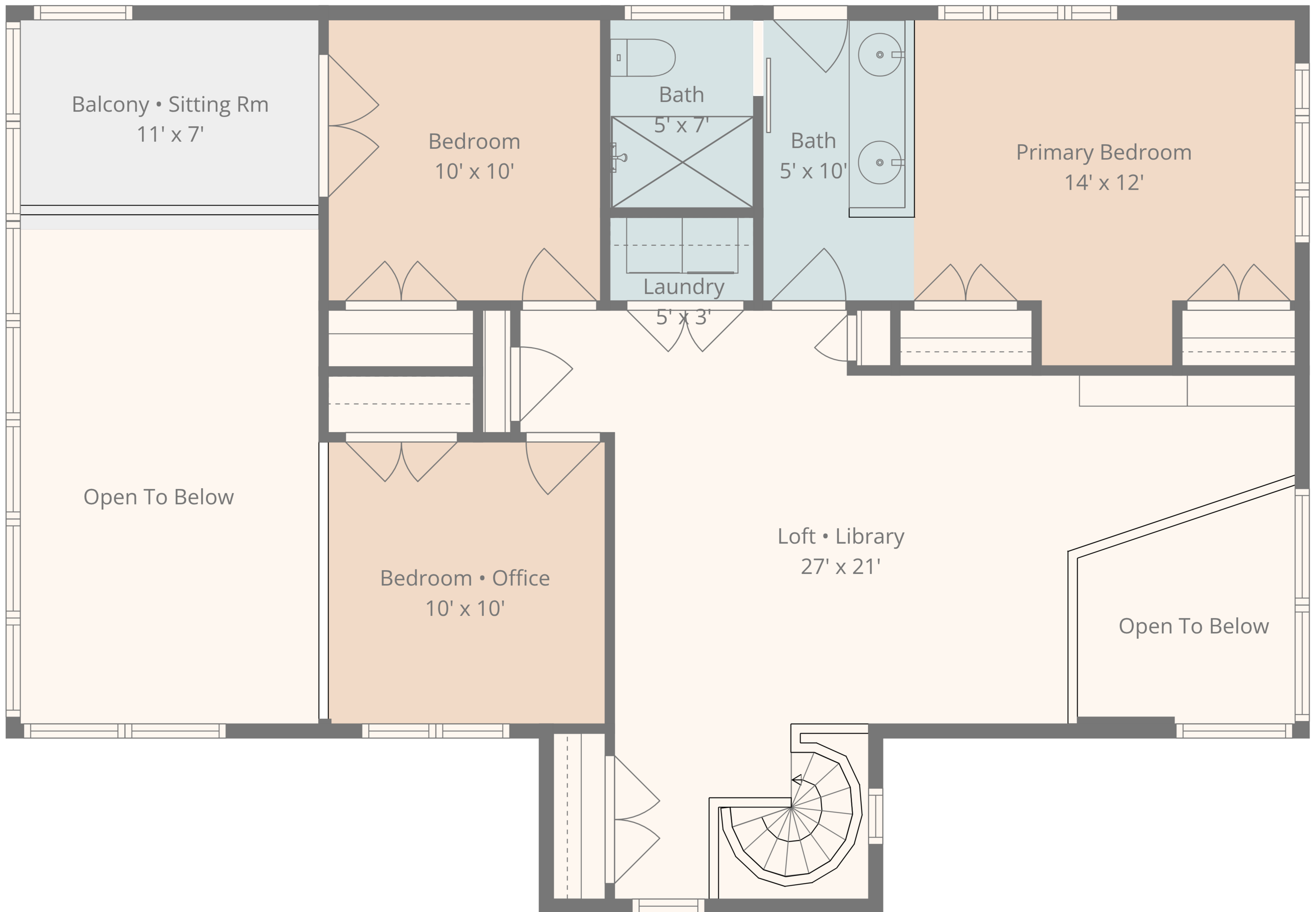


**TOTAL: 1974 sq. ft**

1st floor: 1104 sq. ft, 2nd floor: 870 sq. ft

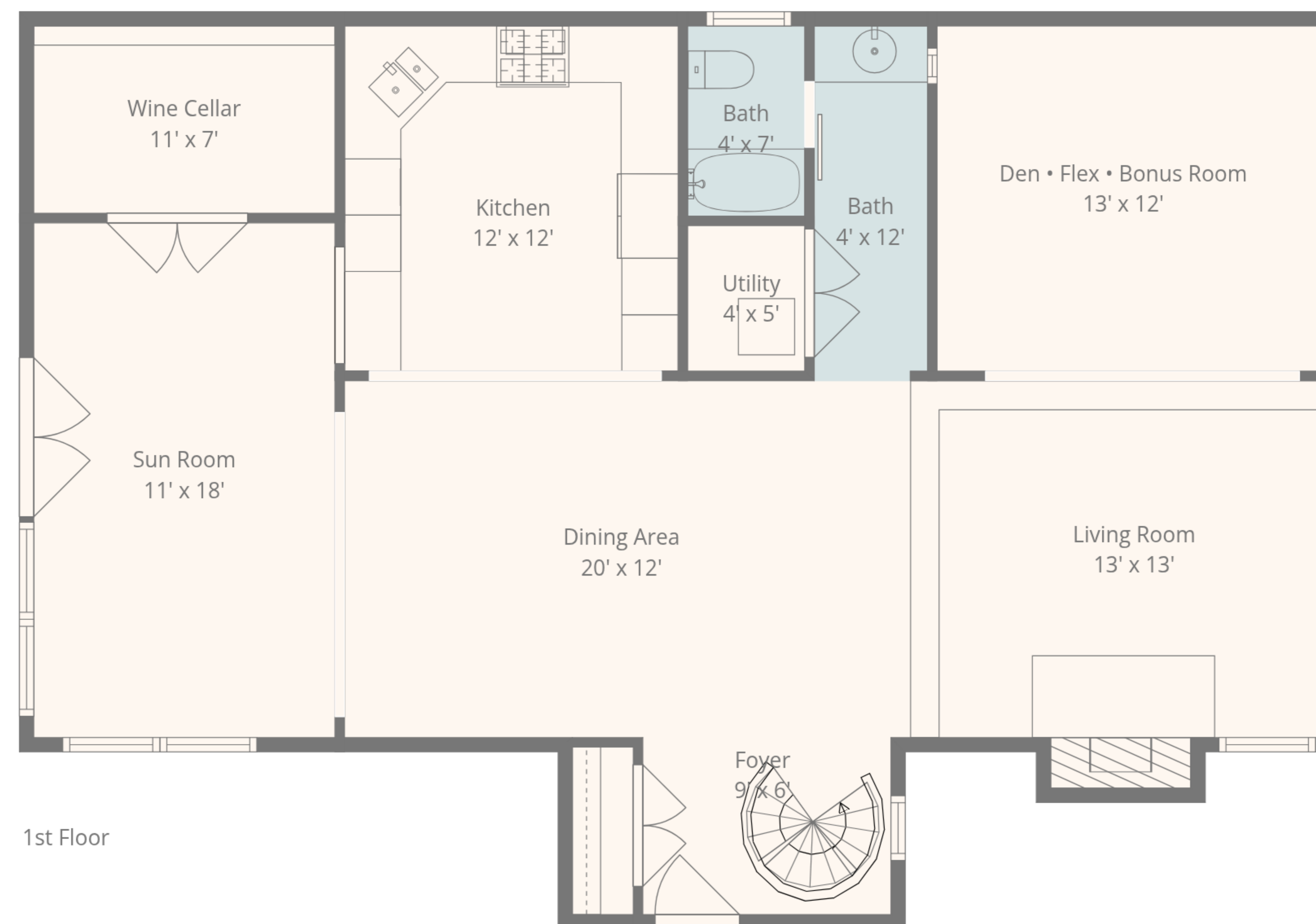
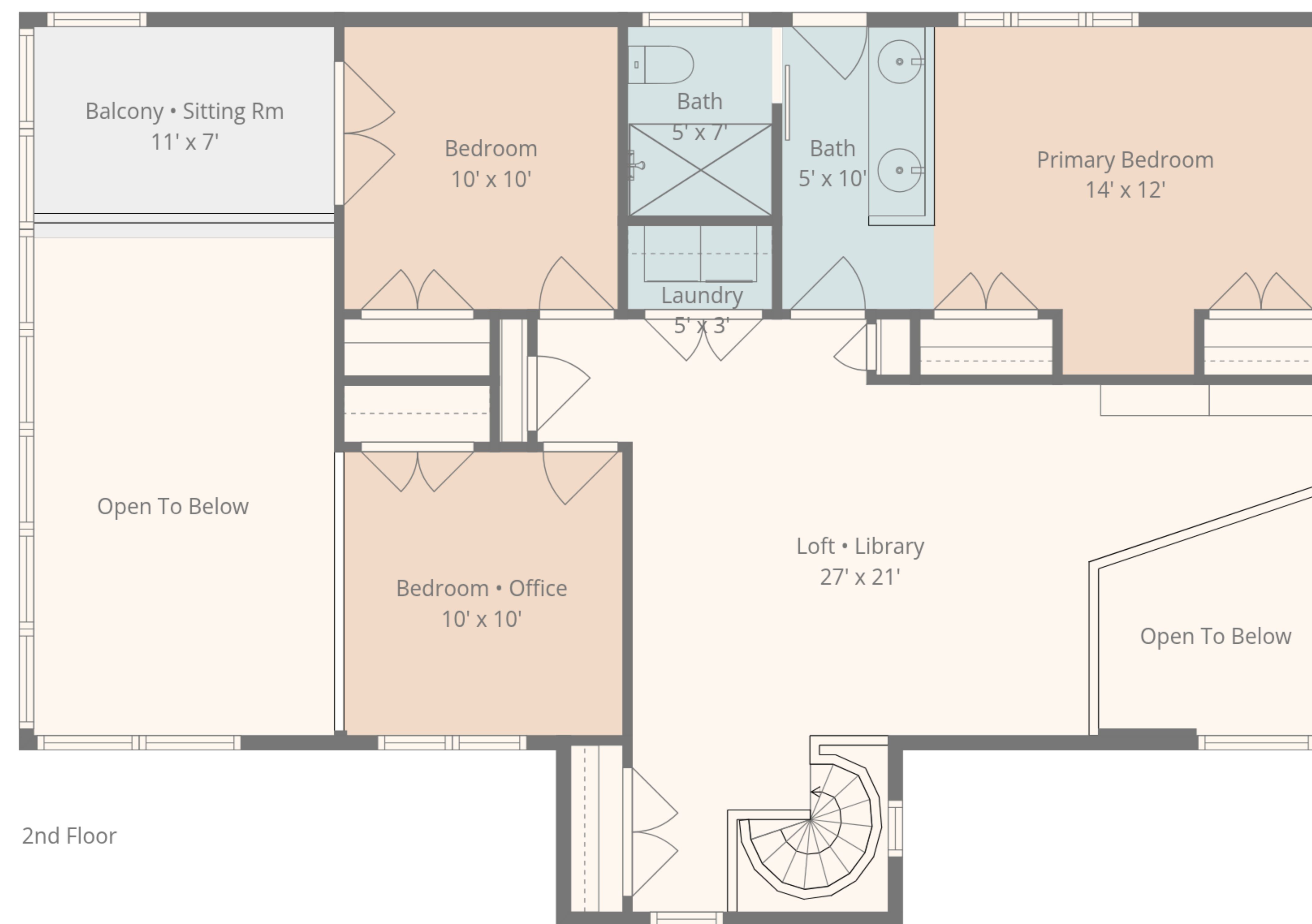
EXCLUDED AREAS: WINE CELLAR: 69 sq. ft, UTILITY: 21 sq. ft, FIREPLACE: 11 sq. ft,  
 OPEN TO BELOW: 239 sq. ft, BALCONY • SITTING RM: 78 sq. ft, WALLS: 152 sq. ft



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