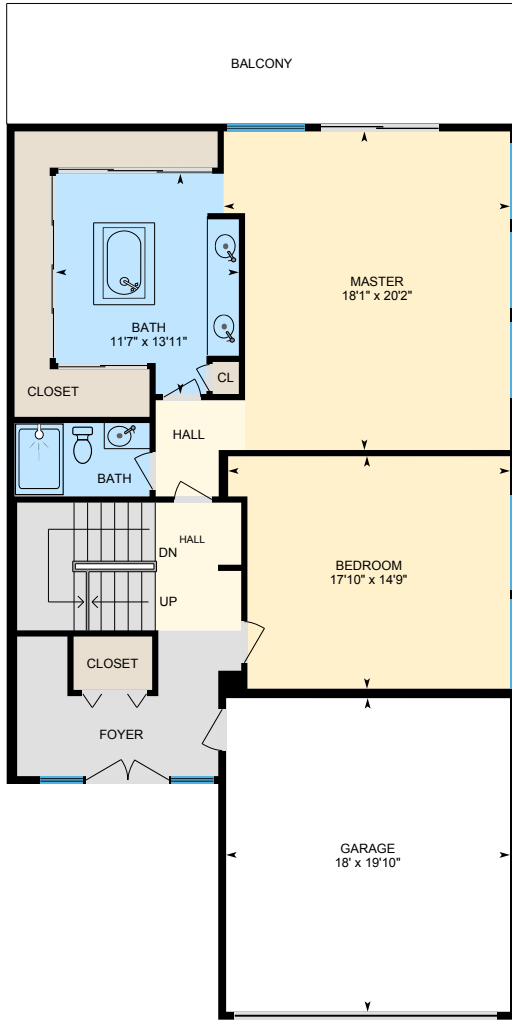
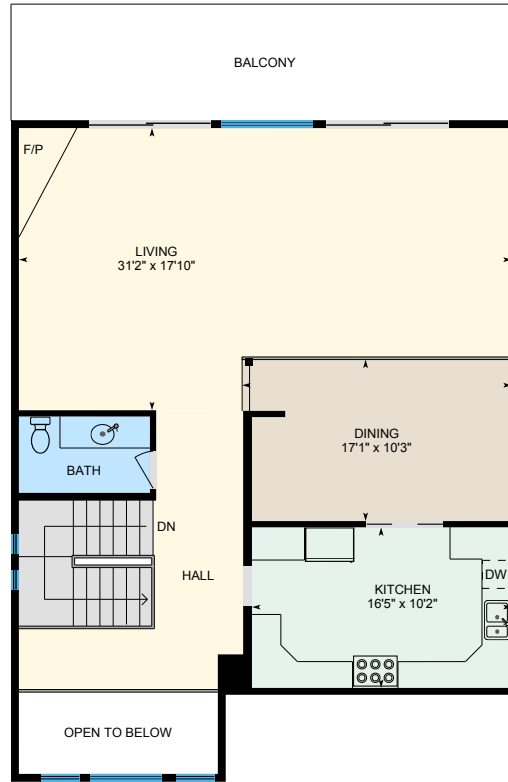


# 926 Duncan Pl, Manhattan Beach, CA

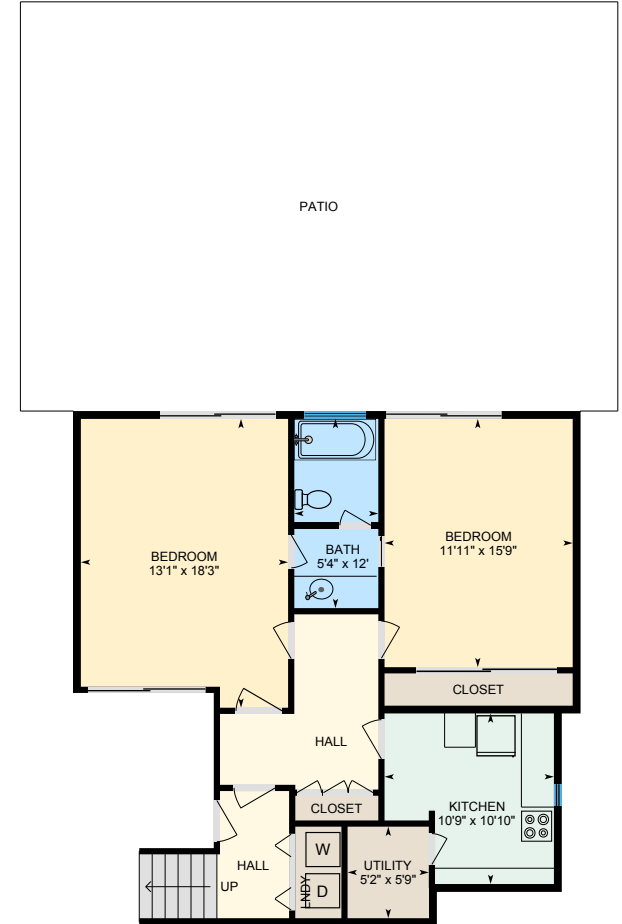
Main Building: Total Exterior Area Above Grade 3336 sq ft



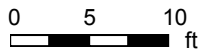
**Main Floor**  
Exterior Area 1246 sq ft



**Top Floor**  
Exterior Area 1179 sq ft

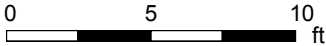


**Lower level**  
Exterior Area 911 sq ft



# 926 Duncan Pl, Manhattan Beach, CA

Main Floor Total Exterior Area 1246 sq ft  
Total Interior Area 1173 sq ft



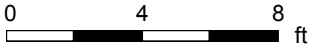
PREPARED: Jul, 2020



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/>.

# 926 Duncan Pl, Manhattan Beach, CA

**Top Floor** Total Exterior Area 1179 sq ft  
Total Interior Area 1106 sq ft



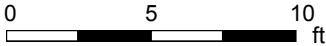
PREPARED: Jul, 2020



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/>.

# 926 Duncan Pl, Manhattan Beach, CA

Lower level Total Exterior Area 911 sq ft  
Total Interior Area 842 sq ft



PREPARED: Jul, 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/>.

# 926 Duncan Pl, 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: 11'7" x 13'11"

Bath: 8'6" x 4'8"

Bedroom: 17'10" x 14'9"

Garage: 18' x 19'10"

Master: 18'1" x 20'2"

##### TOP FLOOR

Bath: 8'4" x 4'10"

Dining: 17'1" x 10'3"

Kitchen: 16'5" x 10'2"

Living: 31'2" x 17'10"

##### LOWER LEVEL

Bath: 5'4" x 12'

Bedroom: 11'11" x 15'9"

Bedroom: 13'1" x 18'3"

Kitchen: 10'9" x 10'10"

Utility: 5'2" x 5'9"

### 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: 1173 sq ft

Excluded Area: 357 sq ft

Perimeter Wall Length: 146 ft

Perimeter Wall Thickness: 6.0 in

Exterior Area: 1246 sq ft

##### TOP FLOOR

Interior Area: 1106 sq ft

Excluded Area: 65 sq ft

Perimeter Wall Length: 146 ft

Perimeter Wall Thickness: 6.0 in

Exterior Area: 1179 sq ft

##### LOWER LEVEL

Interior Area: 842 sq ft

Perimeter Wall Length: 137 ft

Perimeter Wall Thickness: 6.0 in

Exterior Area: 911 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 3121 sq ft

Main Building Excluded: 422 sq ft

**Main Building Exterior: 3336 sq ft**