

Home report

433 Emerald Bay Drive, Arroyo Grande, California 93420, United States



**Total Area: 2877 sq. ft**  
Floor 1: 1537 sq. ft, Floor 2: 1340 sq. ft  
Excluded: Garage 634 sq. ft, Undefined 6 sq. ft, Fireplace 22 sq. ft, Opentobelow 540 sq. ft

Property summary

 **2** Floors

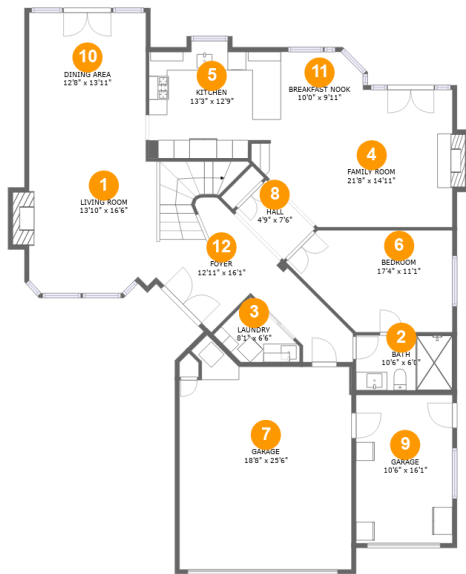
 **4** Bedrooms

 **3** Bathrooms

 **2** Garages

Home report

433 Emerald Bay Drive, Arroyo Grande, California 93420, United States



Room dimensions

Floor 1

Total:1537sqft    Excluded: 662sqft

#		Max Dimensions	sqft	Included
1	Living Room	13'10" x 16'6"	232 sq. ft	Yes
2	Bath	10'6" x 6'0"	63 sq. ft	Yes
3	Laundry	8'1" x 6'6"	39 sq. ft	Yes
4	Family Room	21'8" x 14'11"	238 sq. ft	Yes
5	Kitchen	13'3" x 12'9"	153 sq. ft	Yes
6	Bedroom	17'4" x 11'1"	166 sq. ft	Yes
7	Garage	18'8" x 25'6"	418 sq. ft	No
8	Hall	4'9" x 7'6"	36 sq. ft	Yes
9	Garage	10'6" x 16'1"	169 sq. ft	No
10	Dining Area	12'8" x 13'11"	177 sq. ft	Yes
11	Breakfast Nook	10'0" x 9'11"	97 sq. ft	Yes

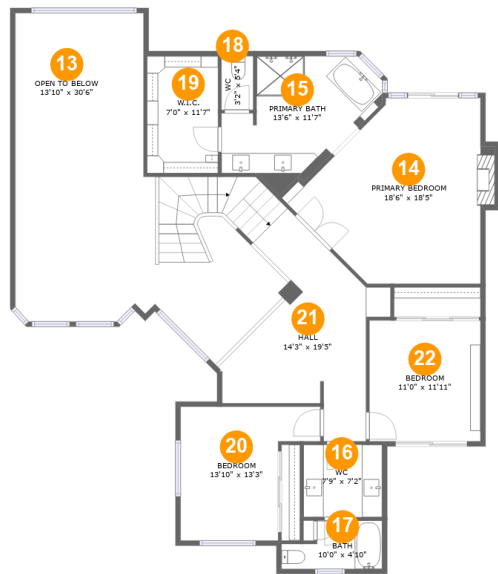
Home report

433 Emerald Bay Drive, Arroyo Grande, California 93420, United States

#		Max Dimensions	sqft	Included
12	Foyer	12'11" x 16'1"	218 sq. ft	Yes

Home report

433 Emerald Bay Drive, Arroyo Grande, California 93420, United States



Room dimensions

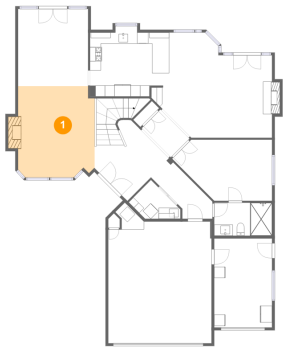
Floor 2

Total:1340sqft

Excluded: 540sqft

#		Max Dimensions	sqft	Included
13	Open To Below	13'10" x 30'6"	504 sq. ft	No
14	Primary Bedroom	18'6" x 18'5"	276 sq. ft	Yes
15	Primary Bath	13'6" x 11'7"	143 sq. ft	Yes
16	WC	7'9" x 7'2"	56 sq. ft	Yes
17	Bath	10'0" x 4'10"	40 sq. ft	Yes
18	WC	3'2" x 5'4"	17 sq. ft	Yes
19	W.I.C.	7'0" x 11'7"	82 sq. ft	Yes
20	Bedroom	13'10" x 13'3"	142 sq. ft	Yes
21	Hall	14'3" x 19'5"	282 sq. ft	Yes
22	Bedroom	11'0" x 11'11"	131 sq. ft	Yes

1 Floor 1 - Living Room



Max Dimensions: 13'10" x 16'6"  
Calculated Area: 232 sq. ft  
Included: Yes

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

2 Floor 1 - Bath



Max Dimensions: 10'6" x 6'0"  
Calculated Area: 63 sq. ft  
Included: Yes

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

### 3 Floor 1 - Laundry



Max Dimensions: 8'1" x 6'6"  
Calculated Area: 39 sq. ft  
Included: Yes

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

### 4 Floor 1 - Family Room



Max Dimensions: 21'8" x 14'11"  
Calculated Area: 238 sq. ft  
Included: Yes

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

### 5 Floor 1 - Kitchen



Max Dimensions: 13'3" x 12'9"  
Calculated Area: 153 sq. ft  
Included: Yes

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

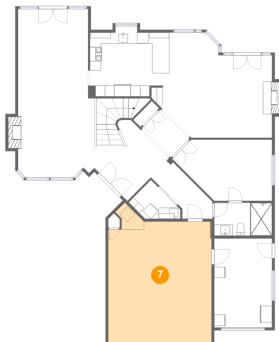
## 6 Floor 1 - Bedroom



Max Dimensions: 17'4" x 11'1"  
Calculated Area: 166 sq. ft  
Included: Yes

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

## 7 Floor 1 - Garage



Max Dimensions: 18'8" x 25'6"  
Calculated Area: 418 sq. ft  
Included: No

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

## 8 Floor 1 - Hall



Max Dimensions: 4'9" x 7'6"  
Calculated Area: 36 sq. ft  
Included: Yes

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

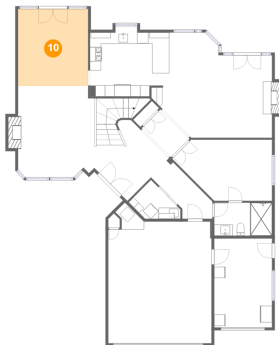
## 9 Floor 1 - Garage



Max Dimensions: 10'6" x 16'1"  
Calculated Area: 169 sq. ft  
Included: No

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

## 10 Floor 1 - Dining Area



Max Dimensions: 12'8" x 13'11"  
Calculated Area: 177 sq. ft  
Included: Yes

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

## 11 Floor 1 - Breakfast Nook

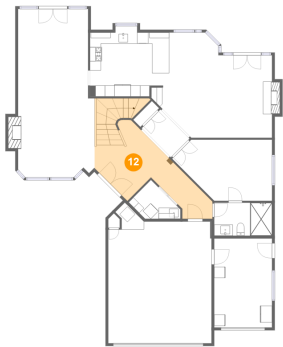


Max Dimensions: 10'0" x 9'11"  
Calculated Area: 97 sq. ft  
Included: Yes

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



12 Floor 1 - Foyer



Max Dimensions: 12'11" x 16'1"  
Calculated Area: 218 sq. ft  
Included: Yes

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

13 Floor 2 - Open To Below



Max Dimensions: 13'10" x 30'6"  
Calculated Area: 504 sq. ft  
Included: No

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

14 Floor 2 - Primary Bedroom



Max Dimensions: 18'6" x 18'5"  
Calculated Area: 276 sq. ft  
Included: Yes

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

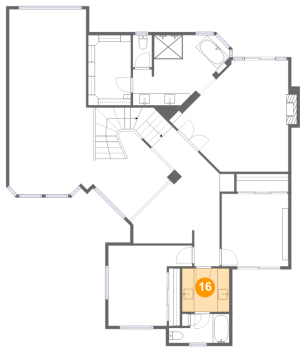
15 Floor 2 - Primary Bath



Max Dimensions: 13'6" x 11'7"  
Calculated Area: 143 sq. ft  
Included: Yes

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

16 Floor 2 - WC



Max Dimensions: 7'9" x 7'2"  
Calculated Area: 56 sq. ft  
Included: Yes

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

17 Floor 2 - Bath



Max Dimensions: 10'0" x 4'10"  
Calculated Area: 40 sq. ft  
Included: Yes

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

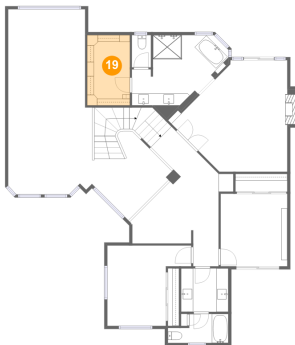
## 18 Floor 2 - WC



Max Dimensions: 3'2" x 5'4"  
Calculated Area: 17 sq. ft  
Included: Yes

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

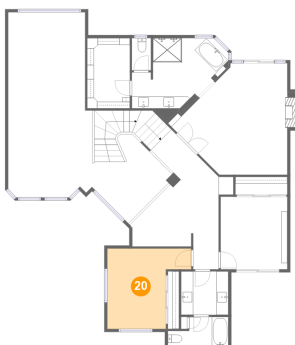
## 19 Floor 2 - W.I.C.



Max Dimensions: 7'0" x 11'7"  
Calculated Area: 82 sq. ft  
Included: Yes

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

## 20 Floor 2 - Bedroom

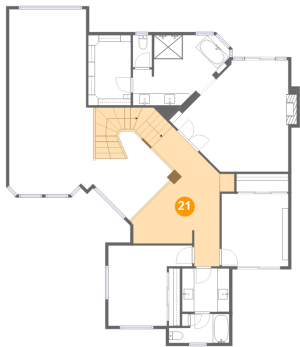


Max Dimensions: 13'10" x 13'3"  
Calculated Area: 142 sq. ft  
Included: Yes

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

433 Emerald Bay Drive, Arroyo Grande, California 93420, United States

21 Floor 2 - Hall



Max Dimensions: 14'3" x 19'5"  
Calculated Area: 282 sq. ft  
Included: Yes

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

22 Floor 2 - Bedroom



Max Dimensions: 11'0" x 11'11"  
Calculated Area: 131 sq. ft  
Included: Yes

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