

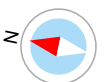
# 2306 Graham Ave, Redondo Beach, CA

**Main Floor** Total Exterior Area 996 sq ft  
Total Interior Area 919 sq ft



0 5 10  
ft

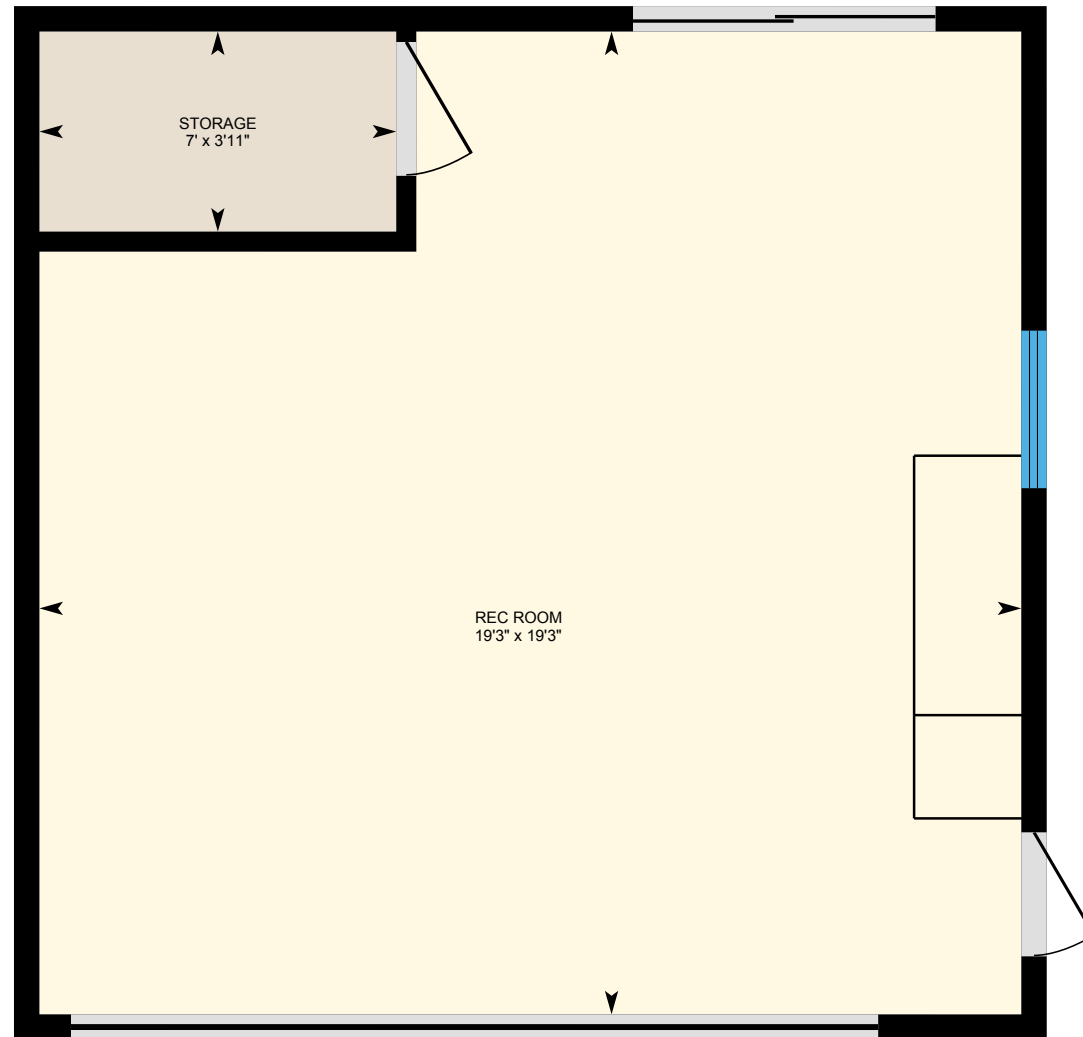
PREPARED: May, 2020



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 2306 Graham Ave, Redondo Beach, CA

**Bonus** Total Interior Area 371 sq ft



0 2 4 ft

PREPARED: May, 2020

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.



iGUIDE

# 2306 Graham Ave, Redondo Beach, CA

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

Bedroom: 10'1" x 11'2"  
Bth: 4'4" x 7'4"  
Bth: 5'3" x 6'11"  
Dining: 13'1" x 15'11"  
Kitchen: 10'5" x 10'8"  
Living: 12'10" x 18'2"  
Master: 13'5" x 10'7"

#### Bonus

##### BONUS

Rec Room: 19'3" x 19'3"  
Storage: 7' x 3'11"

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 919 sq ft  
Perimeter Wall Length: 154 ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 996 sq ft

#### Bonus

##### BONUS

Interior Area: 371 sq ft  
Perimeter Wall Length: 79 ft

#### Total Above Grade Floor Area

Main Building Interior: 919 sq ft  
**Main Building Exterior: 996 sq ft**

Bonus Interior: 371 sq ft