



**Garage**  
Approximate Floor Area  
260 Sq. ft.  
(24.2 Sq. m.)

(Not Shown In Actual  
Location / Orientation)

**Ground Floor**  
Approximate Floor Area  
675 Sq. ft.  
(62.7 Sq. m.)

**Boat House**  
Approximate Floor Area  
651 Sq. ft.  
(60.5 Sq. m.)

**First Floor**  
Approximate Floor Area  
1297 Sq. ft.  
(120.5 Sq. m.)

**Kitchen /  
Breakfast Room**  
18'9" x 10'0"  
(5.72m x 3.06m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.