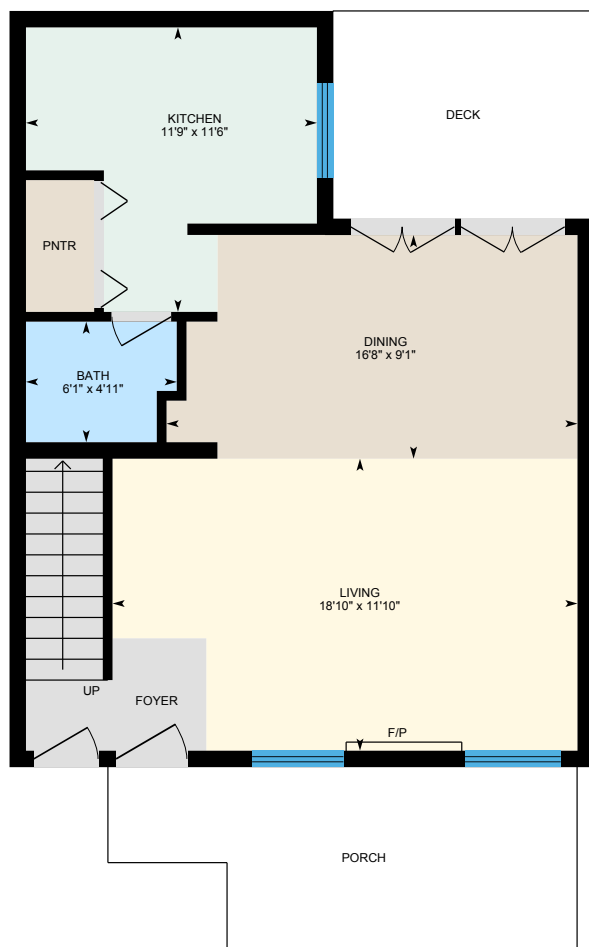


1304 12th St, Manhattan Beach, CA

Main Building: Total Exterior Area Above Grade 1318 sq ft

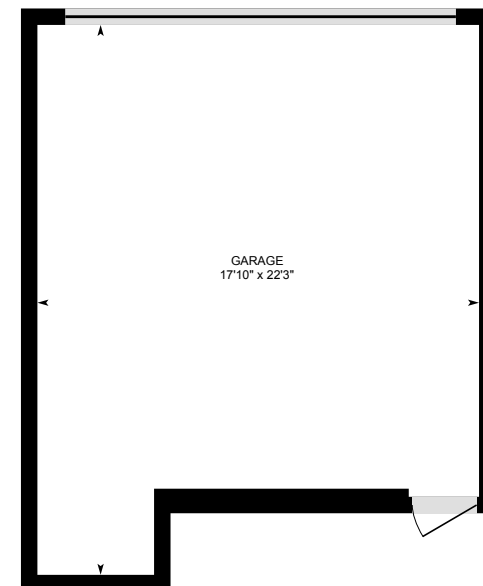


Main Floor
Exterior Area 635 sq ft

0 4 8
ft



2nd Floor
Exterior Area 683 sq ft



Garage (Below Grade)
Exterior Area 55 sq ft

PREPARED: Mar, 2020

1304 12th St, Manhattan Beach, CA

Main Floor Total Exterior Area 635 sq ft
Total Interior Area 565 sq ft



0 3 6 ft

PREPARED: Mar, 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

1304 12th St, Manhattan Beach, CA

2nd Floor Total Exterior Area 683 sq ft
Total Interior Area 602 sq ft



0 3 6 ft

PREPARED: Mar, 2020

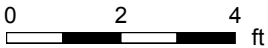
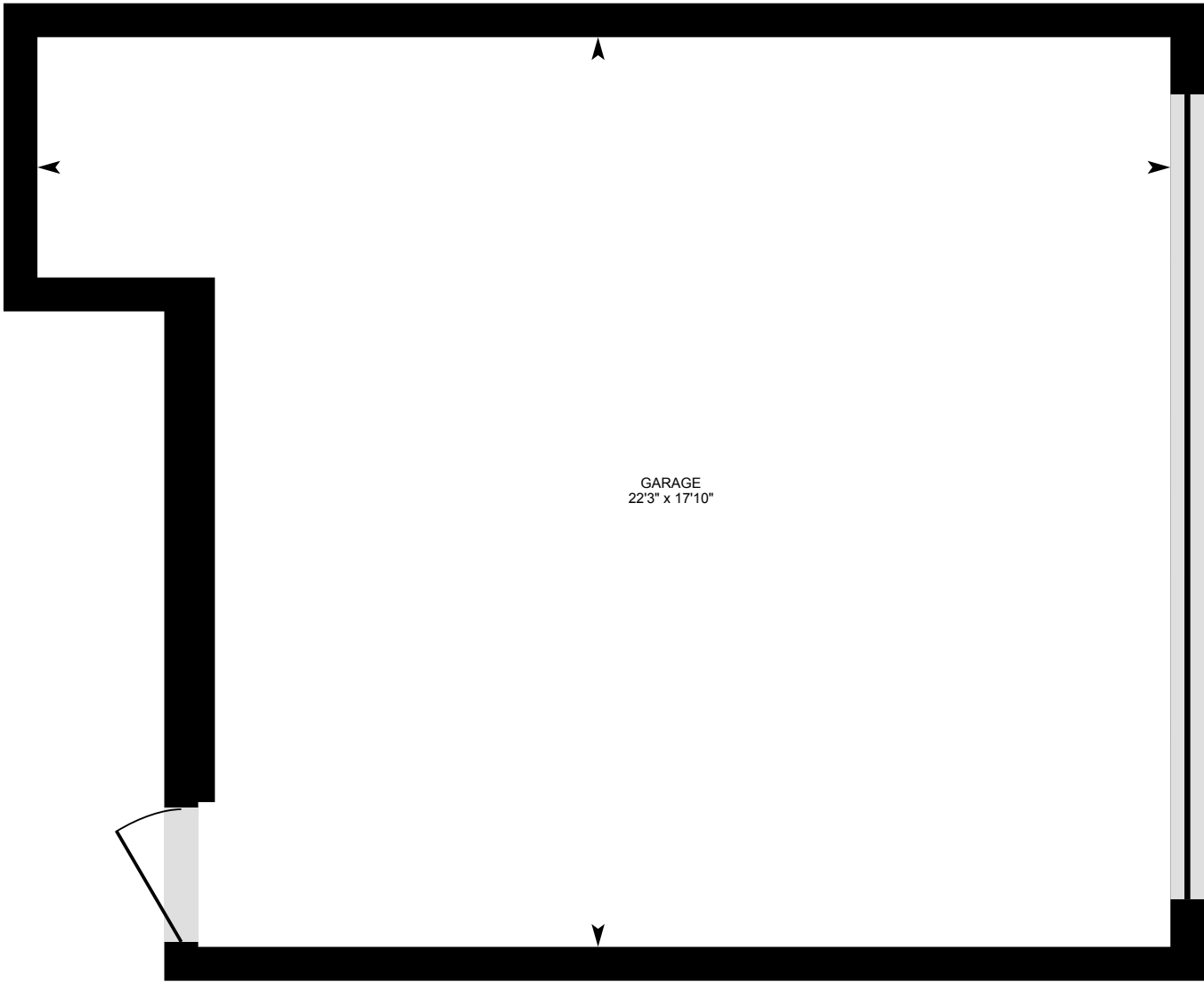
White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.



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1304 12th St, Manhattan Beach, CA

Garage Total Exterior Area 55 sq ft



PREPARED: Mar, 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/>.

1304 12th St, Manhattan 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

Bath: 6'1" x 4'11"
Dining: 16'8" x 9'1"
Kitchen: 11'9" x 11'6"
Living: 18'10" x 11'10"

2ND FLOOR

Bath: 5'4" x 16'
Bath: 5'3" x 8'6"
Bedroom: 11'8" x 12'4"
Master: 16'7" x 11'11"

GARAGE

Garage: 17'10" x 22'3"

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: 565 sq ft
Perimeter Wall Length: 106 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 635 sq ft

2ND FLOOR

Interior Area: 602 sq ft
Perimeter Wall Length: 121 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 683 sq ft

GARAGE (Below Grade)

Excluded Area: 353 sq ft
Perimeter Wall Length: 83 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 55 sq ft

Total Above Grade Floor Area

Main Building Interior: 1167 sq ft
Main Building Exterior: 1318 sq ft