

# WHETHER BUILDING OR BUYING A NEW HOUSE

it is important to determine how much space you will need. These decisions are made by conducting a thorough **Home Needs Analysis**. As part of this analysis, you will need to decide which rooms/ spaces fit your lifestyle - and get an idea of how much square footage will be required for each space to function properly. Below is a list of the most common rooms/ spaces in an American home today, along with the average square footage for each. Use these numbers as a guide, not a rule. Your desired square footage may be more or less than the average.



## **Kitchen**

small: 8' x 10' : 80 sf  
large: 16' x 24' : 384 sf

## **Dining**

small: 10' x 12' : 120 sf  
large: 14' x 18' : 252 sf

## **Breakfast Nook**

small: 4' x 8' : 32 sf  
large: 10' x 12' : 120 sf

## **Pantry**

small: 2' x 3' : 6 sf  
large: 4' x 8' : 32 sf

## **Family Room**

small: 12' x 16' : 192 sf  
large: 16' x 24' : 384 sf

## **Living Room**

small: 12' x 18' : 216 sf  
large: 22' x 22' : 484 sf

## **Sunroom**

small: 8' x 12' : 96 sf  
large: 14' x 16' : 224 sf

## **Den/Study**

small: 10' x 10' : 100 sf  
large: 14' x 16' : 224 sf

## **Library**

small: 12' x 12' : 144 sf  
large: 16' x 20' : 320 sf

## **Office**

small: 8' x 10' : 80 sf  
large: 10' x 14' : 140 sf

## **Play Room**

small: 10' x 12' : 120 sf  
large: 14' x 14' : 196 sf

## **Movie/Media Room**

small: 8' x 12' : 96 sf  
large: 12' x 16' : 192 sf

## **Foyer/Entry**

small: 6' x 6' : 36 sf  
large: 8' x 10' : 80 sf

## **Laundry Room**

small: 3' x 6' : 18 sf  
large: 8' x 10' : 80 sf

## **Mudroom**

small: 6' x 6' : 36 sf  
large: 10' x 10' : 100 sf

## **Mechanical/Utility**

small: 8' x 10' : 80 sf  
large: 12' x 14' : 168 sf

## **Bedroom**

small: 10' x 10' : 100 sf  
large: 14' x 16' : 224 sf

## **Master Bedroom**

small: 12' x 14' : 167 sf  
large: 14' x 16' : 224 sf

## **Master Bath**

small: 6' x 9' : 54 sf  
large: 10' x 16' : 160 sf

## **Bathroom (full)**

small: 6' x 9' : 54 sf  
large: 8' x 12' : 96 sf

## **Bathroom (3/4)**

small: 4' x 6' : 24 sf  
large: 6' x 8' : 48 sf

## **Bathroom (1/2)**

small: 4' x 4' : 16 sf  
large: 6' x 6' : 36 sf

## **Walk in Closet**

small: 4' x 6' : 24 sf  
large: 8' x 10' : 80 sf

## **Closet (standard)**

small: 2' x 4' : 8 sf  
large: 3' x 6' : 18 sf