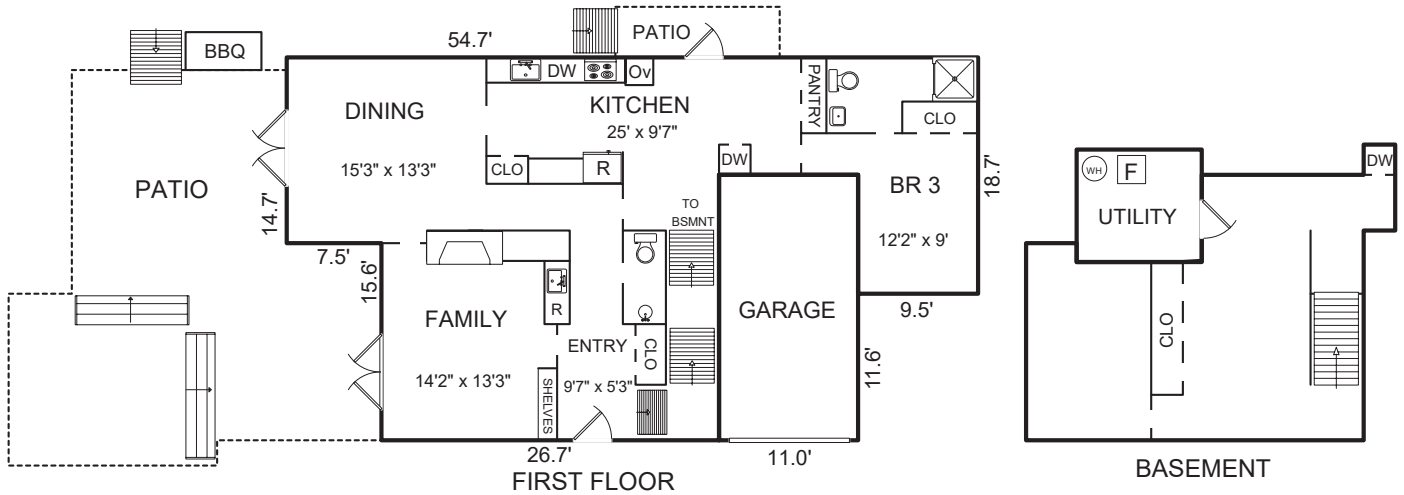
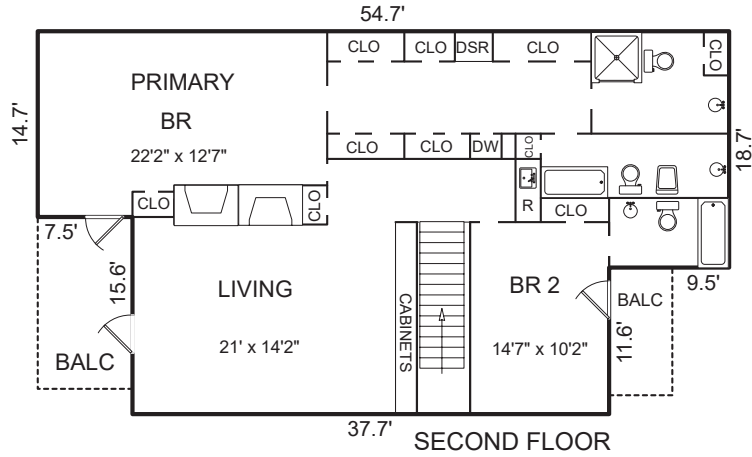


2416 BAY VIEW AVENUE, CARMEL, CA 93923



AREA CALCULATIONS (approximate)

First Floor:	1,200sf
Second Floor:	1,366
Net Livable Area:	2,566sf
Garage:	231
Basement:	488
Utility:	88
Patio:	706
Patio:	52
Balcony:	102
Balcony:	52