



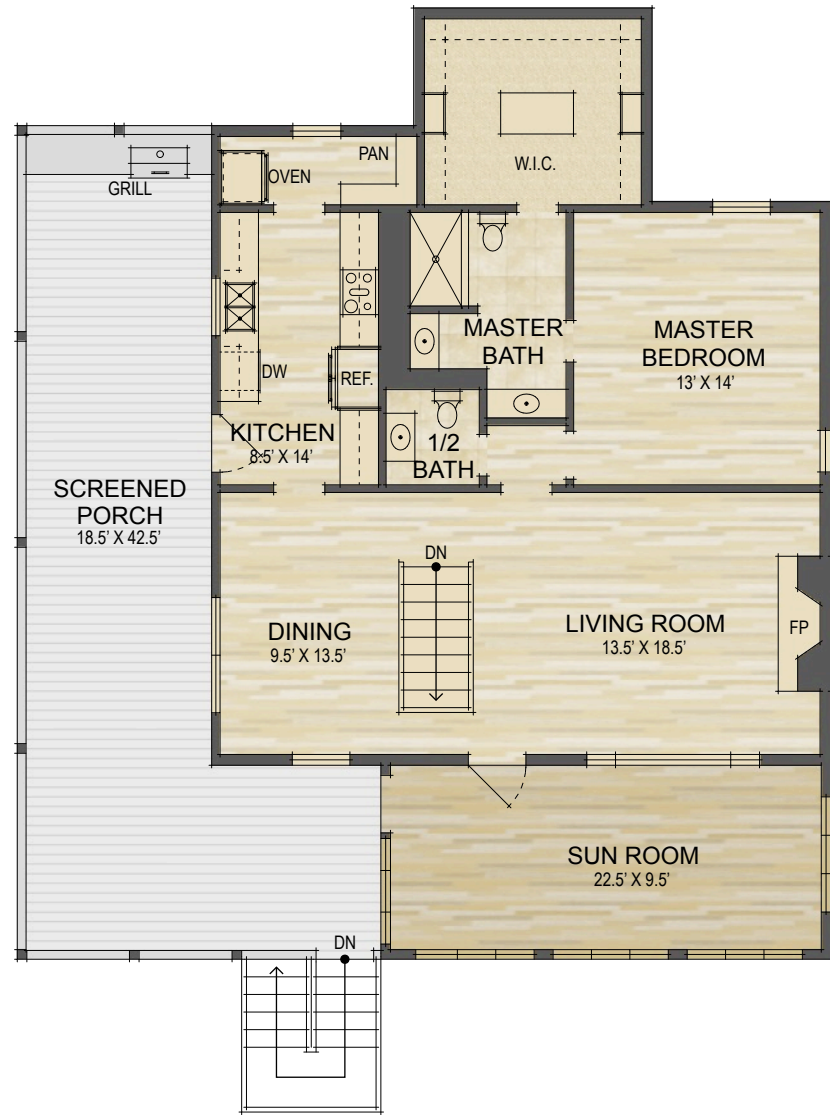


304 Toxaway Trail  
Lake Toxaway, NC

MAIN LEVEL LIVING SPACE: 1,114 SQ. FT.  
LOWER LEVEL LIVING SPACE: 940 SQ. FT.  
**TOTAL HEATED LIVING SPACE: 2,053 SQ. FT.**

UNFINISHED/UNHEATED STORAGE: 228 SQ. FT.  
SUN ROOM: 237 SQ. FT.  
SCREENED PORCH: 529 SQ. FT.  
COVERED PORCH: 296 SQ. FT.  
TOTAL UNDER ROOF: 3,343 SQ. FT.

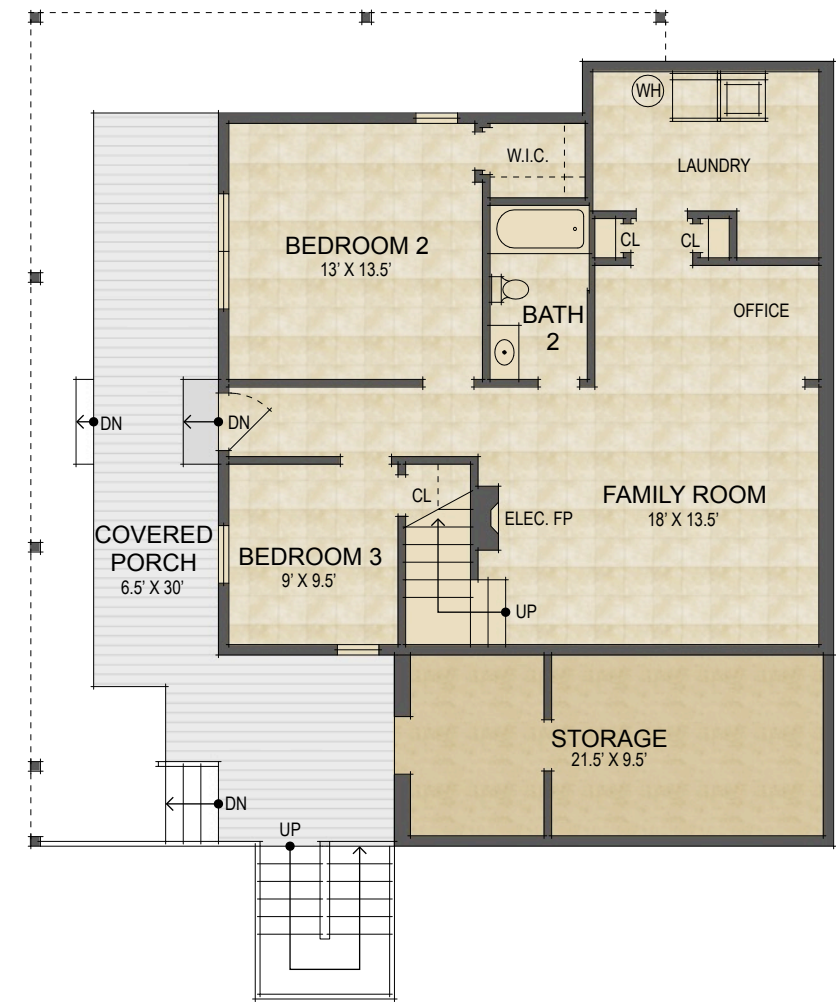
-  HEATED LIVING SPACE
-  UNHEATED/UNFINISHED/\*BONUS SPACE
-  COVERED PORCH
-  UNCOVERED DECK/PATIO



Main Level Floor Plan



LOOKING GLASS REALTY  
BREVARD • ASHEVILLE • CASHIERS



Lower Level Floor Plan

NOTES:

- \* - LIVING SPACE REQUIRES A MIN. OF 7'-0" CEILING HEIGHT (5'-0" BELOW A SLOPED CEILING, FINISHED SURFACES, HEATED SPACE, & DIRECT CONNECTION WITH OTHER LIVING SPACE. BONUS SPACE SHOWN MEETS SOME BUT NOT ALL OF THESE QUALIFICATIONS
- 1. MEASUREMENTS WERE OBTAINED VIA THE NORTH CAROLINA REAL ESTATE COMMISSION GUIDELINES.
- 2. DIMENSIONS ARE ROUNDED TO THE NEAREST 1/2 FOOT AND ARE APPROXIMATE.
- 3. INFORMATION WITHIN THESE DRAWINGS ARE INTENDED SOLELY FOR THE USE OF REALTY MARKETING. NOT FOR CONSTRUCTION.
- 4. FOR MORE INFORMATION REGARDING MEASUREMENTS, MARKETING FLOOR PLANS, OR REMODEL DESIGN & CONSULTING, CONTACT WES HOGAN AT:  
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