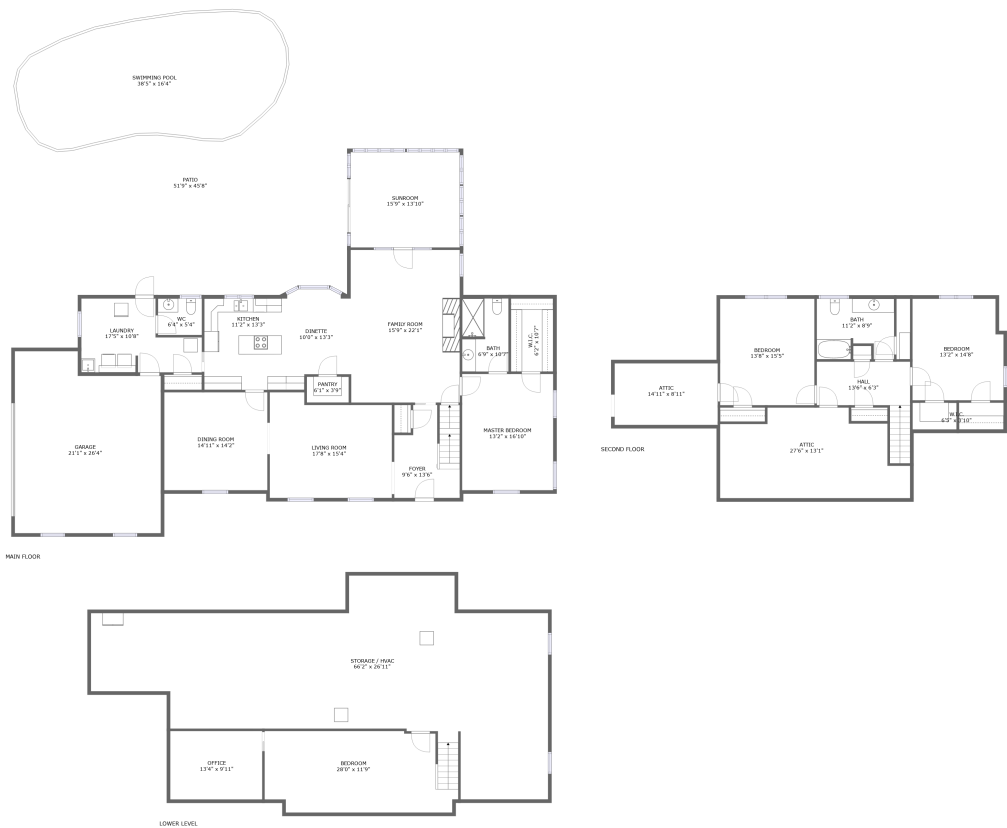





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
Property summary


 **1** Garages


 **4** Bedrooms

 **2** Bathrooms

 **1** Half baths

 **3** Floors

 **3,278** Gross living area sqft

 **6,962** Total sqft

463 Chambers Lane, West Chester, Pennsylvania
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Room dimensions

Floor 1 Total sqft: 1834 Living area: 348

#		Dimensions	sqft	Counted as living area
1	Storage / Hvac	66'2" x 26'11"	1264 sq. ft	No
2	Office	13'4" x 9'11"	132 sq. ft	No
3	Bedroom	28'0" x 11'9"	315 sq. ft	Yes

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Room dimensions

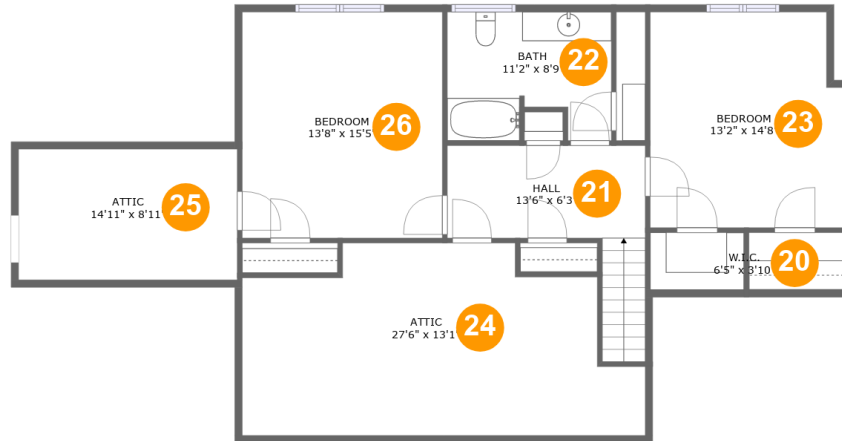
Floor 2 Total sqft: 3862 Living area: 2173

#		Dimensions	sqft	Counted as living area
4	Living Room	17'8" x 15'4"	247 sq. ft	Yes
5	Garage	21'1" x 26'4"	513 sq. ft	No
6	Dinette	10'0" x 13'3"	117 sq. ft	Yes
7	Dining Room	14'11" x 14'2"	212 sq. ft	Yes
8	Bath	6'9" x 10'7"	70 sq. ft	Yes
9	Foyer	9'6" x 13'6"	114 sq. ft	Yes
10	W.I.C.	6'2" x 10'7"	65 sq. ft	Yes
11	WC	6'4" x 5'4"	34 sq. ft	Yes
12	Swimming Pool	38'5" x 16'4"	601 sq. ft	No
13	Family Room	15'9" x 22'1"	349 sq. ft	Yes
14	Sunroom	15'9" x 13'10"	218 sq. ft	Yes

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#		Dimensions	sqft	Counted as living area
15	Laundry	17'5" x 10'8"	148 sq. ft	Yes
16	Patio	51'9" x 45'8"	1735 sq. ft	No
17	Kitchen	11'2" x 13'3"	148 sq. ft	Yes
18	Master Bedroom	13'2" x 16'10"	222 sq. ft	Yes
19	Pantry	6'1" x 3'9"	23 sq. ft	Yes

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Room dimensions

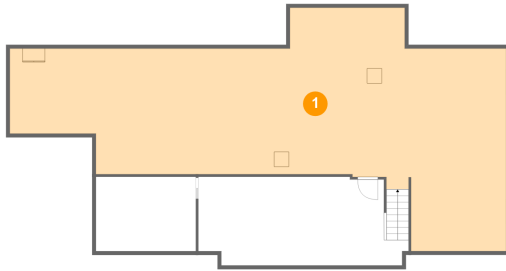
Floor 3

Total sqft: 1266 Living area: 757

#		Dimensions	sqft	Counted as living area
20	W.I.C.	6'5" x 3'10"	25 sq. ft	Yes
21	Hall	13'6" x 6'3"	110 sq. ft	Yes
22	Bath	11'2" x 8'9"	90 sq. ft	Yes
23	Bedroom	13'2" x 14'8"	188 sq. ft	Yes
24	Attic	27'6" x 13'1"	220 sq. ft	No
25	Attic	14'11" x 8'11"	59 sq. ft	No
26	Bedroom	13'8" x 15'5"	210 sq. ft	Yes

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1 Floor 1 - Storage / Hvac



Dimensions: 66'2" x 26'11"
Area: 1264 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 - Office

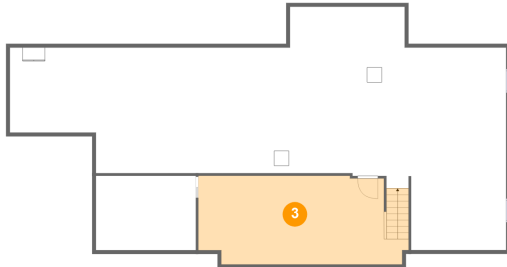


Dimensions: 13'4" x 9'11"
Area: 132 sq. ft
Counted as living area: No

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

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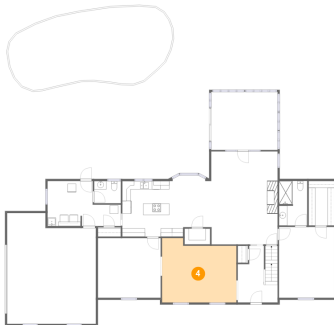
3 Floor 1 - Bedroom



Dimensions: 28'0" x 11'9"
Area: 315 sq. ft
Counted as living area: Yes

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

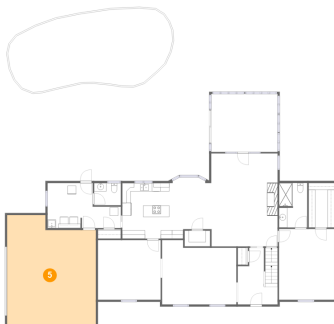
4 Floor 2 - Living Room



Dimensions: 17'8" x 15'4"
Area: 247 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 2 - Garage

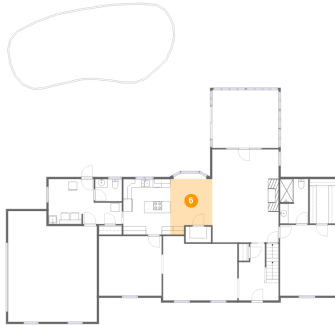


Dimensions: 21'1" x 26'4"
Area: 513 sq. ft
Counted as living area: No

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

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6 Floor 2 - Dinette



Dimensions: 10'0" x 13'3"
Area: 117 sq. ft
Counted as living area: Yes

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

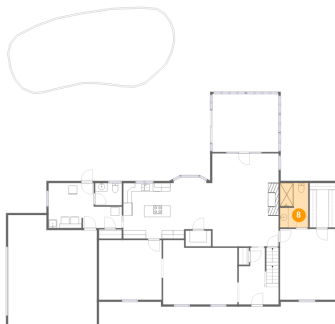
7 Floor 2 - Dining Room



Dimensions: 14'11" x 14'2"
Area: 212 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 2 - Bath



Dimensions: 6'9" x 10'7"
Area: 70 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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9 Floor 2 - Foyer



Dimensions: 9'6" x 13'6"
Area: 114 sq. ft
Counted as living area: Yes

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

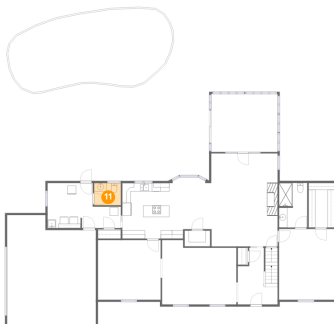
10 Floor 2 - W.I.C.



Dimensions: 6'2" x 10'7"
Area: 65 sq. ft
Counted as living area: Yes

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

11 Floor 2 - WC

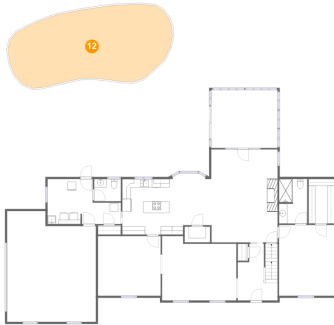


Dimensions: 6'4" x 5'4"
Area: 34 sq. ft
Counted as living area: Yes

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

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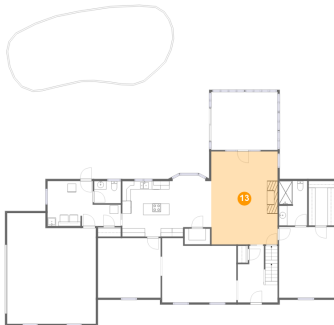
12 Floor 2 - Swimming Pool



Dimensions: 38'5" x 16'4"
Area: 601 sq. ft
Counted as living area: No

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

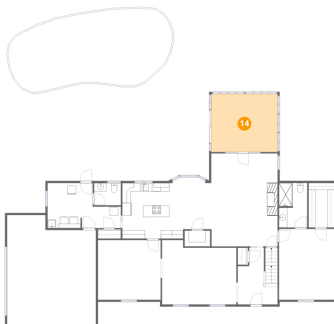
13 Floor 2 - Family Room



Dimensions: 15'9" x 22'1"
Area: 349 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 - Sunroom

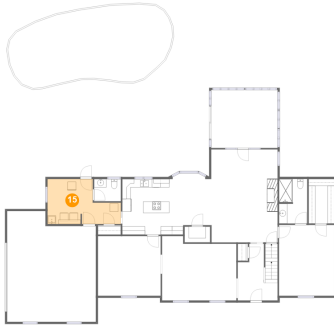


Dimensions: 15'9" x 13'10"
Area: 218 sq. ft
Counted as living area: Yes

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

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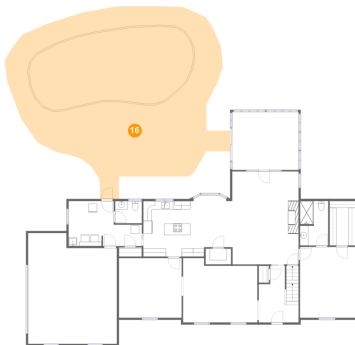
15 Floor 2 - Laundry



Dimensions: 17'5" x 10'8"
Area: 148 sq. ft
Counted as living area: Yes

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

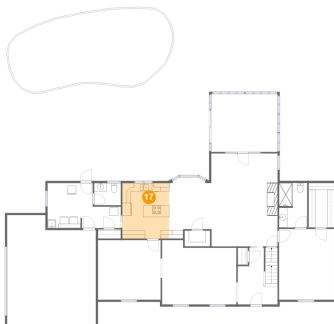
16 Floor 2 - Patio



Dimensions: 51'9" x 45'8"
Area: 1735 sq. ft
Counted as living area: No

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

17 Floor 2 - Kitchen

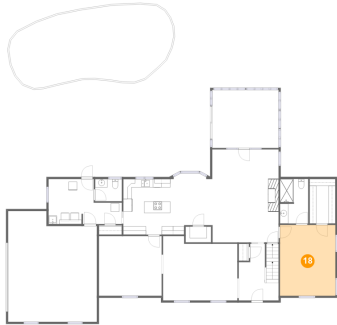


Dimensions: 11'2" x 13'3"
Area: 148 sq. ft
Counted as living area: Yes

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

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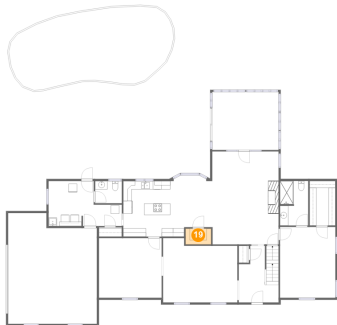
18 Floor 2 - Master Bedroom



Dimensions: 13'2" x 16'10"
Area: 222 sq. ft
Counted as living area: Yes

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

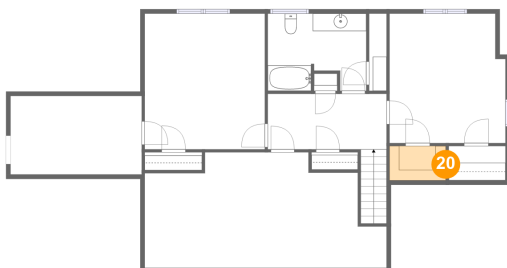
19 Floor 2 - Pantry



Dimensions: 6'1" x 3'9"
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

20 Floor 3 - W.I.C.

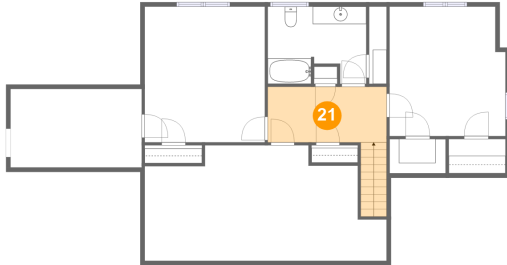


Dimensions: 6'5" x 3'10"
Area: 25 sq. ft
Counted as living area: Yes

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

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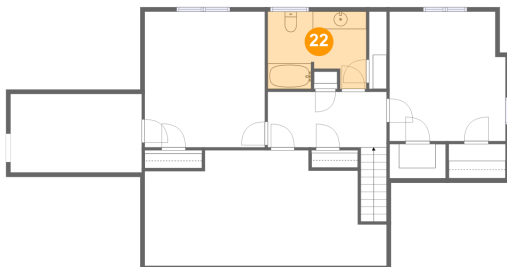
21 Floor 3 - Hall



Dimensions: 13'6" x 6'3"
Area: 110 sq. ft
Counted as living area: Yes

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

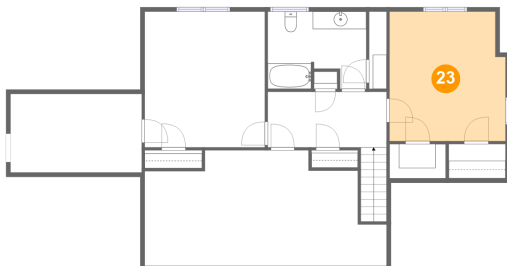
22 Floor 3 - Bath



Dimensions: 11'2" x 8'9"
Area: 90 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 3 - Bedroom

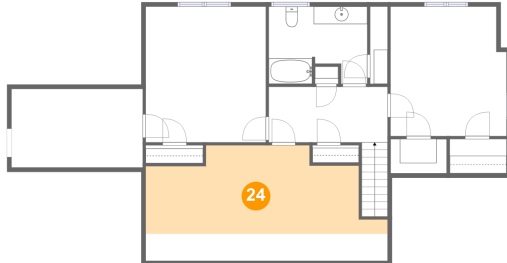


Dimensions: 13'2" x 14'8"
Area: 188 sq. ft
Counted as living area: Yes

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

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24 Floor 3 - Attic



Dimensions: 27'6" x 13'1"
Area: 220 sq. ft
Counted as living area: No

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

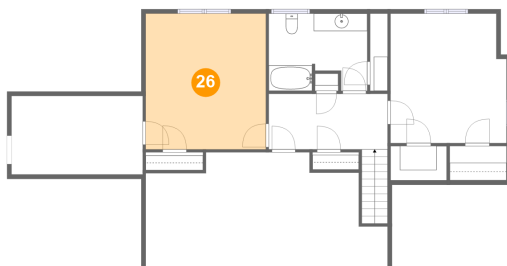
25 Floor 3 - Attic



Dimensions: 14'11" x 8'11"
Area: 59 sq. ft
Counted as living area: No

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

26 Floor 3 - Bedroom



Dimensions: 13'8" x 15'5"
Area: 210 sq. ft
Counted as living area: Yes

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