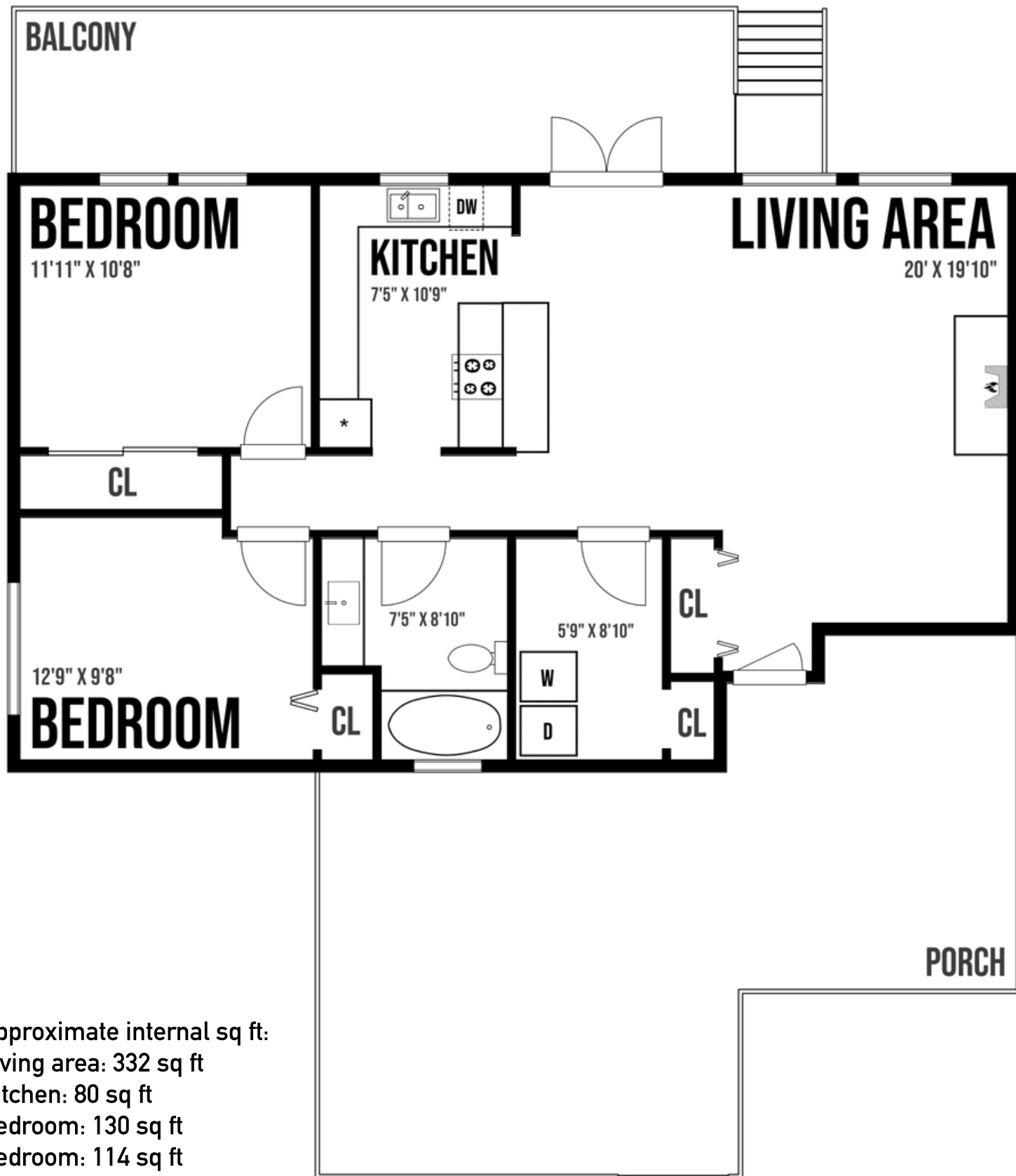


3814 Pirates Rd - Ground Level

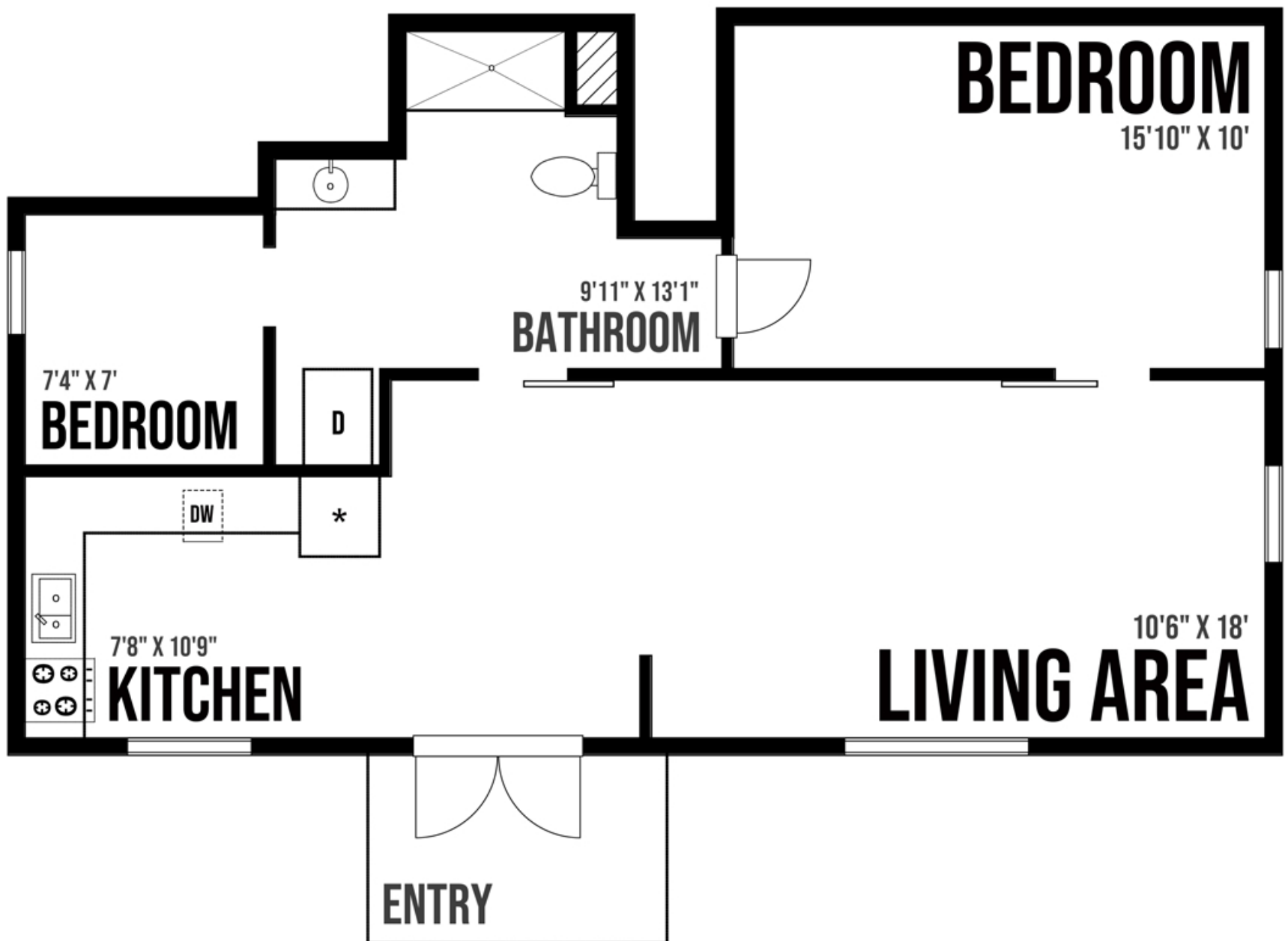


Approximate internal sq ft:
Living area: 332 sq ft
Kitchen: 80 sq ft
Bedroom: 130 sq ft
Bedroom: 114 sq ft
Bathroom: 60 sq ft
Laundry: 51 sq ft
Hallway: 33 sq ft
Balcony: 302 sq ft
Front Porch: 430 sq ft
Total sq ft: 800 sq ft

Prepared for the exclusive use of Sam Boyte and Dockside Realty Ltd.
All measurements are approximate and Buyer to verify if important.



3814 Pirates Rd - Lower Level



Approximate internal sq ft:

Living area: 185 sq ft

Kitchen: 158 sq ft

Bedroom: 159 sq ft

Bedroom: 53 sq ft

Bathroom: 100 sq ft

Porch: 500 sq ft

Total internal sq ft: 655 sq ft