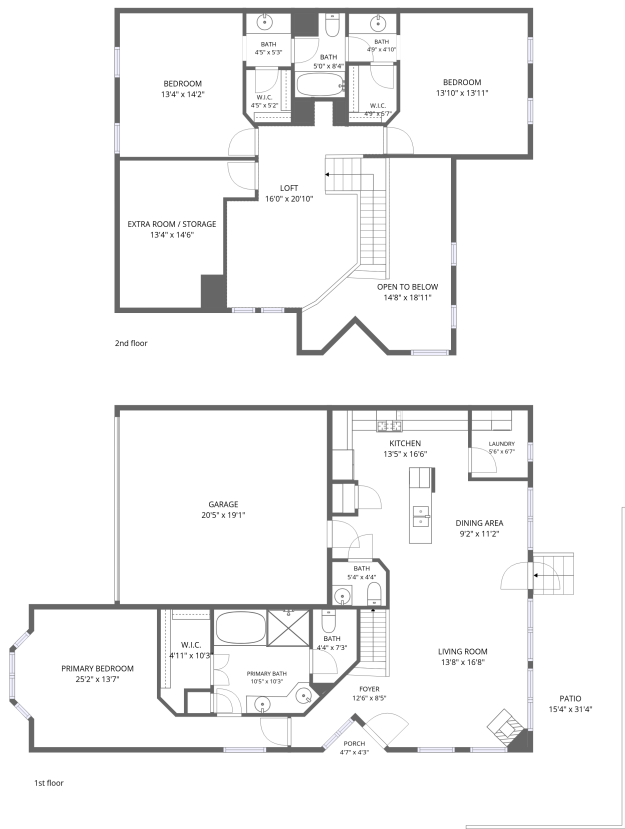


Home data report

2548 Corbeau Drive, Las Brisas Hills, Irving, Dallas County, Texas, United States, 75038



Total Area: 1975 sq. ft

1st Floor: 1038 sq. ft, 2nd Floor: 937 sq. ft

Excluded: Garage 389 sq. ft, Porch 20 sq. ft, Patio 302 sq. ft, Open to below 163 sq. ft, Walls: 153 sq. ft

Property summary

2 Floors

3 Bedrooms

2 Bathrooms

Home data report

**2548 Corbeau Drive, Las Brisas Hills, Irving, Dallas County,
Texas, United States, 75038**



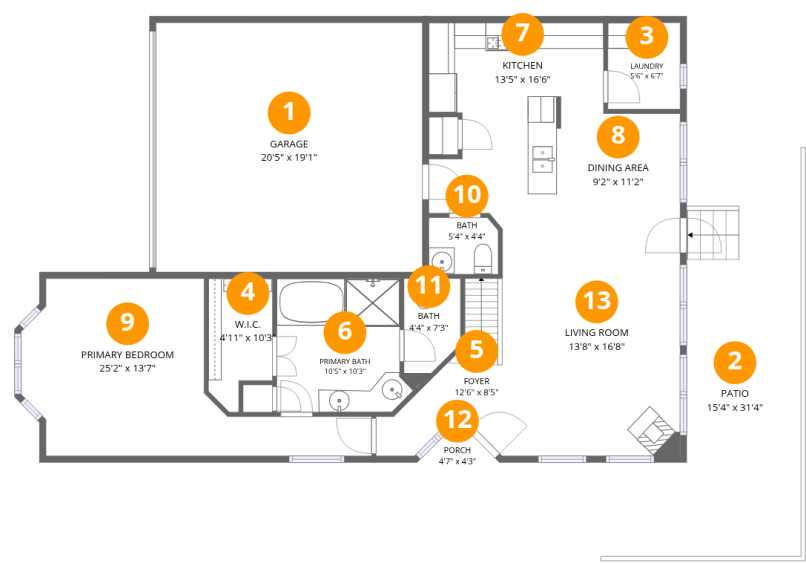
1
Half baths



1
Garages

Home data report

2548 Corbeau Drive, Las Brisas Hills, Irving, Dallas County, Texas, United States, 75038



Room dimensions

Floor 1 Total:1038sqft Excluded: 711sqft

#		Dimensions	sqft	Counted as living area
1	Garage	20'5" x 19'1"	389 sq. ft	No
2	Patio	15'4" x 31'4"	302 sq. ft	No
3	Laundry	5'6" x 6'7"	37 sq. ft	Yes
4	W.I.C.	4'11" x 10'3"	43 sq. ft	Yes
5	Foyer	12'6" x 8'5"	72 sq. ft	Yes
6	Primary Bath	10'5" x 10'3"	97 sq. ft	Yes
7	Kitchen	13'5" x 16'6"	165 sq. ft	Yes
8	Dining Area	9'2" x 11'2"	93 sq. ft	Yes
9	Primary Bedroom	25'2" x 13'7"	217 sq. ft	Yes
10	Bath	5'4" x 4'4"	23 sq. ft	Yes
11	Bath	4'4" x 7'3"	30 sq. ft	Yes

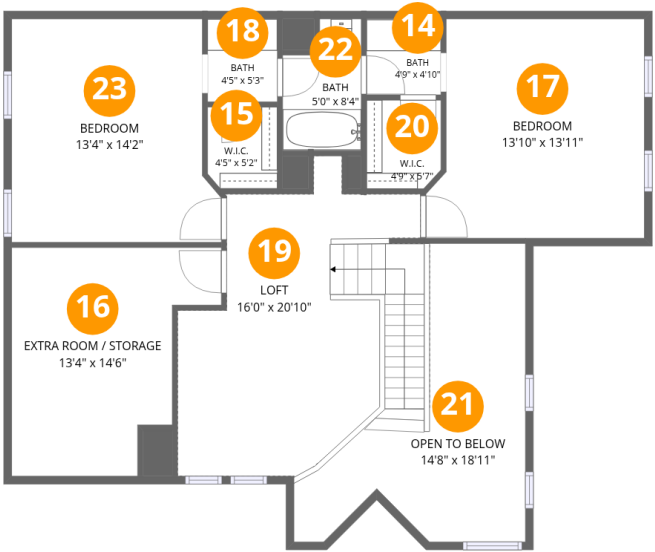
Home data report

2548 Corbeau Drive, Las Brisas Hills, Irving, Dallas County,
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#		Dimensions	sqft	Counted as living area
12	Porch	4'7" x 4'3"	20 sq. ft	No
13	Living Room	13'8" x 16'8"	218 sq. ft	Yes

Home data report

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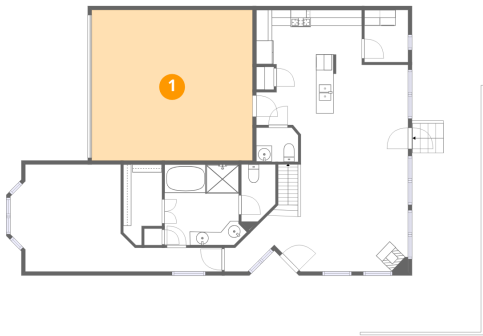


Room dimensions

Floor 2 Total:937sqft Excluded: 163sqft

#		Dimensions	sqft	Counted as living area
14	Bath	4'9" x 4'10"	23 sq. ft	Yes
15	W.I.C.	4'5" x 5'2"	23 sq. ft	Yes
16	Extra Room / Storage	13'4" x 14'6"	152 sq. ft	Yes
17	Bedroom	13'10" x 13'11"	179 sq. ft	Yes
18	Bath	4'5" x 5'3"	23 sq. ft	Yes
19	Loft	16'0" x 20'10"	242 sq. ft	Yes
20	W.I.C.	4'9" x 5'7"	26 sq. ft	Yes
21	Open To Below	14'8" x 18'11"	163 sq. ft	No
22	Bath	5'0" x 8'4"	36 sq. ft	Yes
23	Bedroom	13'4" x 14'2"	176 sq. ft	Yes

1 Floor 1 - Garage



Dimensions: 20'5" x 19'1"
Area: 389 sq. ft
Counted as living area: No

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

2 Floor 1 - Patio



Dimensions: 15'4" x 31'4"
Area: 302 sq. ft
Counted as living area: No

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

2548 Corbeau Drive, Las Brisas Hills, Irving, Dallas County,
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3 Floor 1 - Laundry



Dimensions: 5'6" x 6'7"
Area: 37 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 - W.I.C.



Dimensions: 4'11" x 10'3"
Area: 43 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 - Foyer



Dimensions: 12'6" x 8'5"
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

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6 Floor 1 - Primary Bath



Dimensions: 10'5" x 10'3"
Area: 97 sq. ft
Counted as living area: Yes

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

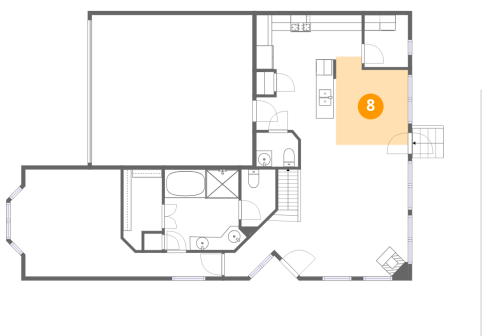
7 Floor 1 - Kitchen



Dimensions: 13'5" x 16'6"
Area: 165 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 - Dining Area



Dimensions: 9'2" x 11'2"
Area: 93 sq. ft
Counted as living area: Yes

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

2548 Corbeau Drive, Las Brisas Hills, Irving, Dallas County,
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9 Floor 1 - Primary Bedroom



Dimensions: 25'2" x 13'7"
Area: 217 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 1 - Bath



Dimensions: 5'4" x 4'4"
Area: 23 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 1 - Bath



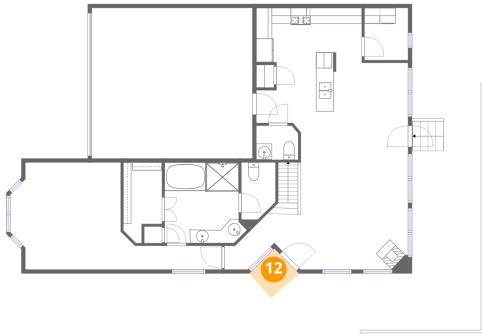
Dimensions: 4'4" x 7'3"
Area: 30 sq. ft
Counted as living area: Yes

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

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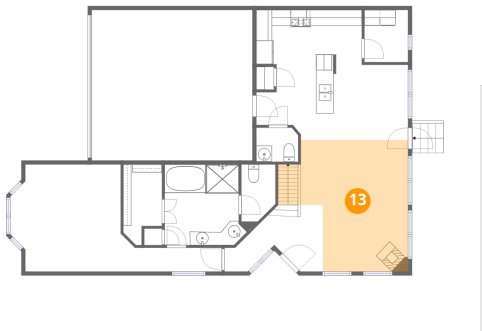
12 Floor 1 - Porch



Dimensions: 4'7" x 4'3"
Area: 20 sq. ft
Counted as living area: No

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

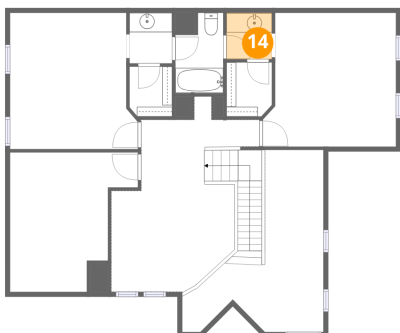
13 Floor 1 - Living Room



Dimensions: 13'8" x 16'8"
Area: 218 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

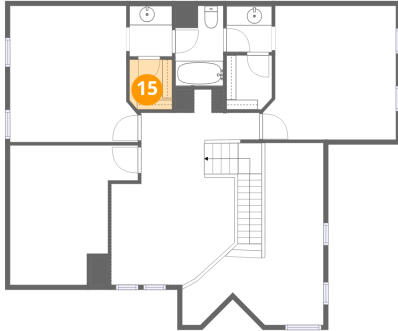


Dimensions: 4'9" x 4'10"
Area: 23 sq. ft
Counted as living area: Yes

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

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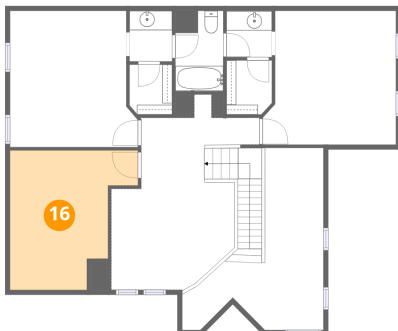
15 Floor 2 - W.I.C.



Dimensions: 4'5" x 5'2"
Area: 23 sq. ft
Counted as living area: Yes

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

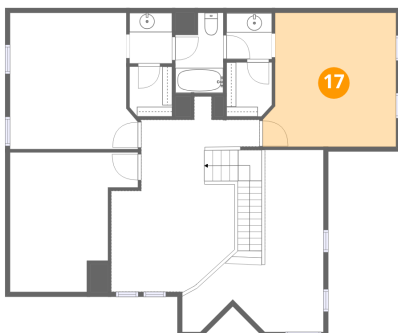
16 Floor 2 - Extra Room / Storage



Dimensions: 13'4" x 14'6"
Area: 152 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 - Bedroom

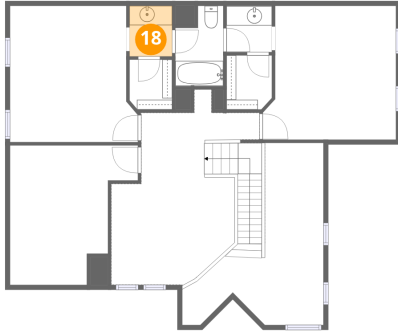


Dimensions: 13'10" x 13'11"
Area: 179 sq. ft
Counted as living area: Yes

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

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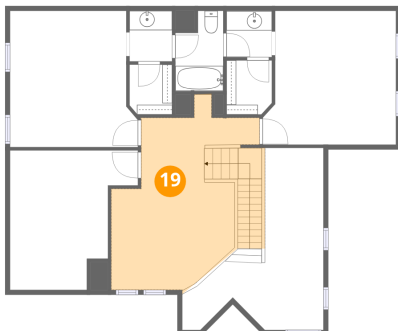
18 Floor 2 - Bath



Dimensions: 4'5" x 5'3"
Area: 23 sq. ft
Counted as living area: Yes

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

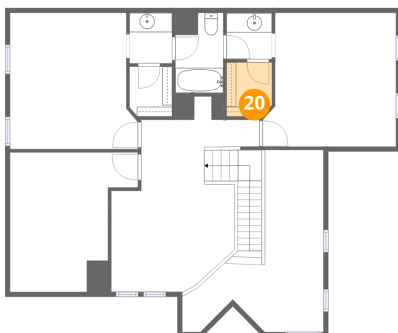
19 Floor 2 - Loft



Dimensions: 16'0" x 20'10"
Area: 242 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 - W.I.C.

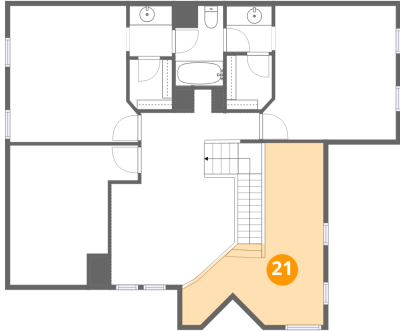


Dimensions: 4'9" x 5'7"
Area: 26 sq. ft
Counted as living area: Yes

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

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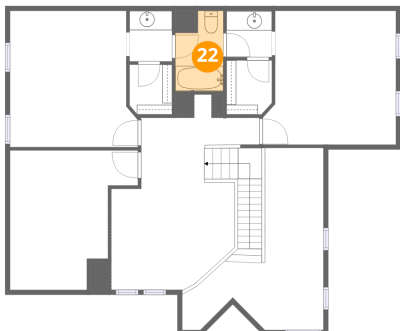
21 Floor 2 - Open To Below



Dimensions: 14'8" x 18'11"
Area: 163 sq. ft
Counted as living area: No

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

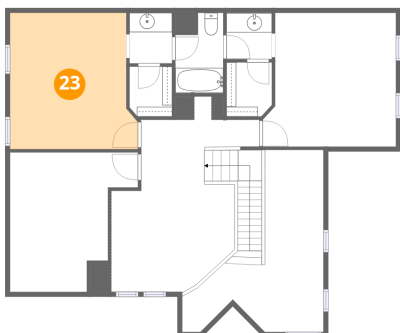
22 Floor 2 - Bath



Dimensions: 5'0" x 8'4"
Area: 36 sq. ft
Counted as living area: Yes

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

23 Floor 2 - Bedroom



Dimensions: 13'4" x 14'2"
Area: 176 sq. ft
Counted as living area: Yes

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