## **BEDROOM** 11'6" X 9'10" BEDROOM 13'5" X 11'8" 115 MONTGOMERY ROAD ENSUITE SHELVING STEPS DN LN BEDROOM 00 14'10" X 11'8" PRIMARY BEDROOM 14' X 13' **KITCHEN BREAKFAST** • 17' X 13' AREA SPIRAL STAIRCASE 9'9" X 8'5" CEILING HT 10' @ MAX \_\_\_ISLAND/ \_\_ BREAKFAST BAR SECOND FLOOR 8' X 3' APPROXIMATELY 1,055 SQ FT LIVING ROOM WALK IN WALK OUT TO COVERED DECK/ STRG CUPBOARD 22' X 14'4" CLOSET WINE STRG/ PANTRY ᅉ SWIMMING POOL CEILING HT 12'9" SHELVING **DINING ROOM** 15'4" X 11'3" **GARAGE** FAMILY / RECREATION 18' X 9' ROOM 24'6" X 18'4" UTILITY **FOYER** 7' X 5'8" BUILT INS MAIN FLOOR STRG APPROXIMATELY 1,200 SQ FT LAUNDRY 5'7" X 4'4" OFFICE AREA Note: Measurements & Calculations are approximate. 12'10" X 6' Provided as a guideline only.

LOWER FLOOR APPROXIMATELY 715 SQ FT