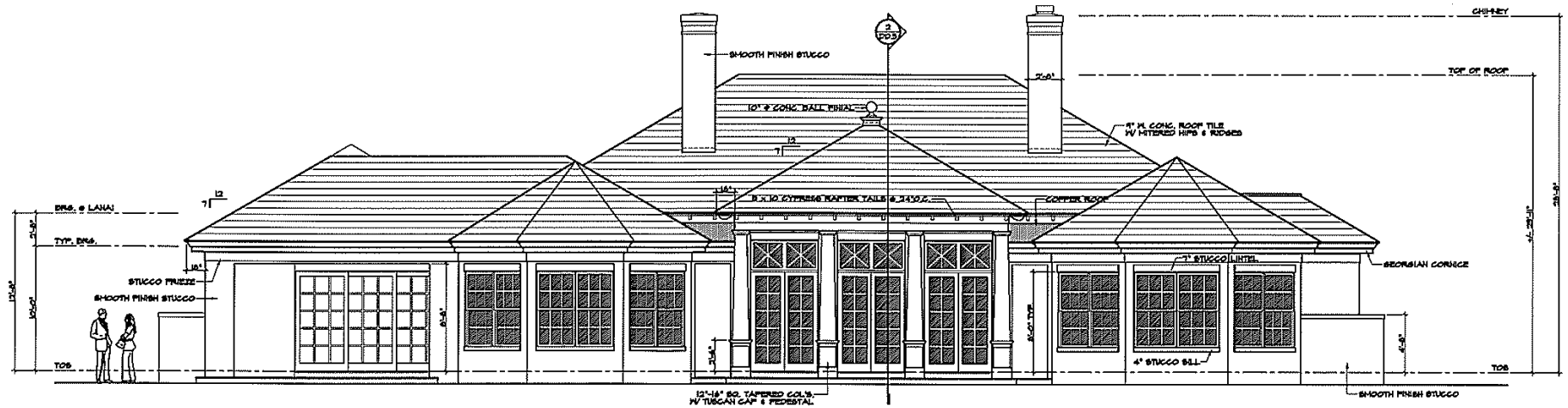


FRONT (EAST) ELEVATION
SCALE: 3/16" = 1'-0"



REAR (WEST) ELEVATION
SCALE: 3/16" = 1'-0"

391 Llwyd's Lane
John's Island : Vero Beach, Florida

 **john's island**
REAL ESTATE COMPANY

John's Island : Vero Beach, Florida

SQUARE FOOTAGES

BUILDING	AREA	CALCULATION
		Gross S.F. Adjusted S.F.
A/C SPACE	4,105	• 100% 4,105
GARAGE	841	• 50% 325
PORCHES	800	• 55% 331
TOTAL	5,746	4,771

BUILDING	VOLUME	CALCULATION
		Gross S.F. Volume C.F.
SIDE WINGS	4,331	• 10'0" 43,310
CENTER OF HOUSE	1,245	• 12'0" 14,940
TOTAL	5,576	58,250
ALLOWABLE CURAGE	20,100	• 9'0" 180,900

LOT	COVERAGE	CALCULATION
		Gross S.F. Percent Required
DRY LOT AREA	20,100	
BUILDING AREA	5,746	28.6%
POOL / DECKS / DRIVE	4,056	
LANDSCAPED AREA	11,040	54.8%
		• 50%

FLOOR PLAN
SCALE: 3/8" = 1'-0"

SQUARE FOOTAGES			
BUILDING	AREA	CALCULATION	
		Gross S.F.	Adjusted S.F.
A/C SPACE		4,105	@ 100% 4,105
GARAGE		644	@ 50% 322
PORCHES		800	@ 55% 440
TOTAL		5,549	4,867

BUILDING	VOLUME	CALCULATION	
		Gross S.F.	Volume C.F.
SIDE WINGS		4,381	@ 10'0" 43,810
CENTER OF HOUSE		1,248	@ 12'6" 16,362
TOTAL		5,629	59,172
ALLOWABLE CUBAGE	30,100	÷ 5.0	6,020

LOT	COVERAGE	CALCULATION		
		Gross S.F.	Percent	Required
"DRY" LOT AREA		20,700		
BUILDING AREA		5,974	28.9%	< 30%
POOL / DECKS / DRIVE		4,056		
LANDSCAPED AREA		11,040	53.6%	> 50%

ARCHITECTURAL
NORTH

FLOOR PLAN

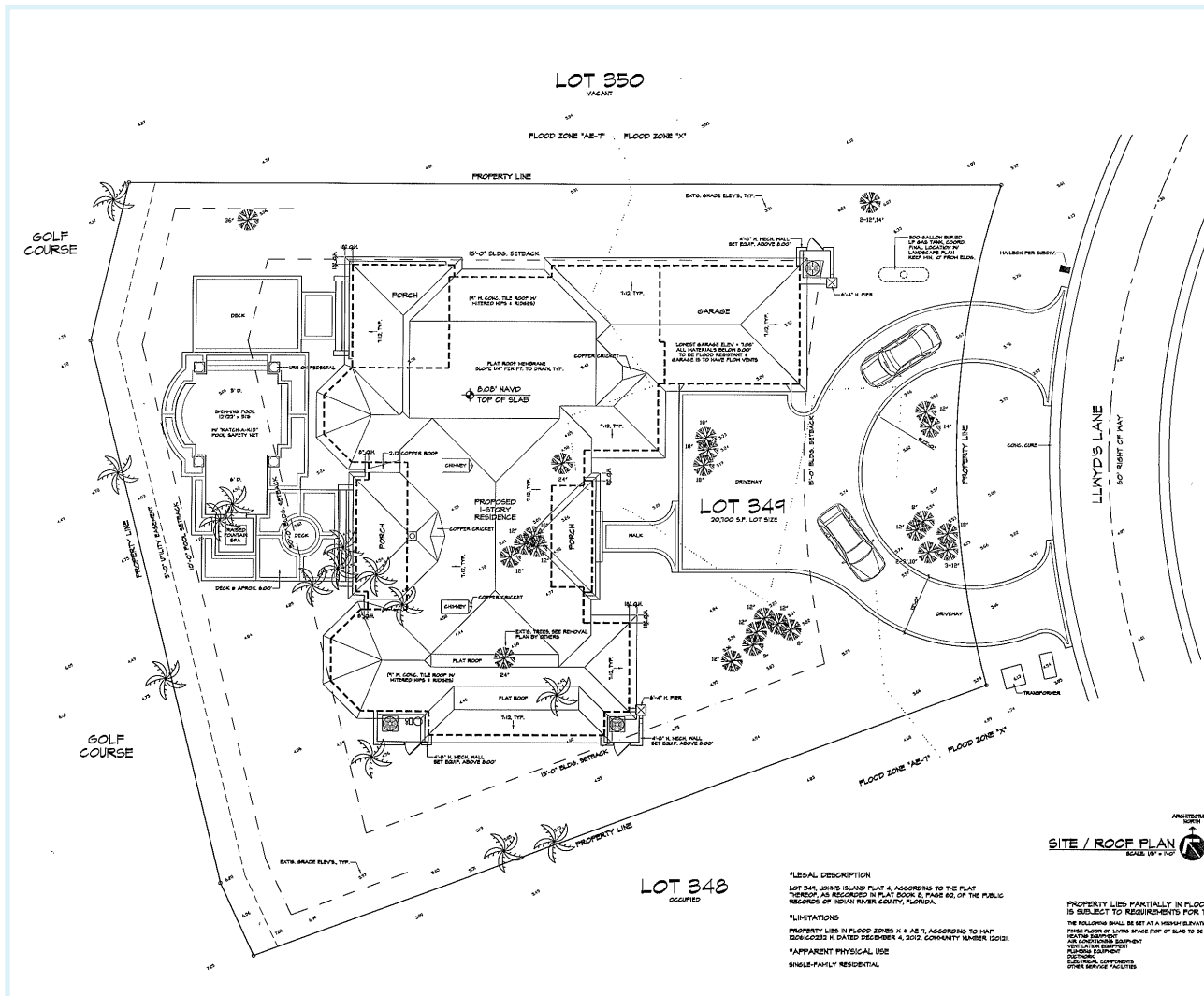
SCALE: 3/8" = 1'-0"



ONE OF FEW NEW HOMES AVAILABLE!

Exceptional, New Construction Family Retreat

Located a short distance to all Club amenities on a quiet cul-de-sac street is this new, casually elegant 4BR/5.5BA residence currently under construction. Stunning views from this 5,600± GSF home encompass the full length of the North Course's undulating fairways and lakes. Rich materials, voluminous spaces and expert detailing add warmth and character. All principal rooms expand onto private outdoor living areas accented by a large swimming pool with fountain spa. The airy living room with coffered ceiling and fireplace is at the home's center. The spacious and superbly conceived island kitchen with stone countertops and solid wood cabinets adjoins the family room, dining room and spectacular summer porch with fireplace – ideal for entertaining or watching colorful sunsets. A large laundry room/pantry and office with custom built-ins separate the guest suites. Unsurpassed features include a luxurious and private master suite with generous walk-in closets, attic storage above the garage, surround sound, and impact-rated doors and windows. *Must see!* \$3,450,000



391 Llwyd's Lane
5,600± Gross Square Feet : .48± Acres

Features:

- Impact-Rated Doors & Windows
- T&G Style Impact-Rated Exterior Shutters
- T&G Wood Exterior Ceilings
- 9" Concrete Tile Roof
- 2 Gas Fireplaces; 250 Gal. Buried Propane Tank
- Electric Water heater w/ Recirculation Pump
- Apian Stone Driveway
- Turkish Travertine Marble Patio Decking
- R-30 Ceiling Insulation
- CAT 5 Wiring
- Surround Sound Wiring
- Security Contacts On Doors & Windows
- Shiloh Solid Wood Cabinets In Bath & Kitchen
- Stone Countertops in Bath & Kitchen; Kohler Fixtures
- Oversized Baseboards
- Linear Slot A/C Vents
- Attic Storage Above Garage

Architect: Harry Gandy Howle
Builder: Croom Construction



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