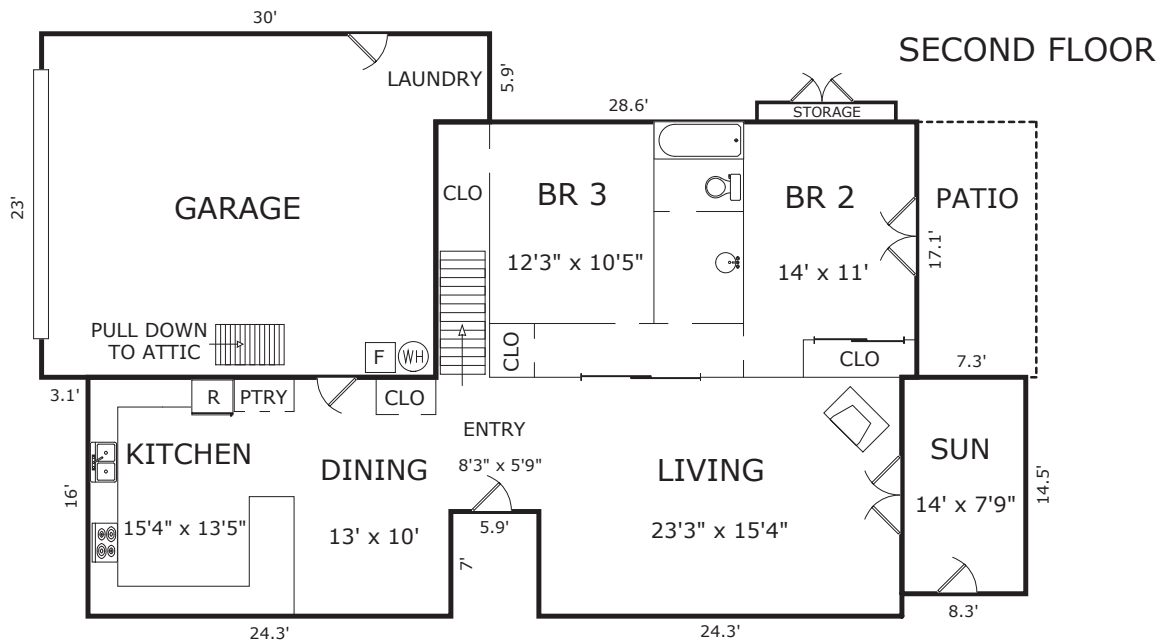
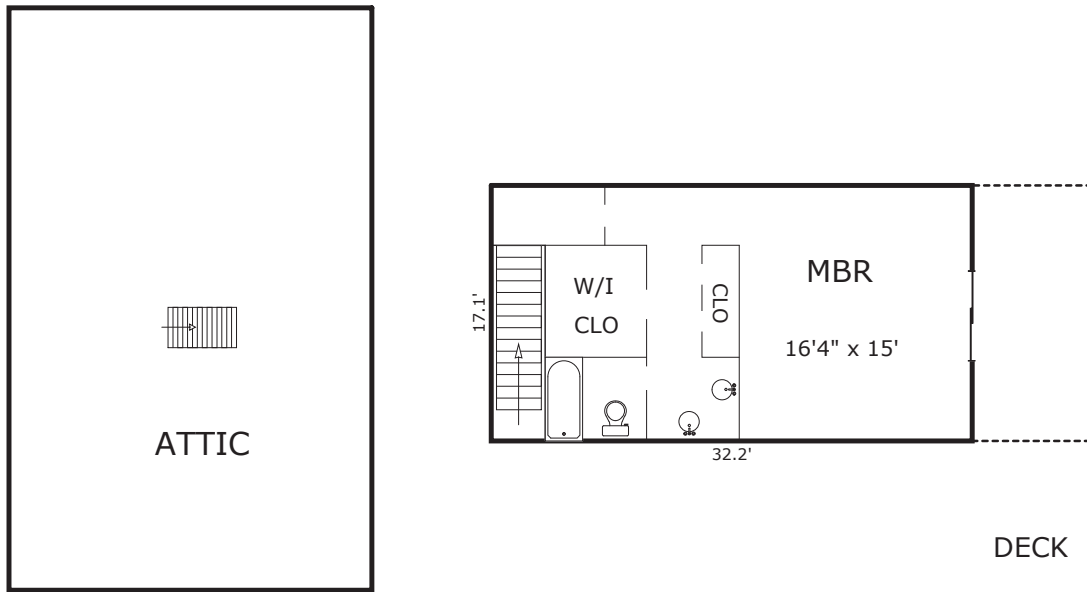


17165 WILSON WAY, ROYAL OAKS, CA 95076



AREA CALCULATIONS (approximate)

First Floor:	1,381sf
Second Floor:	504
Net Livable Area:	1,885sf

Sun Room:	120	Attic:	948
Garage:	628	Storage:	12
Patio:	137	Deck:	137