

Approx 3,935 sqft

Floorplan provided for informational purposes only. Floorplans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes. Actual homes may vary from photos and/or drawing. Features may include optional upgrades and may not be available on all homes and models. Square footage numbers are approximate and may vary by elevation. Porches, patios, decks, window locations, sizes and styles, ceiling heights, entry and room dimensions often vary per plan and elevation. All brands, plans and elevations are trademarks of their respective owners.

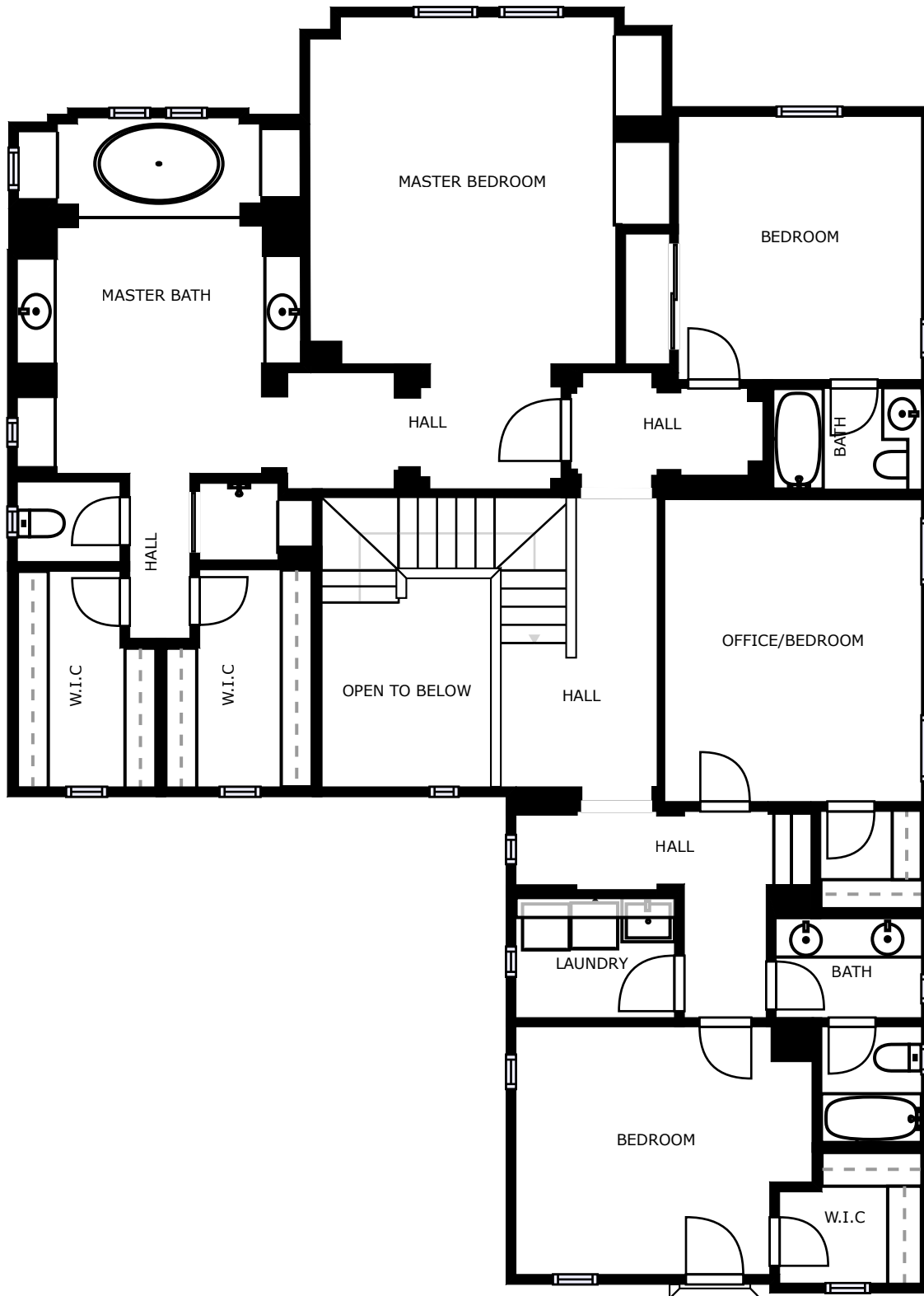
Jesse John Brossa, Realtor

(949) 292-9786 | jbbrossa@surterreproperties.com

DRE# 01753432

33522 Niguel Road, Suite 100, Monarch Beach, CA 92629

SURTERRE  
PROPERTIES®



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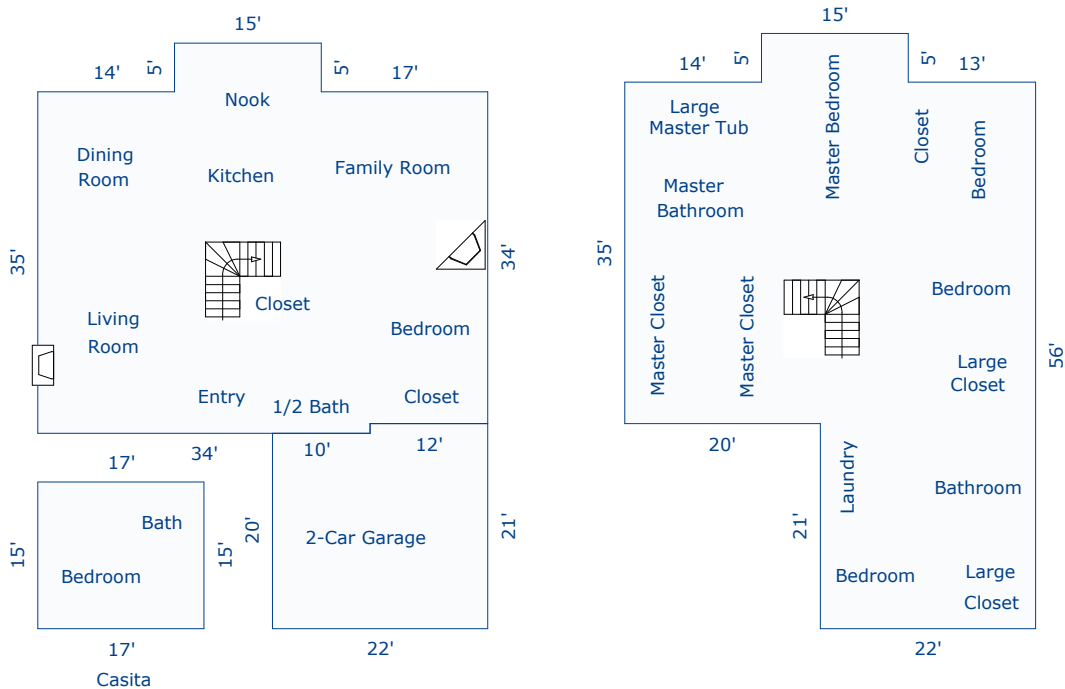
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## Building Sketch

Borrower	N/A		
Property Address	115 Ambiance		
City	Irvine	County Orange	State CA Zip Code 92603
Lender/Client	Jesse Brossa		



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1673.00	
	Casita	255.00	1928.00
GLA2	Second Floor	2007.00	2007.00
GAR	Garage	452.00	452.00
Net LIVABLE Area		(rounded)	3935

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
34.0	x	1.0	34.00
5.0	x	15.0	75.00
34.0	x	46.0	1564.00
<b>Casita</b>			
15.0	x	17.0	255.00
<b>Second Floor</b>			
35.0	x	42.0	1470.00
5.0	x	15.0	75.00
21.0	x	22.0	462.00
7 Items		(rounded)	3935