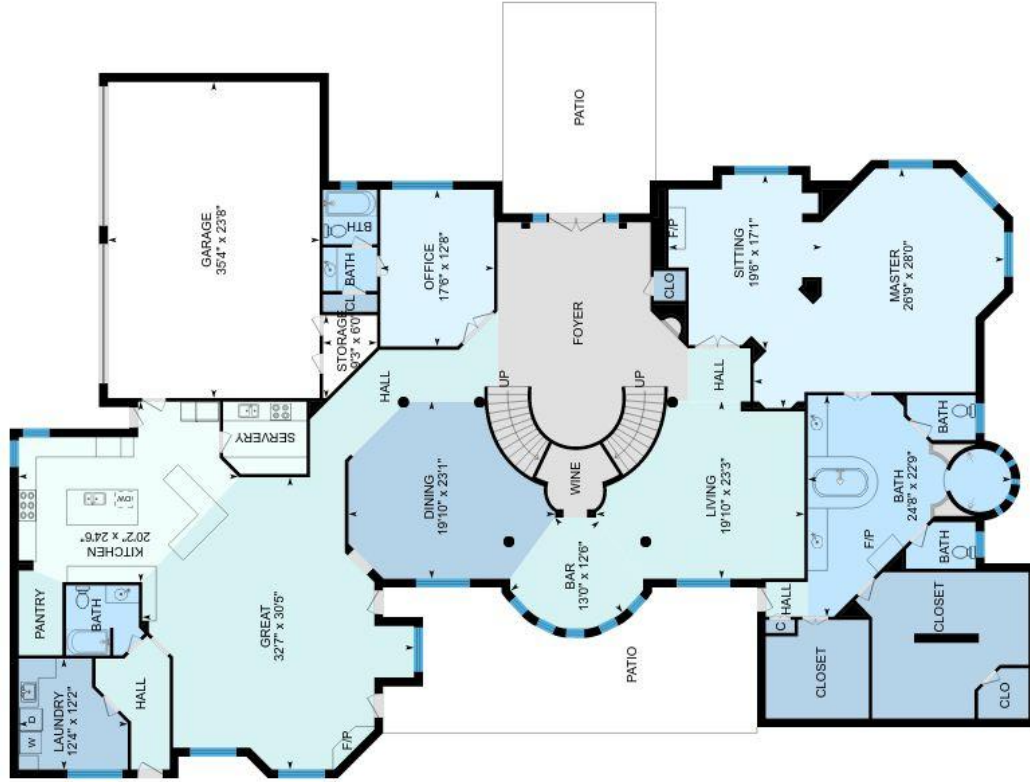
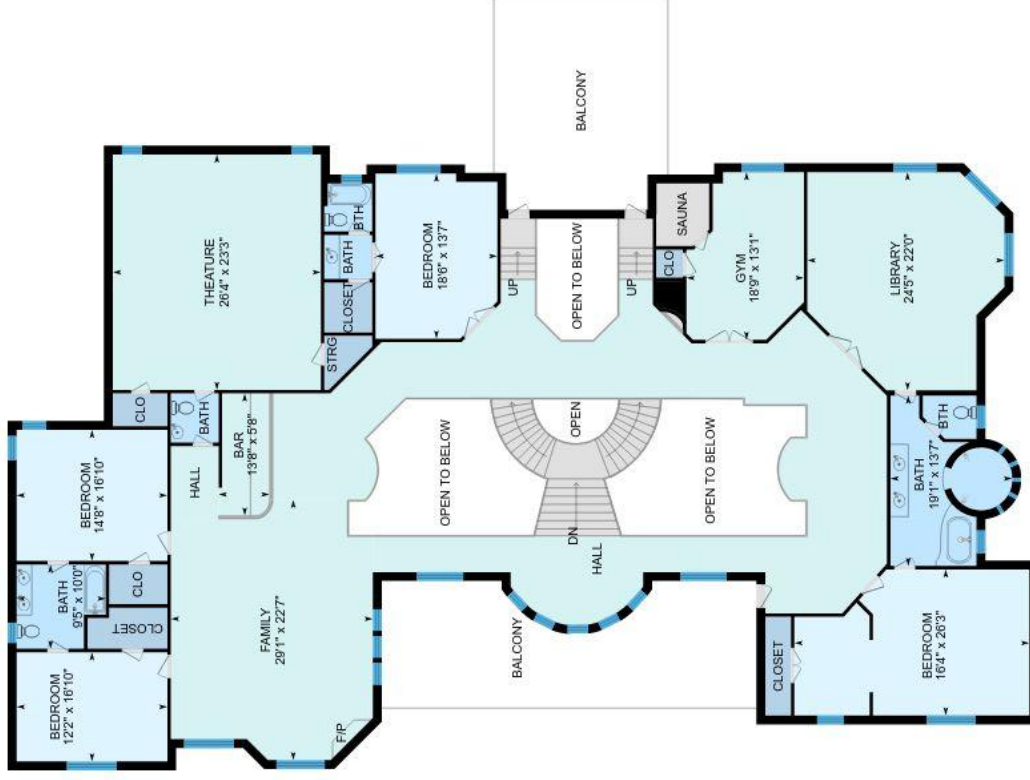


# 2705 Island Ledge Cove, Austin, TX

Main Building: Total Exterior Area Above Grade 11158 sq ft



**Main Floor**  
Exterior Area 5567 sq ft



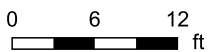
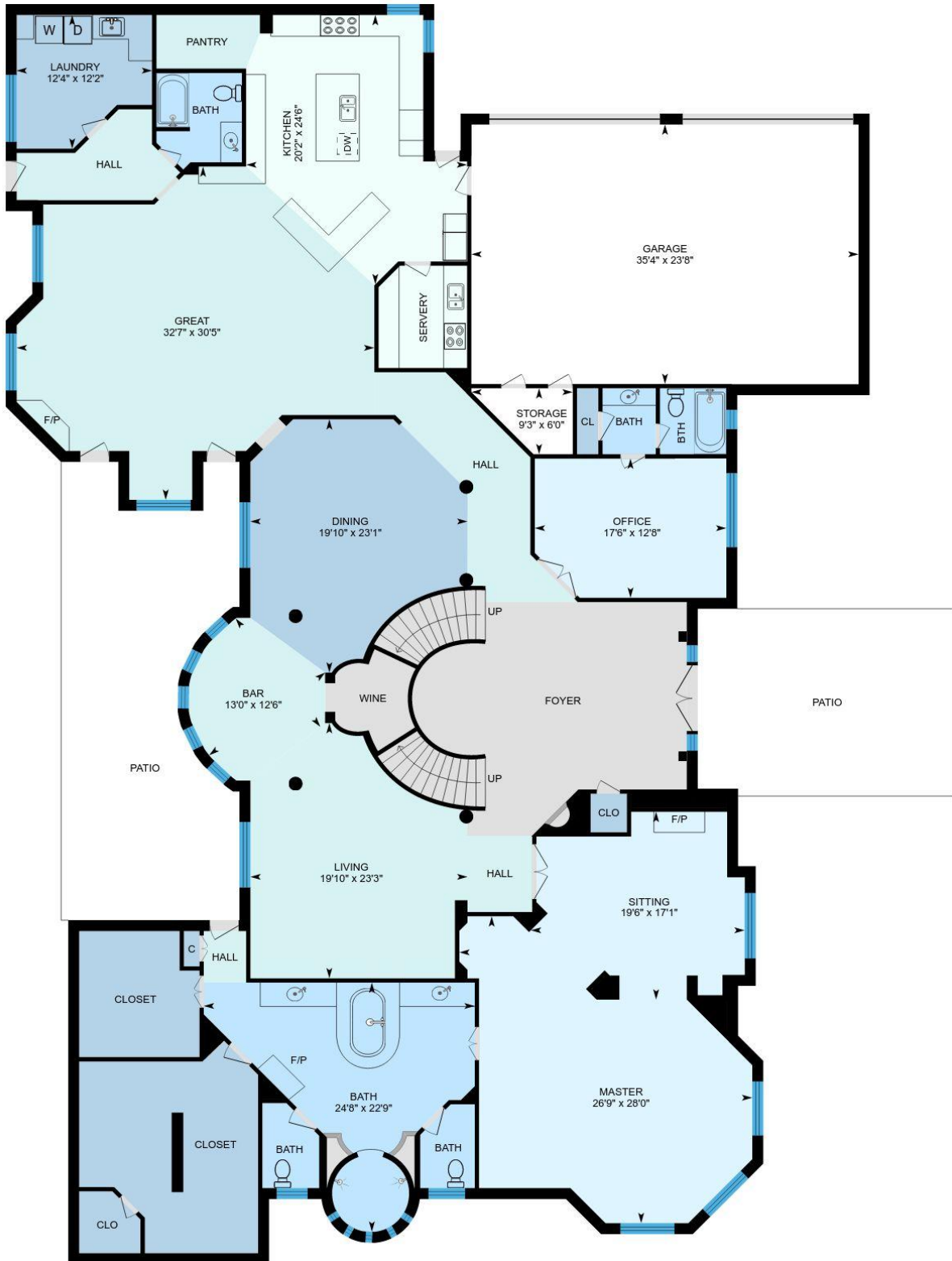
**2nd Floor**  
Exterior Area 5590 sq ft



PREPARED: Jun, 2018

# 2705 Island Ledge Cove, Austin, TX

Main Floor Total Exterior Area 5567 sq ft



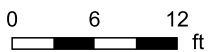
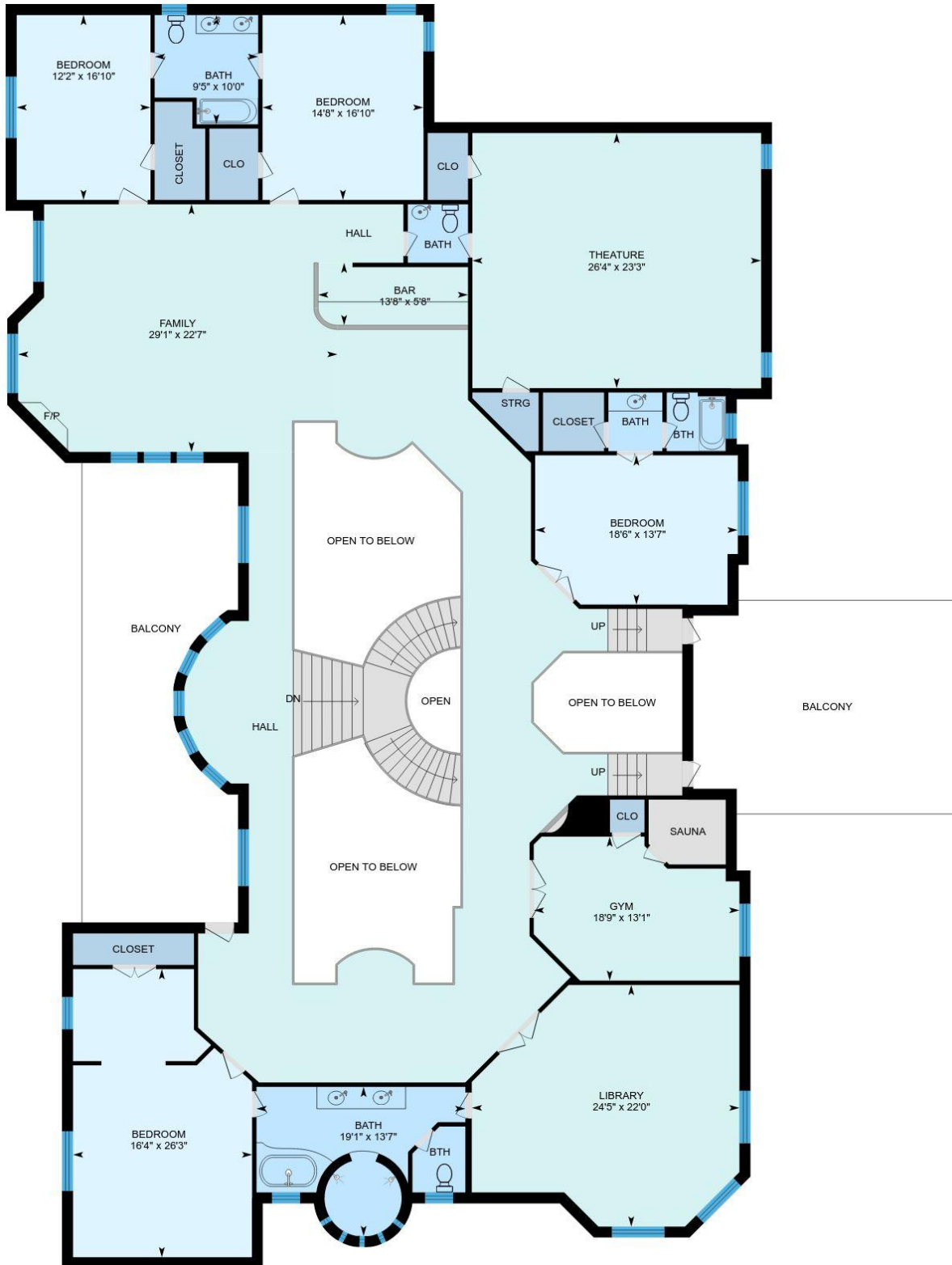
PREPARED: Jun, 2018



Colored regions are included in total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 2705 Island Ledge Cove, Austin, TX

2nd Floor Total Exterior Area 5590 sq ft



PREPARED: Jun, 2018



# 2705 Island Ledge Cove, Austin, TX

## Property Details

### Room Measurements

Only major rooms are listed. Room dimensions are largest width and length, parts of room may be smaller. Room area is interior area and excludes footprint of walls.

### Main Building

#### MAIN FLOOR

Office: 17'6" x 12'8"  
Bath: 4'10" x 6'0"  
Bth: 6'1" x 6'0"  
Garage: 35'4" x 23'8"  
Storage: 9'3" x 6'0"  
Bath: 7'10" x 8'10"  
Living: 19'10" x 23'3"  
Bath: 5'0" x 7'4"  
Bath: 5'2" x 7'4"  
Master: 26'9" x 28'0"  
Sitting: 19'6" x 17'1"  
Great: 32'7" x 30'5"  
Bar: 13'0" x 12'6"  
Dining: 19'10" x 23'1"  
Kitchen: 20'2" x 24'6"  
Laundry: 12'4" x 12'2"  
Bath: 24'8" x 22'9"

#### 2ND FLOOR

Bedroom: 18'6" x 13'7"  
Bath: 19'1" x 13'7"  
Bth: 4'10" x 5'11"  
Library: 24'5" x 22'0"  
Gym: 18'9" x 13'1"  
Bath: 9'5" x 10'0"  
Bedroom: 12'2" x 16'10"  
Bedroom: 14'8" x 16'10"  
Bath: 4'11" x 5'4"  
Bth: 5'5" x 5'4"  
Theature: 26'4" x 23'3"  
Bedroom: 16'4" x 26'3"  
Bath: 5'6" x 5'4"  
Family: 29'1" x 22'7"  
Bar: 13'8" x 5'8"

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <http://youriguide.com/measure/>

### Main Building

#### MAIN FLOOR

Interior Area: 5132 sq ft  
Perimeter Wall Length: 435 ft  
Perimeter Wall Thickness: 12 in  
Exterior Area: 5567 sq ft

#### 2ND FLOOR

Interior Area: 5142 sq ft  
Perimeter Wall Length: 448 ft  
Perimeter Wall Thickness: 12 in  
Exterior Area: 5590 sq ft

### Total Above Grade Floor Area

**Main Building Exterior: 11158 sq ft**