COMPASS 5677 SPREADING OAK DRIVE Open to LOS ANGELES, CA 90068 Living Room Below Loft 15' x 10' Tuxedo Terrace Foyer 2-Car Entry Garage (Main Level) Breakfast Kitchen Dining Area Deck **GARAGE LEVEL** Living Room (Open to Above) 285 SQ FT - Finished 16' x 23' 410 SQ FT - Unfinished Terrace Owner's Suite Covered Deck Foyer Bedroom 3 (Open to **◀**Entry On Above) **Estimated Total Finished** (Open to Front Square Footage: 3,310 SQ FT Porch Above-Grade: 285 SQ FT Below-Grade: 3,025 Plus 410 SQ FT 2-Car Garage Plus 5 SQ FT Mech Room on Main Level Family Room Calculated per ANSI Standard Z765-2003. Bedroom 2 * Estimated Total Finished & Unfinished Square Footage: 3,725 SQ FT Deck LOWER LEVEL Driveway MAIN LEVEL (Garage Level) 1,320 SQ FT 1,705 SQ FT Spreading Oak Dr

Rendering by Floor Plan Visuals.
All measurements are approximate. While deemed reliable, no information

on these floor plans should be relied upon without independent verification.