

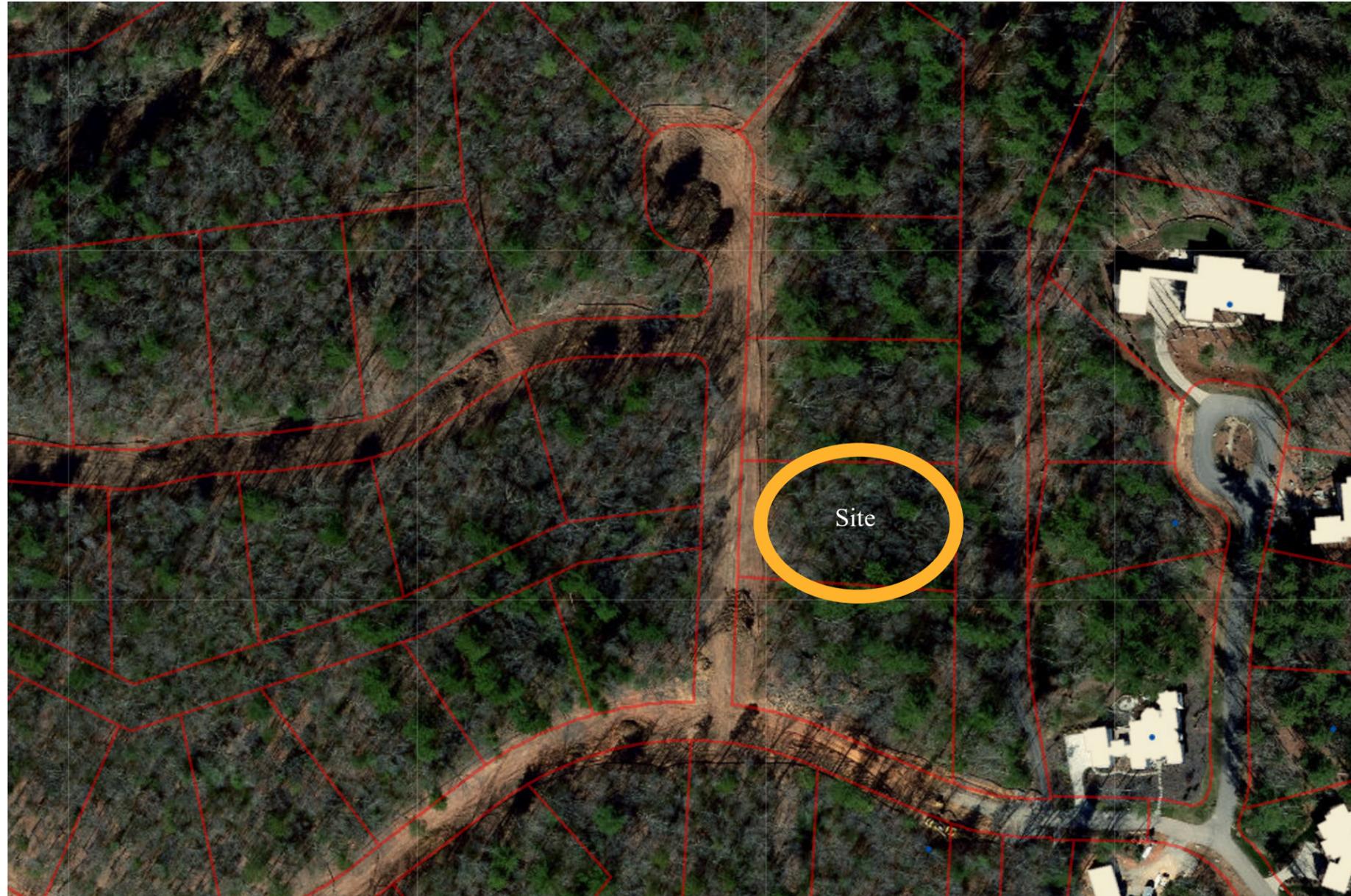
Design for
Lot 453 - 309 Cobbs Hill Ct
Marketing Presentation - 11.21.25

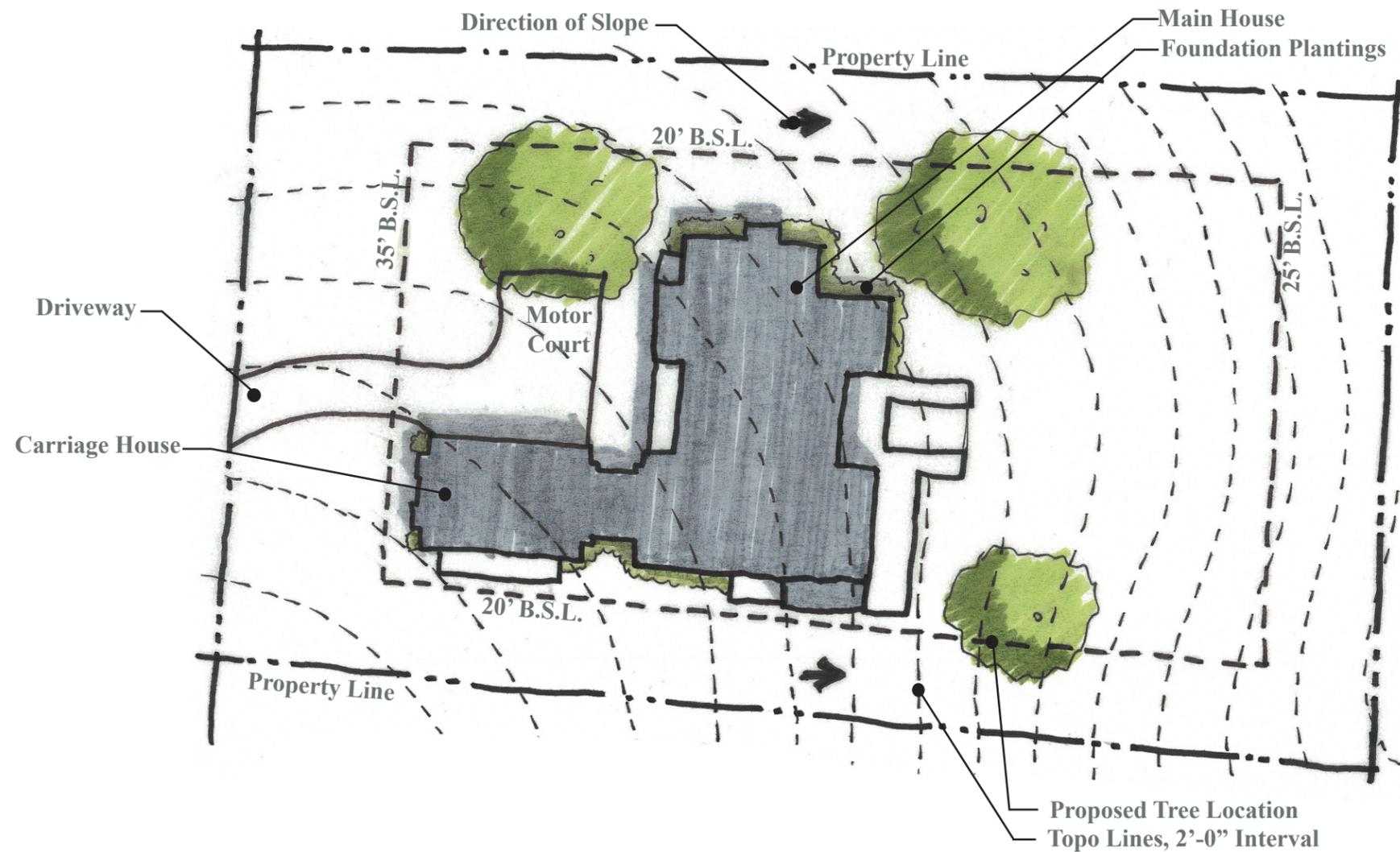


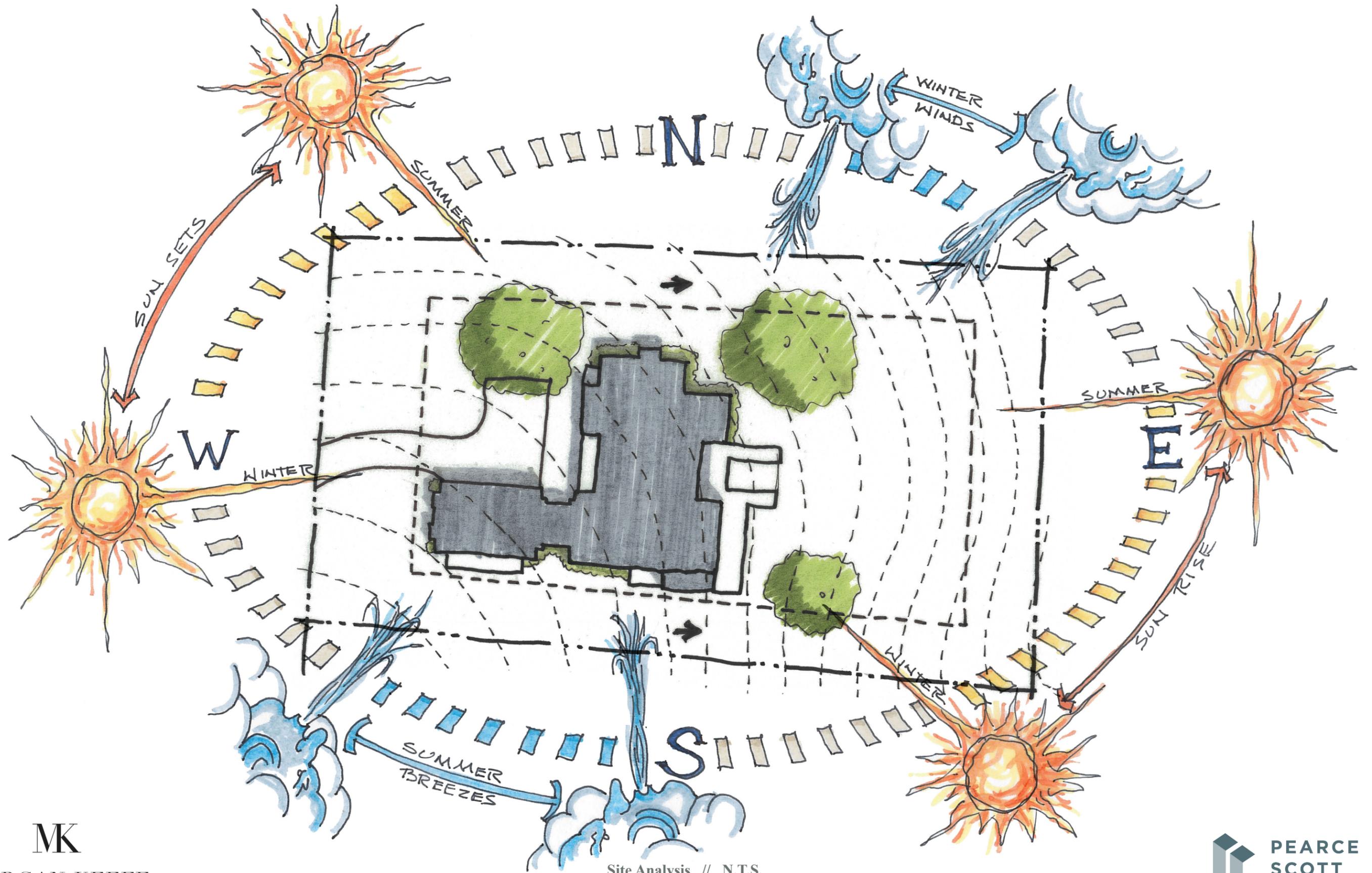
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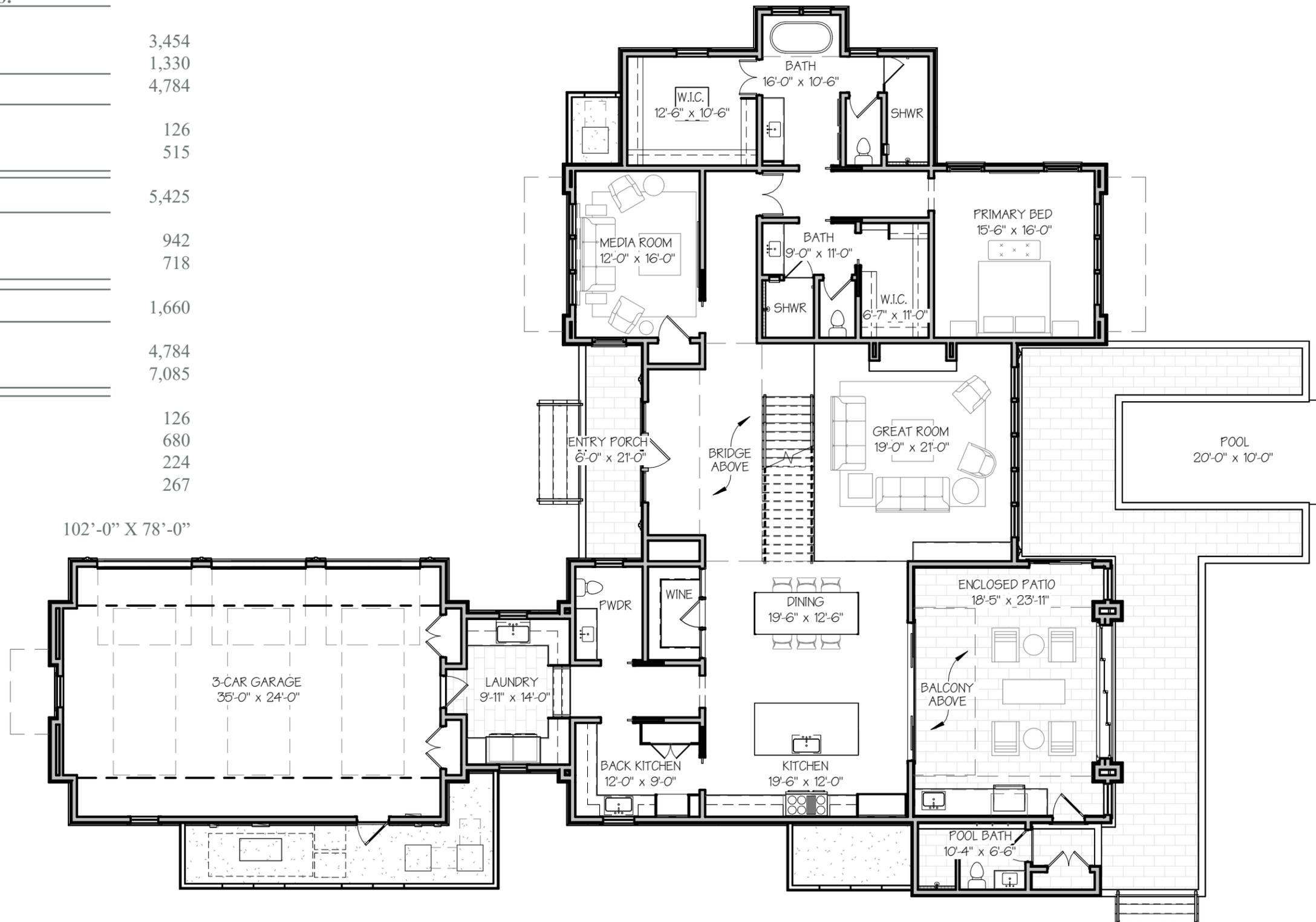


Site Analysis // N.T.S.

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AREA CALCULATIONS:

First Floor Heated:	3,454
Second Floor Heated:	1,330
Main House Heated:	4,784
First Floor Porches:	126
Second Floor Storage:	515
House Under Roof:	5,425
Garage First Floor	942
C.H. Second Floor	718
Garage Under Roof:	1,660
Gross Heated:	4,784
Gross Under Roof:	7,085
Entry Porch	126
Pool Deck	680
Pool & Surround	224
Service Yards & Stairs	267
Overall Dimensions	102'-0" X 78'-0"



First Floor Plan // 3/32" = 1'-0"

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AREA CALCULATIONS:

First Floor Heated: 3,454
 Second Floor Heated: 1,330
 Main House Heated: 4,784

First Floor Porches: 126
 Second Floor Storage: 515

House Under Roof: 5,425

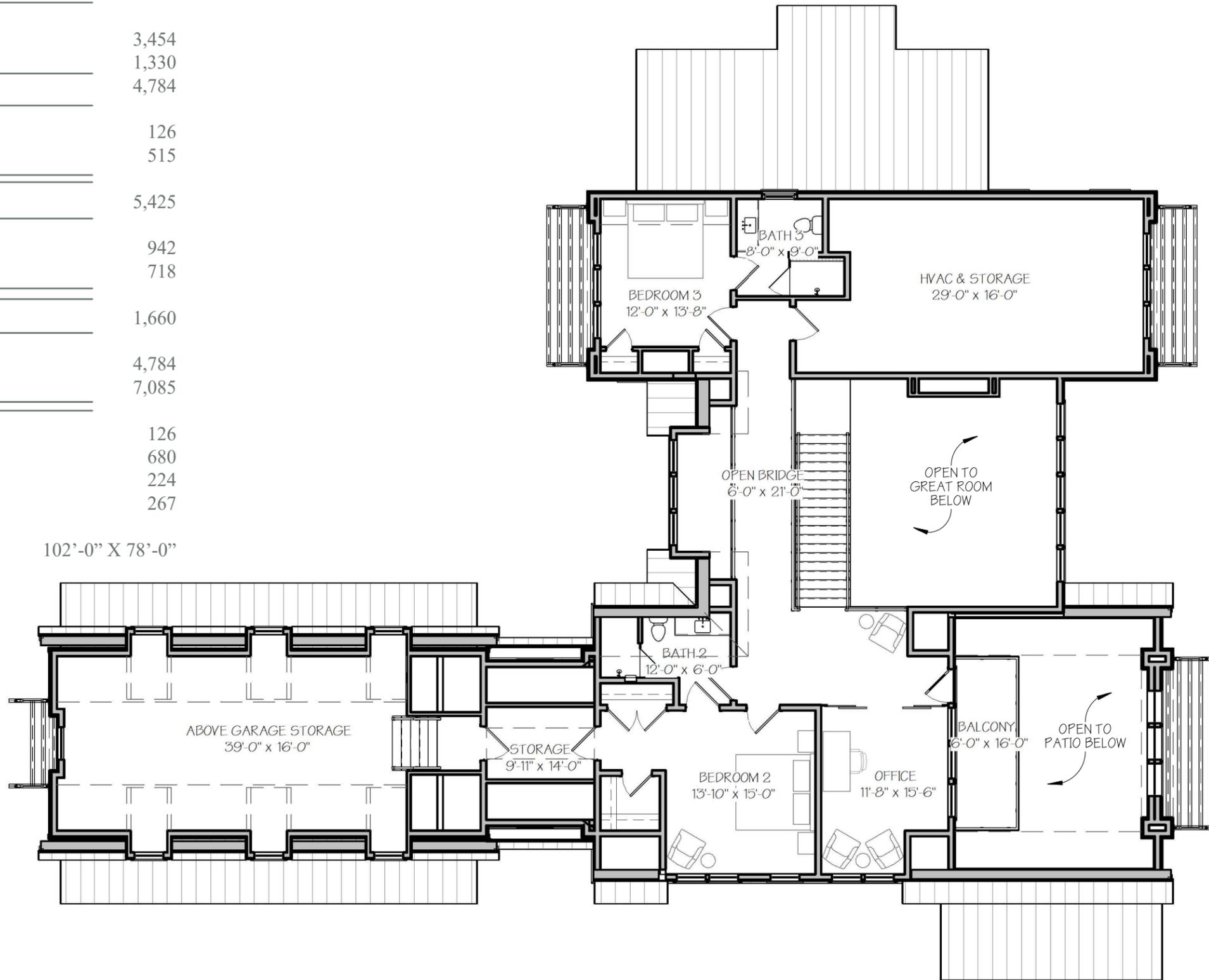
Garage First Floor: 942
 C.H. Second Floor: 718

Garage Under Roof: 1,660

Gross Heated: 4,784
 Gross Under Roof: 7,085

Entry Porch: 126
 Pool Deck: 680
 Pool & Surround: 224
 Service Yards & Stairs: 267

Overall Dimensions: 102'-0" X 78'-0"



Second Floor Plan // 3/32" = 1'-0"

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Front Perspective

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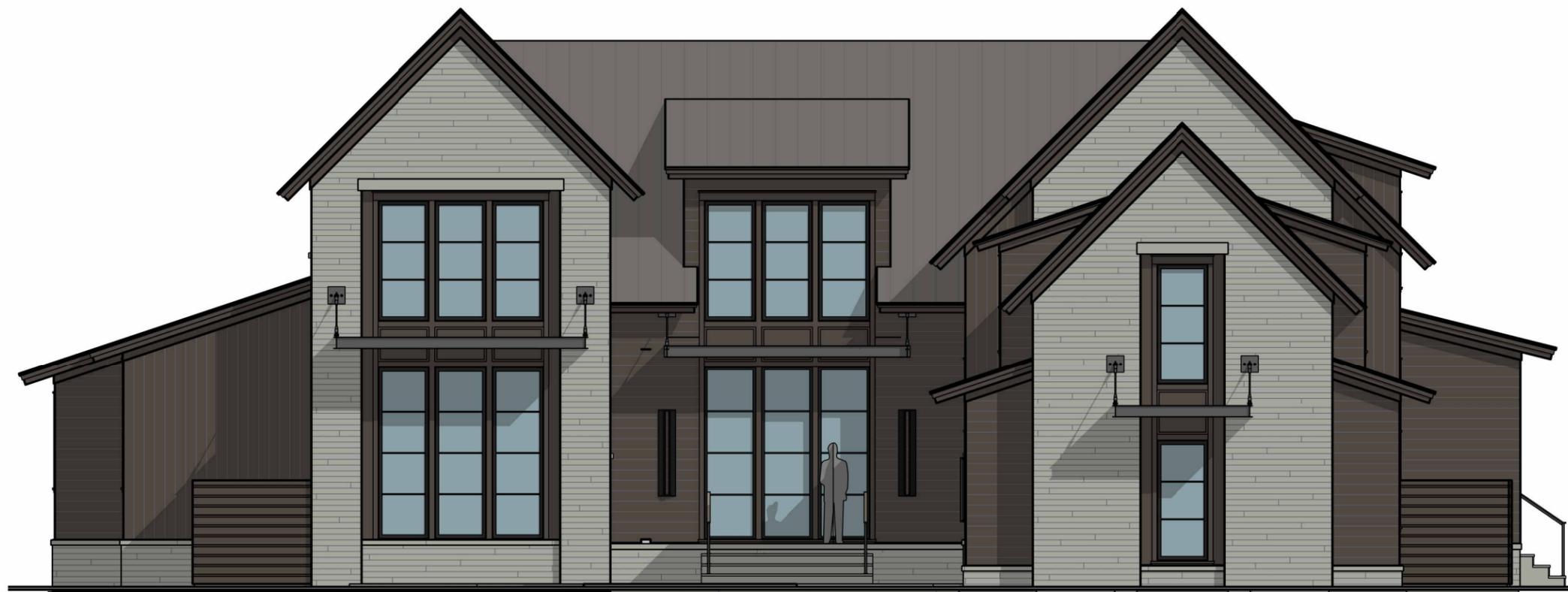


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Rear Perspective

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Front Elevation // 1/8" = 1'-0"

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Right Elevation // 1/8" = 1'-0"

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Rear Elevation // 1/8" = 1'-0"

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