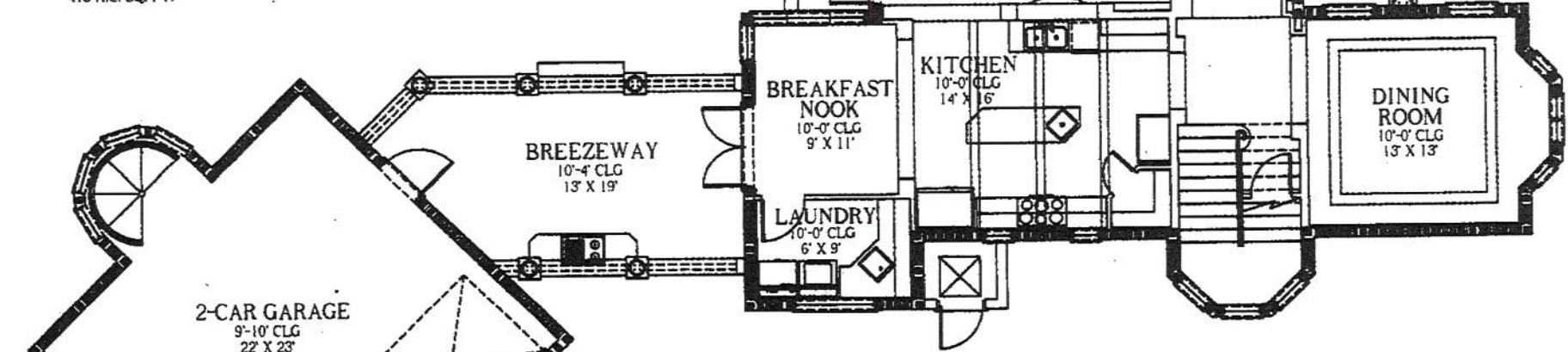


**GROUND FLOOR PLAN**  
413 A.C. SQ. FT.

POOL  
AREA

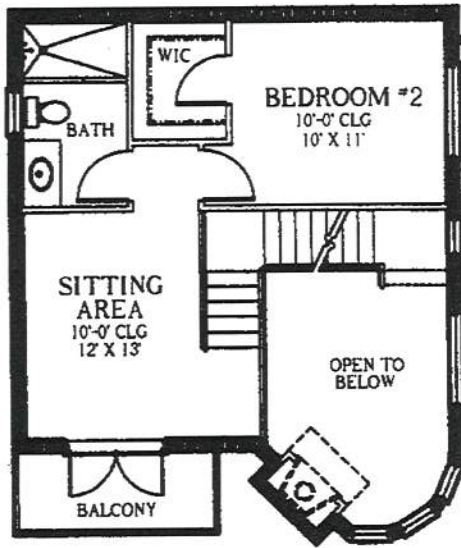


**GROUND FLOOR PLAN**  
2236 A.C. SQ. FT.

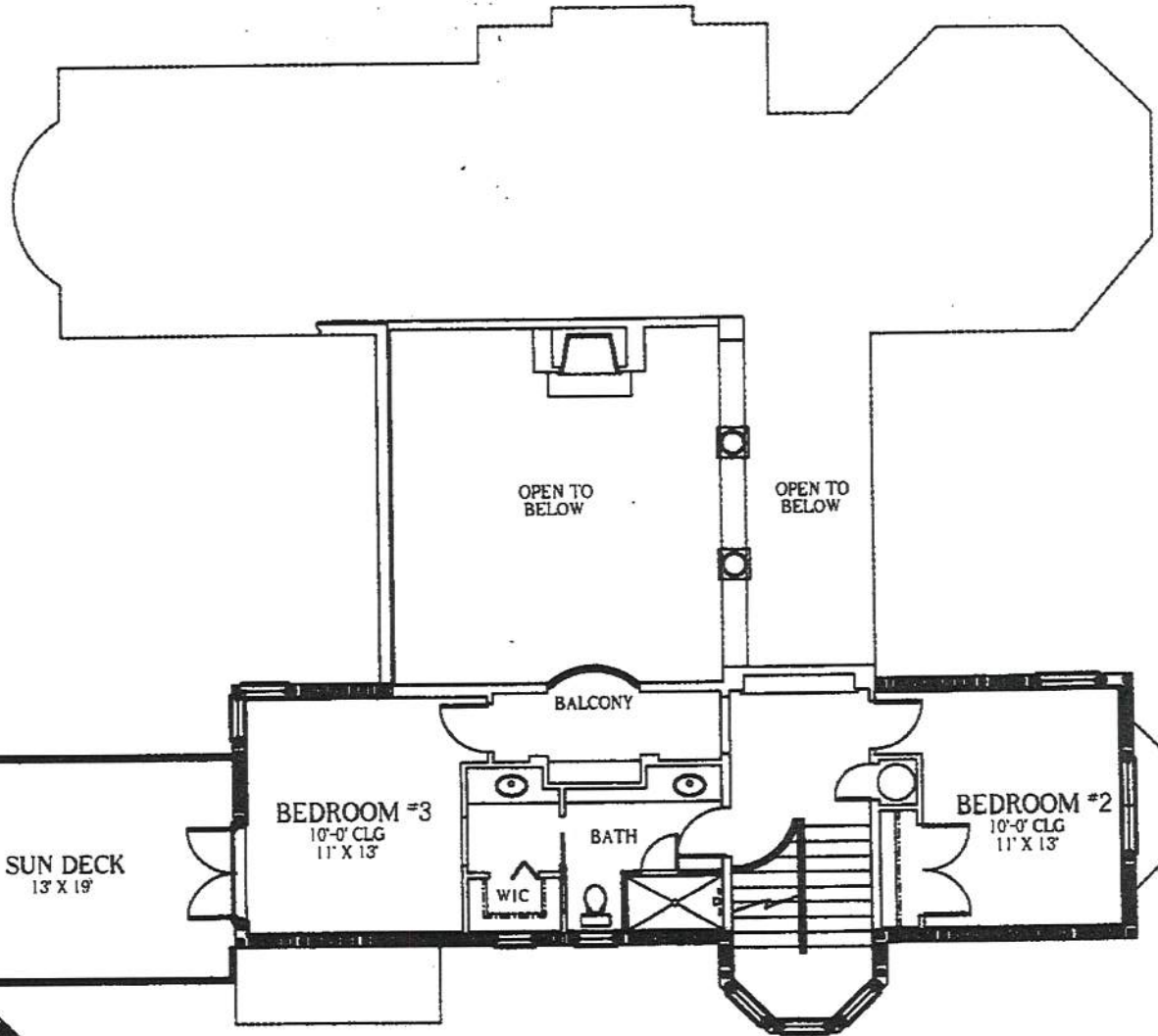
'1727 BAHIA VISTA'



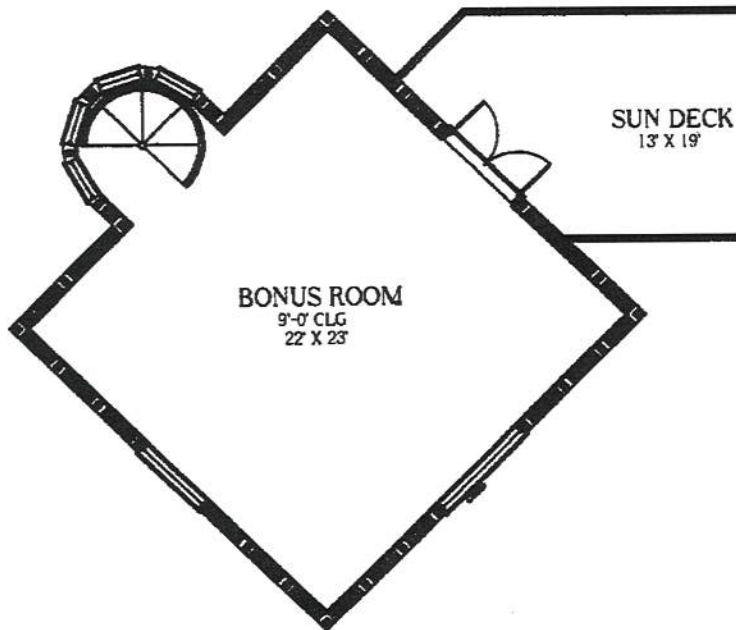
**A Phipps Design Inc.**  
2610 Bee Ridge Road  
Sarasota, FL 34239  
ph. (941)929-9153  
ph. (800)438-4269  
fx. (941)929-9158  
[APHIPPSHOMEDESIGN.COM](http://APHIPPSHOMEDESIGN.COM)



**SECOND FLOOR PLAN**  
620 A.C. SQ. FT.



**SECOND FLOOR PLAN**  
1273 A.C. SQ. FT. - INCLUDES BONUS ROOM



GROUND FLOOR	2236 SQ. FT.
SECOND FLOOR	685 SQ. FT.
GAME ROOM GROUND FLOOR	620 SQ. FT.
GAME ROOM SECOND FLOOR	413 SQ. FT.
GARAGE BONUS ROOM	588 SQ. FT.
<b>TOTAL AC SQ. FT.</b>	<b>4542 SQ. FT.</b>
ENTRY	136 SQ. FT.
LOGGIA	254 SQ. FT.
SUNDECK	254 SQ. FT.
GARAGE	616 SQ. FT.
GAME ROOM COVERED PORCH	50 SQ. FT.
GAME ROOM ENTRY	37 SQ. FT.
GAME ROOM BALCONY	50 SQ. FT.
<b>GRAND TOTAL</b>	<b>5,939 SQ. FT.</b>

\*NOTE- ROOM SIZES ARE APPROXIMATE  
AND HAVE BEEN ROUNDED TO THE  
NEAREST FOOT.