

**TOTAL: 1660 sq. ft**FLOOR 1: 995 sq. ft, FLOOR 2: 665 sq. ft EXCLUDED AREAS: DINING AREA: 199 sq. ft, KITCHEN: 115 sq. ft, BAY WINDOW: 10 sq. ft, FIREPLACE: 14 sq. ft, OPEN TO BELOW: 14 sq. ft, LOW CEILING: 15 sq. ft, WALLS: 140 sq. ft



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