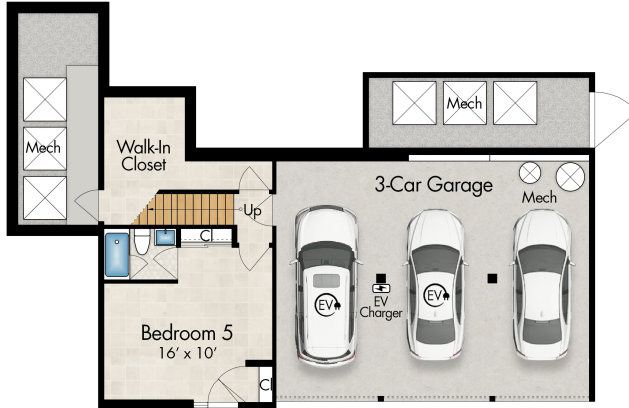
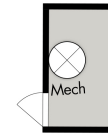


12 UPPER AMES AVE

R O S S , C A 9 4 9 5 7



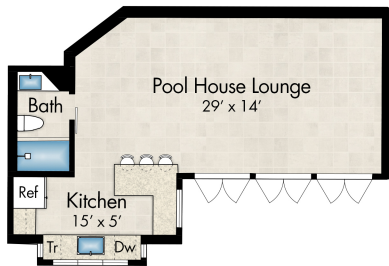
Lower Level 469 SQ FT
Plus Garage: 707 SQ FT
Plus Mech Rooms: 221 SQ FT



Detached Utility Room
74 SQ FT



GUEST HOUSE
Upper Level 726 SQ FT



POOL HOUSE
Main Level 660 SQ FT

ESTIMATED TOTAL FINISHED SQUARE FOOTAGE:
7,328 SQ FT

Above grade: 6,199 SQ FT
Below grade: 1,129

Plus 707 SQ FT Garage (Lower Level)
Plus 221 SQ FT Mech Rooms (Lower Level)
Plus 74 SQ FT Detached Utility Room

Calculated per ANSI Standard Z765-2003
Estimated Total Finished and Unfinished
Square Footage: 8,330 SQ FT

MAIN RESIDENCE: 5,942 SQ FT
Main Level: 4,303 SQ FT
Upper Level: 1,170 SQ FT
Lower Level: 469 SQ FT

GUEST HOUSE: 1,386 SQ FT
Main Level (Pool House): 660 SQ FT
Upper Level (Guest House): 726 SQ FT

