



LOOKING GLASS REALTY

439 Toxaway Trail
Lake Toxaway, NC

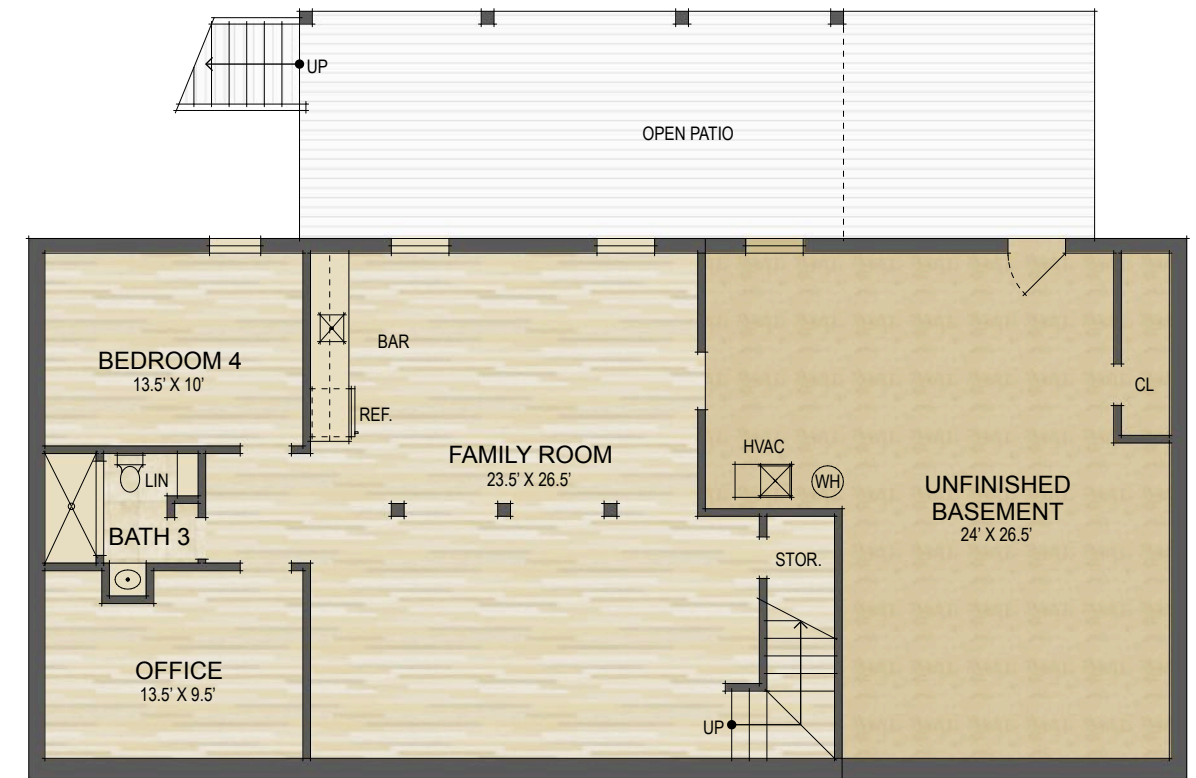
MAIN LEVEL LIVING SPACE:	1,700 SQ. FT.
BELOW GRADE LIVING SPACE:	1,094 SQ. FT.
TOTAL HEATED LIVING SPACE:	2,794 SQ. FT.

UNHEATED/UNFINISHED BASEMENT:	606 SQ. FT.
TOTAL UNDER ROOF:	3,400 SQ. FT.

OPEN DECKS/PATIO: 879 SQ. FT.



Main Level Floor Plan



Lower Level Floor Plan

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

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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