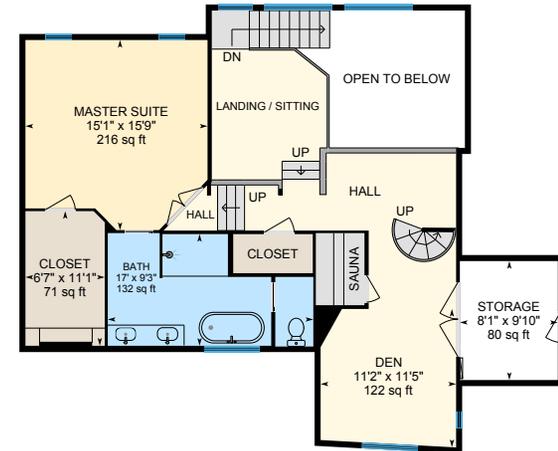


117 W Possum Hollow Rd, Rose Valley, PA

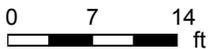
Main Building: Above Grade Finished Area 5821.64 sq ft



Main Floor
Finished Area 3388.25 sq ft



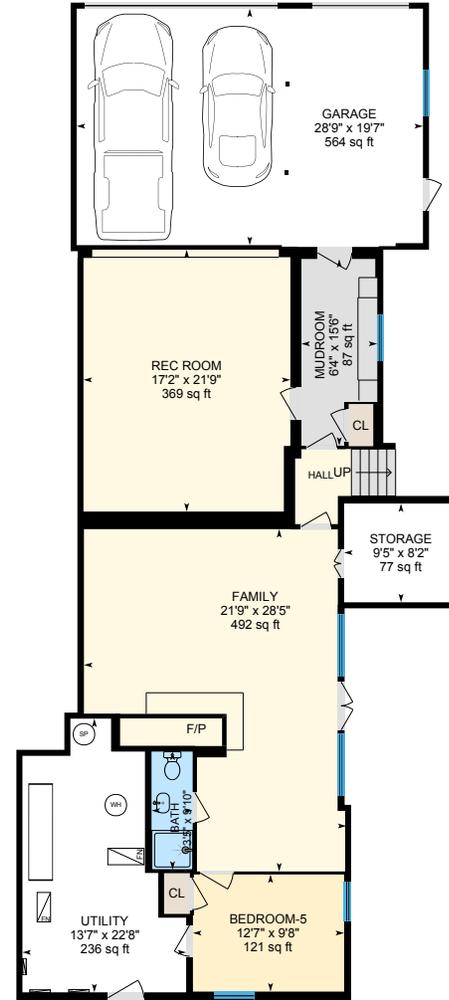
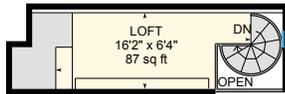
2nd Floor
Finished Area 976.20 sq ft



PREPARED: 2025/07/27

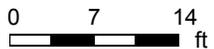
117 W Possum Hollow Rd, Rose Valley, PA

Main Building: Above Grade Finished Area 5821.64 sq ft



Loft
Finished Area 147.56 sq ft

Lower Level
Finished Area 1309.63 sq ft



PREPARED: 2025/07/27

117 W Possum Hollow Rd, Rose Valley, PA

Main Floor Finished Area 3388.25 sq ft
Unfinished Area 7.35 sq ft

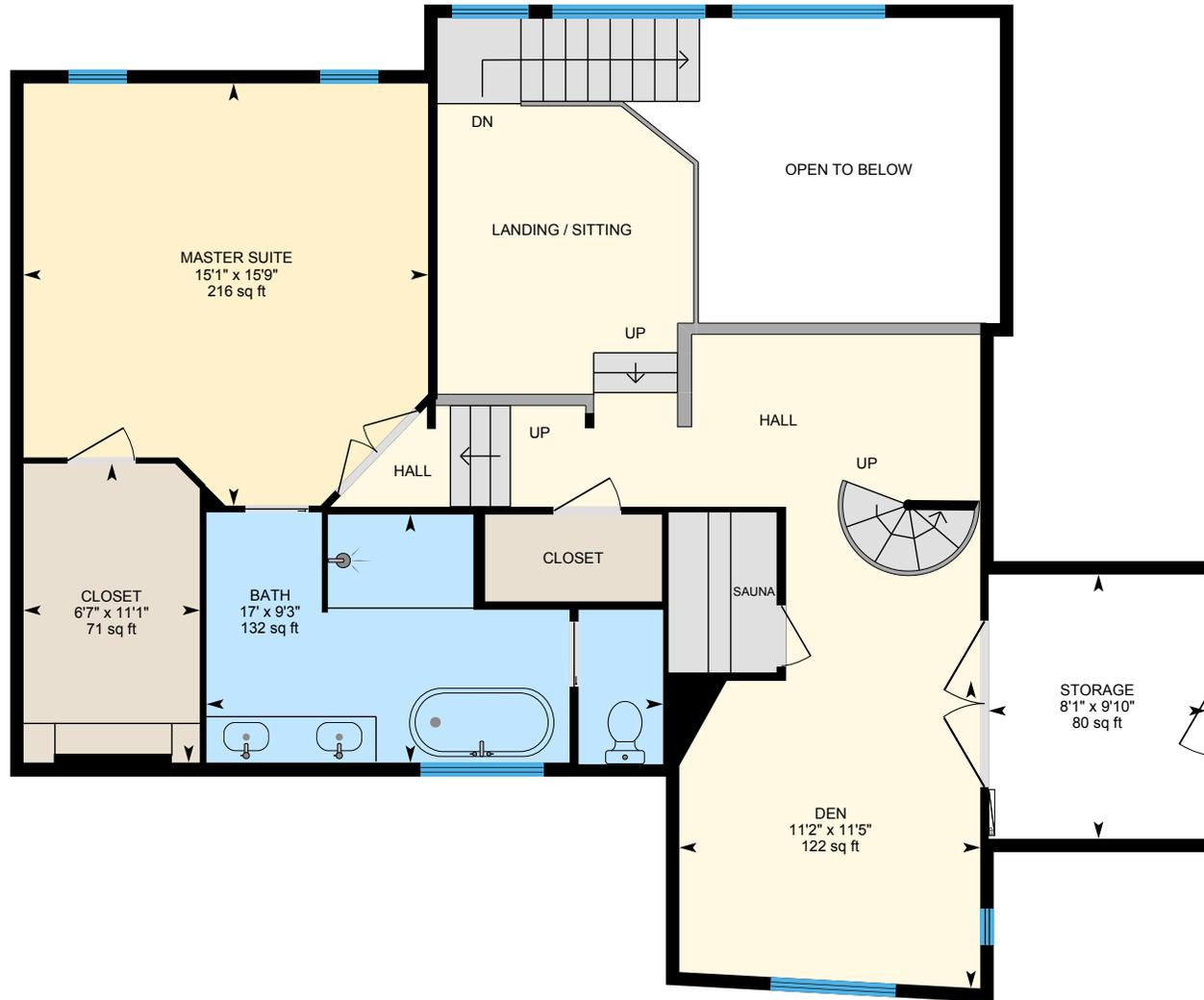


PREPARED: 2025/07/27



117 W Possum Hollow Rd, Rose Valley, PA

2nd Floor Finished Area 976.20 sq ft
Unfinished Area 93.18 sq ft

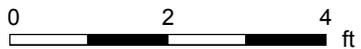
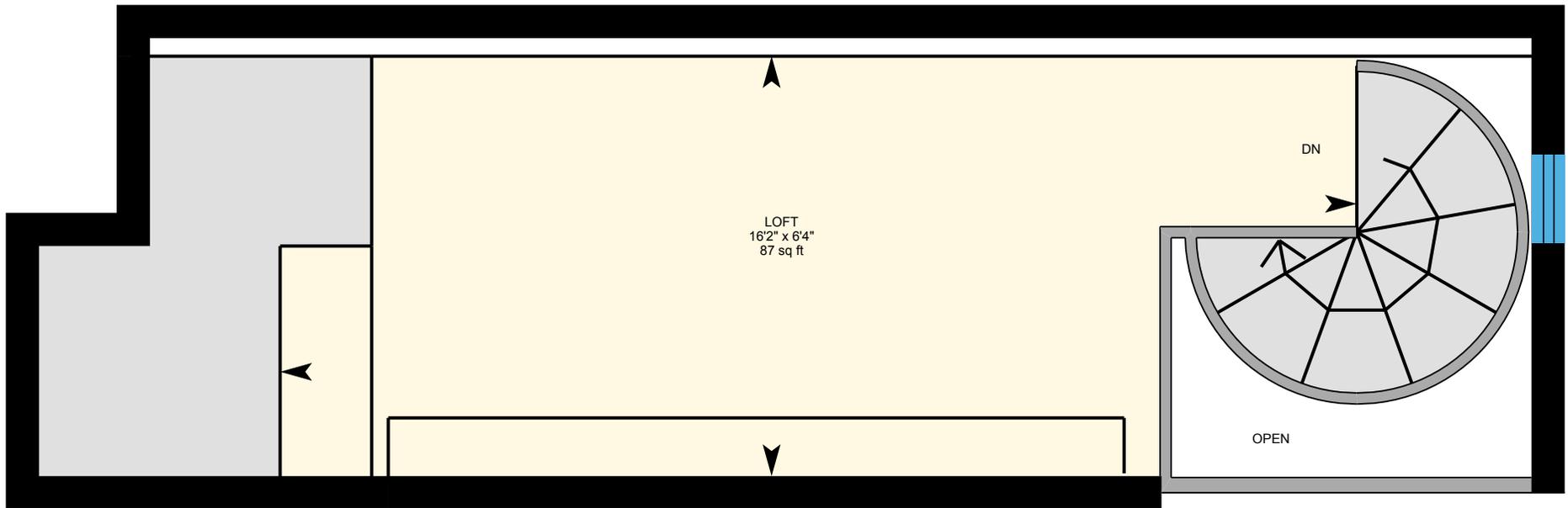


PREPARED: 2025/07/27



117 W Possum Hollow Rd, Rose Valley, PA

Loft Finished Area 147.56 sq ft

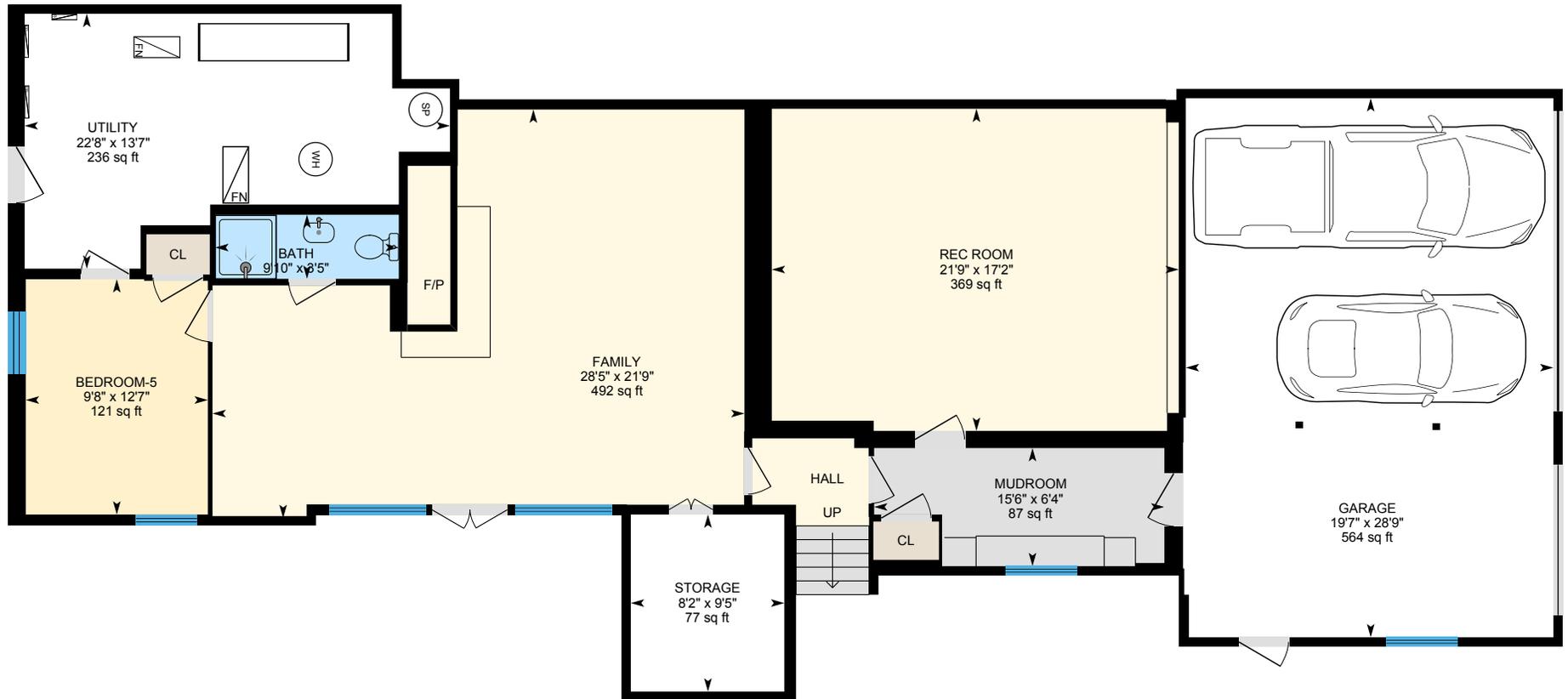


PREPARED: 2025/07/27



117 W Possum Hollow Rd, Rose Valley, PA

Lower Level Finished Area 1309.63 sq ft
Unfinished Area 947.16 sq ft



PREPARED: 2025/07/27



117 W Possum Hollow Rd, Rose Valley, PA

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

Bath: 8'3" x 9' | 72 sq ft
Bath: 8'4" x 8'9" | 72 sq ft
Bedroom-1: 20'1" x 15'6" | 242 sq ft
Bedroom-2: 11'1" x 16'9" | 154 sq ft
Bedroom-3: 12' x 17'1" | 173 sq ft
Bedroom-4: 12'3" x 16'9" | 170 sq ft
Breakfast: 14'3" x 12'7" | 180 sq ft
Bth: 2'8" x 8'10" | 24 sq ft
Closet: 6'8" x 9' | 58 sq ft
Dining: 14'7" x 19'8" | 284 sq ft
Foyer: 6'5" x 12'11"
Great Room: 15'7" x 41'4" | 615 sq ft
Kitchen: 12'3" x 16'1" | 193 sq ft
Laundry: 8'3" x 10'7" | 85 sq ft
Pantry: 14'5" x 6'10" | 98 sq ft
Sun Room: 14'1" x 14'5" | 163 sq ft

2ND FLOOR

Bath: 17' x 9'3" | 132 sq ft
Closet: 6'7" x 11'1" | 71 sq ft
Den: 11'2" x 11'5" | 122 sq ft
Master Suite: 15'1" x 15'9" | 216 sq ft
Storage: 8'1" x 9'10" | 80 sq ft

LOFT

Loft: 16'2" x 6'4" | 87 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Finished Area: 3388.25 sq ft
Unfinished Area: 7.35 sq ft

2ND FLOOR

Finished Area: 976.20 sq ft
Unfinished Area: 93.18 sq ft

LOFT

Finished Area: 147.56 sq ft
Unfinished Area: N/A

LOWER LEVEL

Finished Area: 1309.63 sq ft
Unfinished Area: 947.16 sq ft

ANSI Z765-2021, Main Building

Above Grade Finished Area: 5821.64 sq ft
Above Grade Unfinished Area: 1047.69 sq ft
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

117 W Possum Hollow Rd, Rose Valley, PA

Property Details

Room Measurements

LOWER LEVEL

Bath: 3'5" x 9'10" | 33 sq ft

Bedroom-5: 12'7" x 9'8" | 121 sq ft

Family: 21'9" x 28'5" | 492 sq ft

Garage: 28'9" x 19'7" | 564 sq ft

Mudroom: 6'4" x 15'6" | 87 sq ft

Rec Room: 17'2" x 21'9" | 369 sq ft

Storage: 9'5" x 8'2" | 77 sq ft

Utility: 13'7" x 22'8" | 236 sq ft

Floor Area Information

Prepared: Jul 27, 2025

Prepared by:

4YourInfo Productions

610-357-7588

www.4yourinfo.com

117 W Possum Hollow Rd, Rose Valley, PA

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>