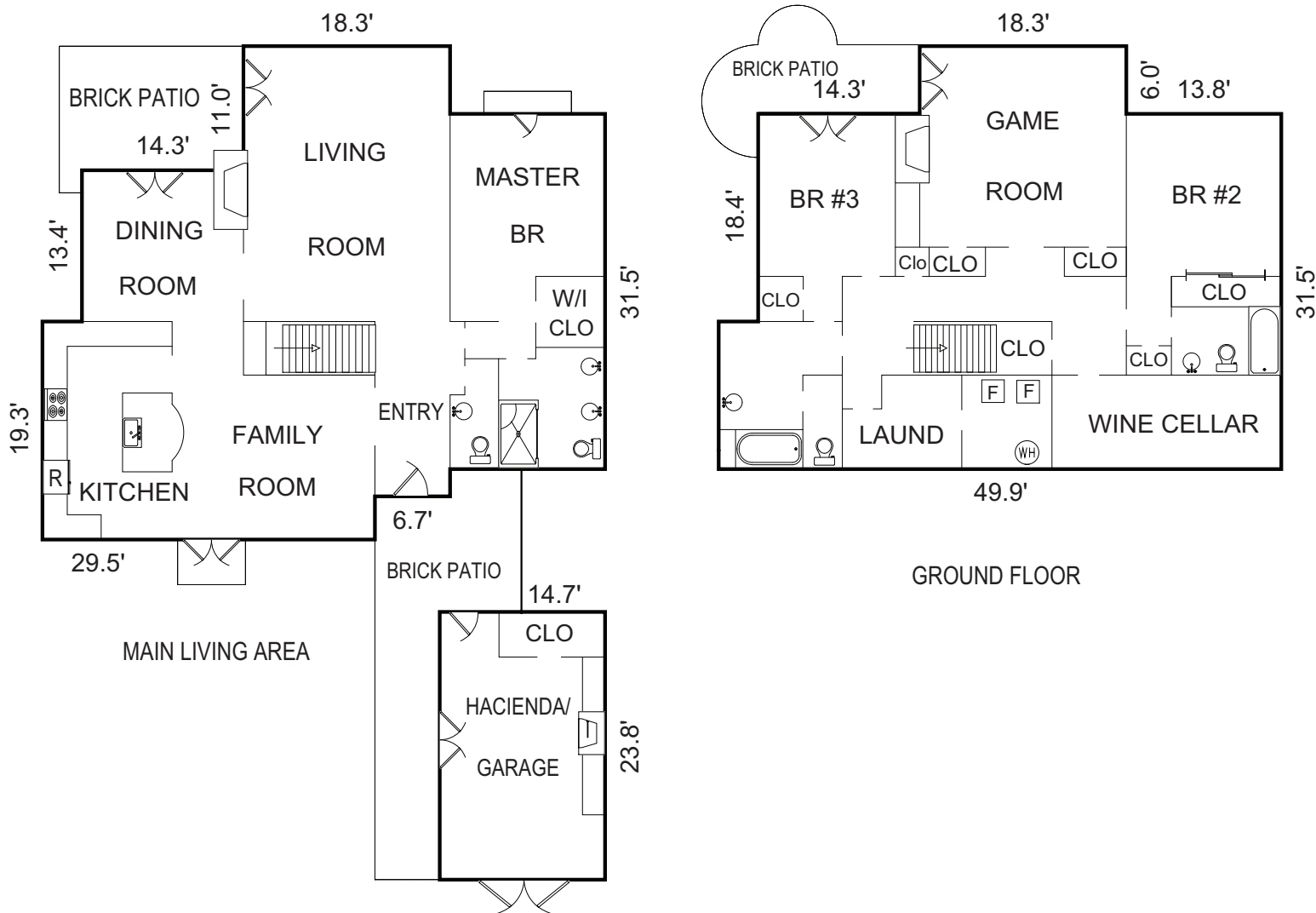


2970 FRANCISCAN WAY, CARMEL, CA 93923



ROOM DIMENSIONS

Entry:	15'	x	6'8"
Kitchen:	18'	x	11'
Dining Room:	12'4"	x	12'
Living Room:	23'	x	16'8"
Family Room:	17'7"	x	14'
Game Room:	17'7"	x	17'6"
Master BR:	14'	x	13'3"
Bedroom #2:	14'	x	13'
Bedroom #3:	14'	x	11'4"

AREA CALCULATIONS

Main Living Area:	1,701sf
<u>Ground Floor:</u>	<u>1,618</u>
Net Livable Area:	3,319sf
Garage/Hacienda:	348
Patio:	285
Patio:	184
Patio:	145
Patio:	24