DECK 16'1" x 12'4" FAMILY ROOM 12'11" x 8'0" BREAKFAST AREA 13'5" x 8'2" KITCHEN 14'9" x 8'7" DINING ROOM 17'4" x 12'0" DOWN FOYER LIVING ROOM 11'0" x 8'0" 18'0" x 12'7" SKY'L MAIN FLOOR

1,100 SQUARE FEET

OFFICE

7'10" x 7'5"

KITCHEN 7'10" x 5'0"

WINE CELLAR

8'4" x 7'2"

RECREATION

ROOM

16'0" x 14'0"

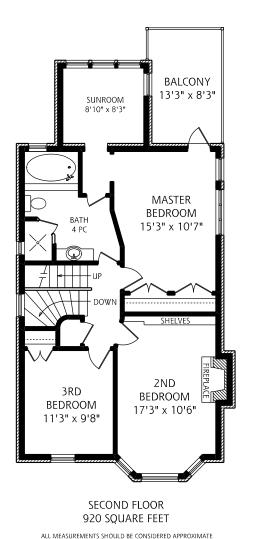
UTILITY ROOM

16'11" x 10'11"

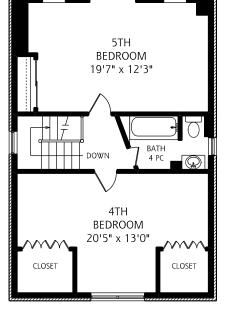
LOWER LEVEL

975 SQUARE FEET

123 BALMORAL AVENUE



5 FOOT SCALE



BALCONY

9'2" x 5'11"

THIRD FLOOR 765 SQUARE FEET