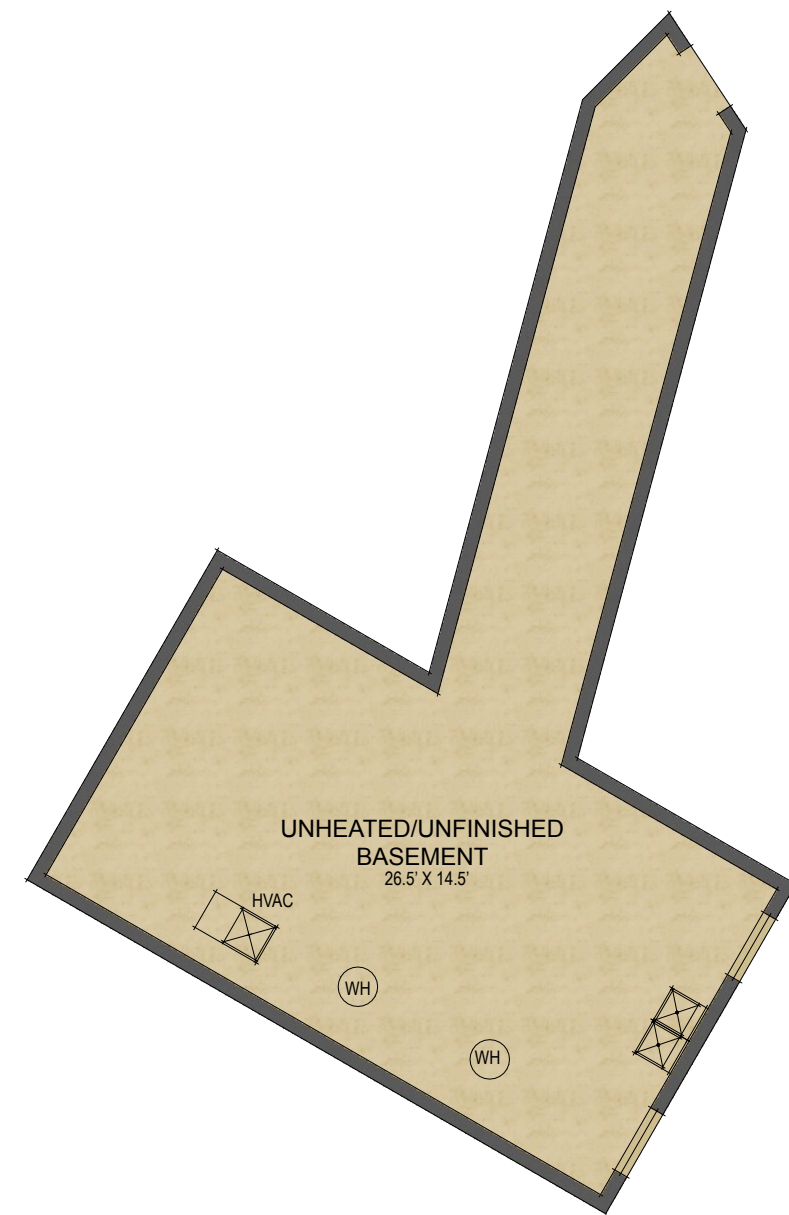


252 Hillbrook Road
Tryon, NC

MAIN HOUSE:	
MAIN LEVEL LIVING SPACE:	2,968 SQ. FT.
TOTAL HEATED LIVING SPACE:	2,968 SQ. FT.
2-CAR CARPORT:	510 SQ. FT.
UNHEATED STORAGE:	43 SQ. FT.
UNHEATED/UNFINISHED BASEMENT:	635 SQ. FT.
COVERED FRONT PORCH:	152 SQ. FT.
SCREENED PORCH:	316 SQ. FT.
MAIN HOUSE UNDER ROOF:	4,624 SQ. FT.
OPEN DECK:	588 SQ. FT.
GUEST HOUSE:	
MAIN LEVEL HEATED AREA:	1,034 SQ. FT.
2-CAR GARAGE & LAUNDRY:	585 SQ. FT.
COVERED OUTDOOR SPACE:	197 SQ. FT.
GUEST HOUSE UNDER ROOF:	1,816 SQ. FT.
TOTAL AREA UNDER ROOF:	6,440 SQ. FT.



Main Level Floor Plan



Lower Level Floor Plan



Guest House 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:
FeaturedListingsWNC@gmail.com