A**CCURATE PRICE PER SQUARE FOOT BASED ON ACTUAL SQ. FT: $814,000/1,561 SF = $521 per SF**

INTERIOR: 1,561 Square Feet
Master Suite Wing: (Includes Interior Drywalled and Stucco Portion of Pool House) 44x13.5 minus 70 = 524

Guest Suite (Includes Bath & Hall Wardrobe): 17x19 = 323 + 50 (Walk-In Closet) = 373

Living: 18.5x25.5 = 471.75

BreakfastRoom = 162.25

Furnace/H2O Heater Closets = 30

TOTAL INTERIOR SQ FT = 1,561

EXTERIOR: 895.5 Square Feet

FRONT COURTYARD:

15x12 plus 4.5x3= 193.5

BACKYARD:

24x18 plus 70sf: (Firepit Area): 502sf

Jacuzzi Deck: 10x16 plus 40 (Pool Equipment Yard) = 200 sf

Total - 702 sq ft.

EXTERIOR TOTAL ENCLOSED PRIVATE SPACE = 895.5

Many people comment that the property feels much bigger than it's square footage and we always point out that it is because the outdoor spaces "live like" indoor rooms, so this combined square footage is useful in that discussion:

TOTAL COMBINED INDOOR/OUTDOOR PRIVATE LIVING SPACE = 2,456.5