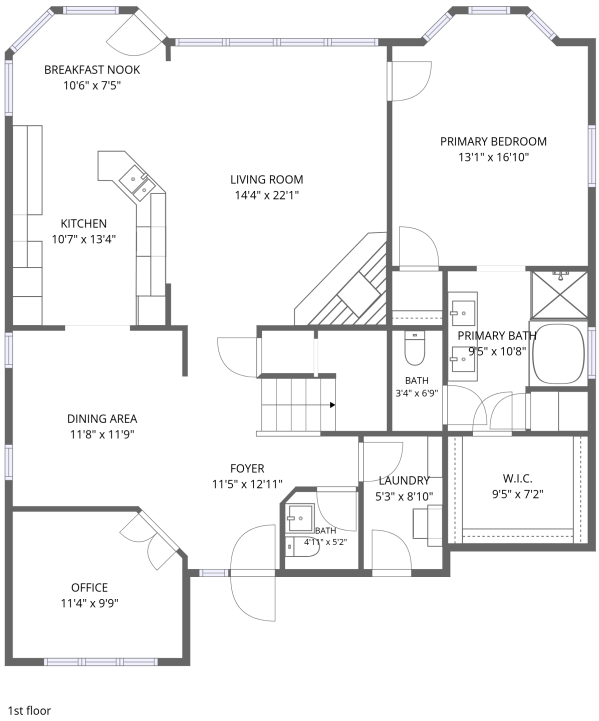
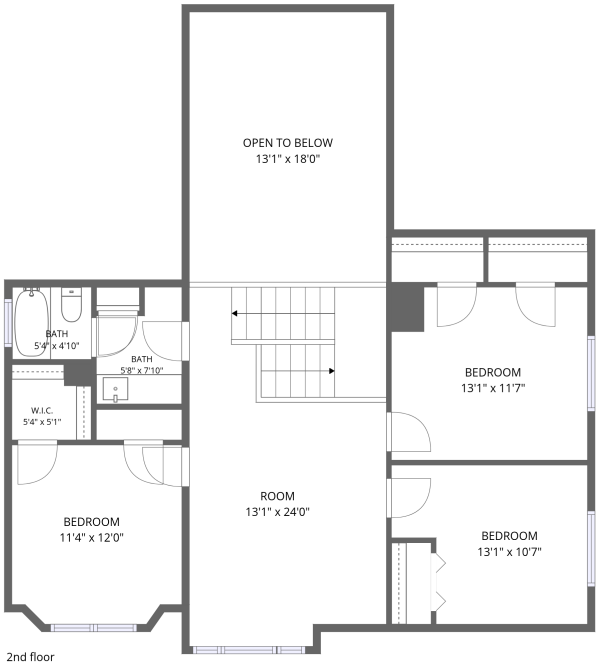
Home data report

17243 Branch Canyon Ct, Houston, Texas 77095, United States





Total Area: 2478 sq. ft

1st Floor: 1503 sq. ft, 2nd Floor: 975 sq. ft
Excluded: Open to below 265 sq. ft

Property summary

2 FLOORS

4 Bedrooms

2 Bathrooms

1 Half bath

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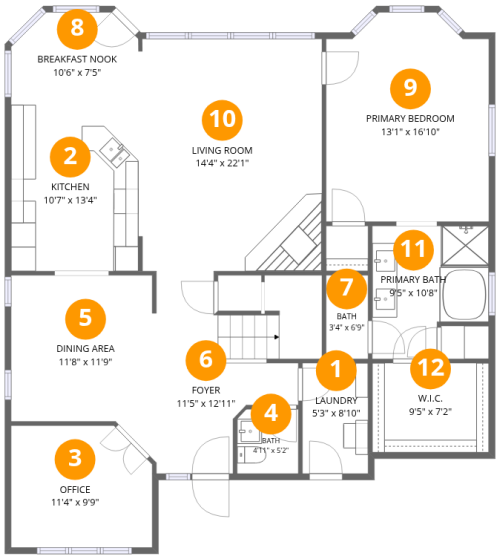
17243 Branch Canyon Ct, Houston, Texas 77095, United States



Room dimensions

Floor 1

Total:1503sqft **Excluded:** 0sqft

#		Dimensions	sqft	Counted as living area
1	Laundry	5'3" x 8'10"	47 sq. ft	Yes
2	Kitchen	10'7" x 13'4"	140 sq. ft	Yes
3	Office	11'4" x 9'9"	106 sq. ft	Yes
4	Bath	4'11" x 5'2"	25 sq. ft	Yes
5	Dining Area	11'8" x 11'9"	142 sq. ft	Yes
6	Foyer	11'5" x 12'11"	111 sq. ft	Yes
7	Bath	3'4" x 6'9"	23 sq. ft	Yes
8	Breakfast Nook	10'6" x 7'5"	72 sq. ft	Yes
9	Primary Bedroom	13'1" x 16'10"	207 sq. ft	Yes
10	Living Room	14'4" x 22'1"	285 sq. ft	Yes
11	Primary Bath	9'5" x 10'8"	88 sq. ft	Yes

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17243 Branch Canyon Ct, Houston, Texas 77095, United States

#		Dimensions	sqft	Counted as living area
12	W.I.C.	9'5" x 7'2"	67 sq. ft	Yes

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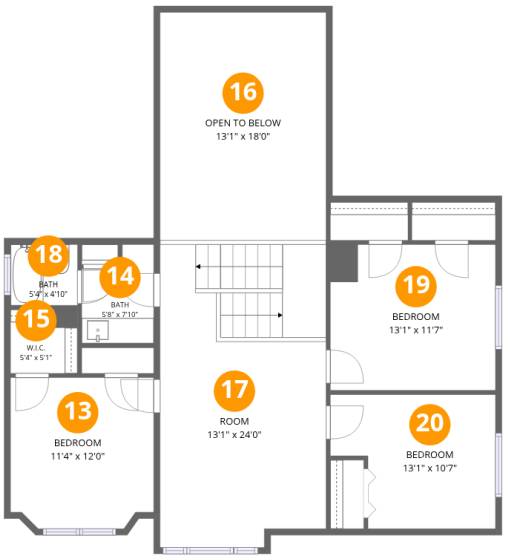
17243 Branch Canyon Ct, Houston, Texas 77095, United States



Room dimensions

Floor 2

Total:975sqft **Excluded:** 265sqft

#		Dimensions	sqft	Counted as living area
13	Bedroom	11'4" x 12'0"	131 sq. ft	Yes
14	Bath	5'8" x 7'10"	39 sq. ft	Yes
15	W.I.C.	5'4" x 5'1"	27 sq. ft	Yes
16	Open To Below	13'1" x 18'0"	242 sq. ft	No
17	Room	13'1" x 24'0"	308 sq. ft	Yes
18	Bath	5'4" x 4'10"	26 sq. ft	Yes
19	Bedroom	13'1" x 11'7"	151 sq. ft	Yes
20	Bedroom	13'1" x 10'7"	122 sq. ft	Yes

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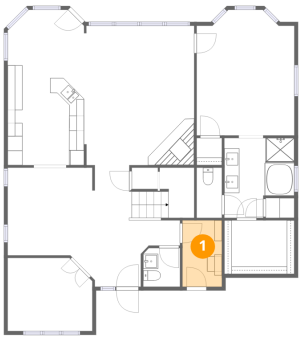
Home data report

17243 Branch Canyon Ct, Houston, Texas 77095, United States

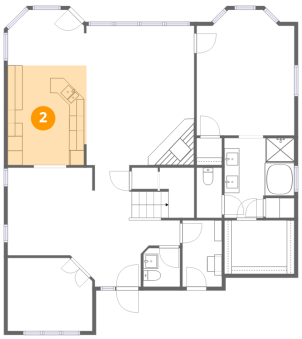
1 Floor 1 - Laundry



Dimensions: 5'3" x 8'10"
Area: 47 sq. ft
Counted as living area: Yes

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

2 Floor 1 - Kitchen



Dimensions: 10'7" x 13'4"
Area: 140 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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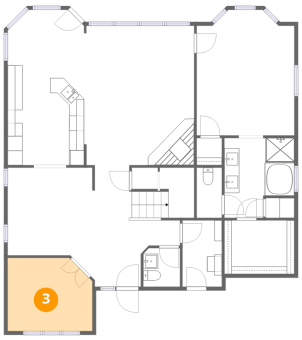
Home data report

17243 Branch Canyon Ct, Houston, Texas 77095, United States

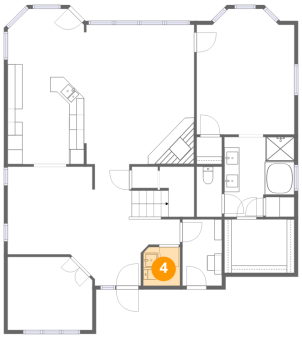
3 Floor 1 - Office



Dimensions: 11'4" x 9'9"
Area: 106 sq. ft
Counted as living area: Yes

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

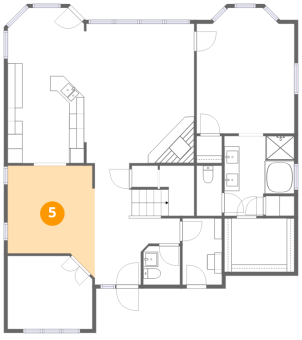
4 Floor 1 - Bath



Dimensions: 4'11" x 5'2"
Area: 25 sq. ft
Counted as living area: Yes

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

5 Floor 1 - Dining Area



Dimensions: 11'8" x 11'9"
Area: 142 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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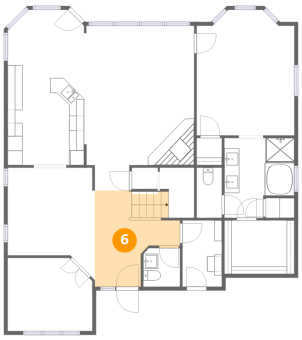
17243 Branch Canyon Ct, Houston, Texas 77095, United States

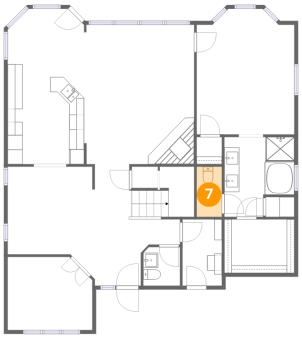
6 Floor 1 - Foyer



Dimensions: 11'5" x 12'11"
Area: 111 sq. ft
Counted as living area: Yes

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

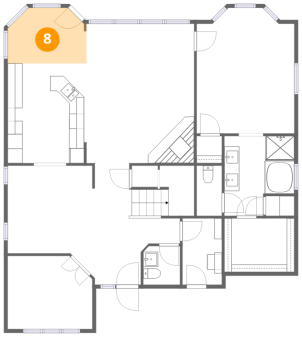
7 Floor 1 - Bath



Dimensions: 3'4" x 6'9"
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

8 Floor 1 - Breakfast Nook



Dimensions: 10'6" x 7'5"
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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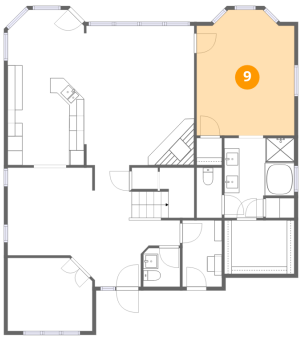
Home data report

17243 Branch Canyon Ct, Houston, Texas 77095, United States

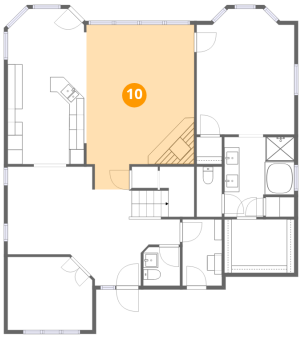
9 Floor 1 - Primary Bedroom



Dimensions: 13'1" x 16'10"
Area: 207 sq. ft
Counted as living area: Yes

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

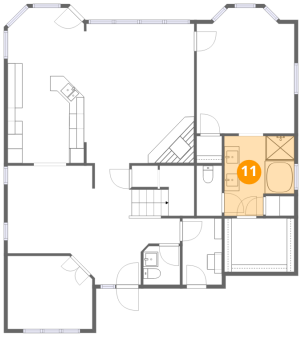
10 Floor 1 - Living Room



Dimensions: 14'4" x 22'1"
Area: 285 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 1 - Primary Bath



Dimensions: 9'5" x 10'8"
Area: 88 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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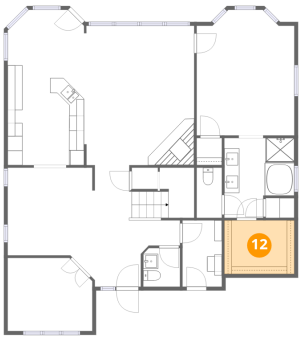
Home data report

17243 Branch Canyon Ct, Houston, Texas 77095, United States

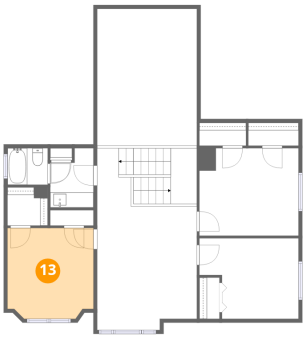
12 Floor 1 - W.I.C.



Dimensions: 9'5" x 7'2"
Area: 67 sq. ft
Counted as living area: Yes

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

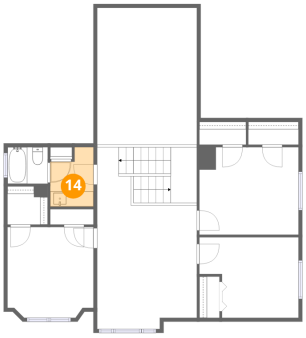
13 Floor 2 - Bedroom



Dimensions: 11'4" x 12'0"
Area: 131 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: 5'8" x 7'10"
Area: 39 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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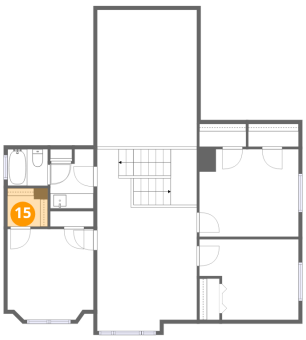
Home data report

17243 Branch Canyon Ct, Houston, Texas 77095, United States

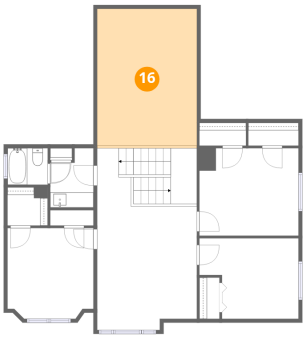
15 Floor 2 - W.I.C.



Dimensions: 5'4" x 5'1"
Area: 27 sq. ft
Counted as living area: Yes

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

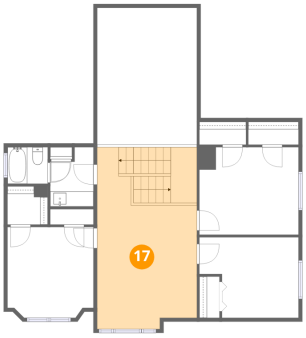
16 Floor 2 - Open To Below



Dimensions: 13'1" x 18'0"
Area: 242 sq. ft
Counted as living area: No

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

17 Floor 2 - Room



Dimensions: 13'1" x 24'0"
Area: 308 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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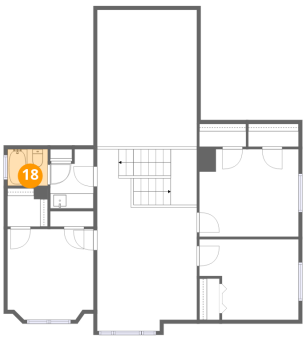
Home data report

17243 Branch Canyon Ct, Houston, Texas 77095, United States

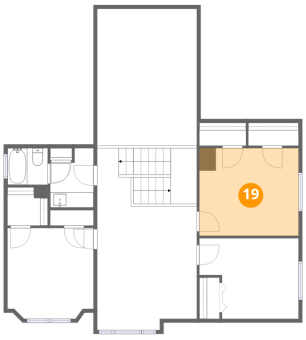
18 Floor 2 - Bath



Dimensions: 5'4" x 4'10"
Area: 26 sq. ft
Counted as living area: Yes

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

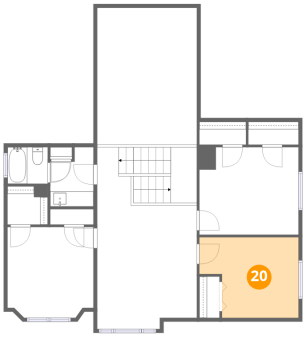
19 Floor 2 - Bedroom



Dimensions: 13'1" x 11'7"
Area: 151 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 - Bedroom



Dimensions: 13'1" x 10'7"
Area: 122 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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