

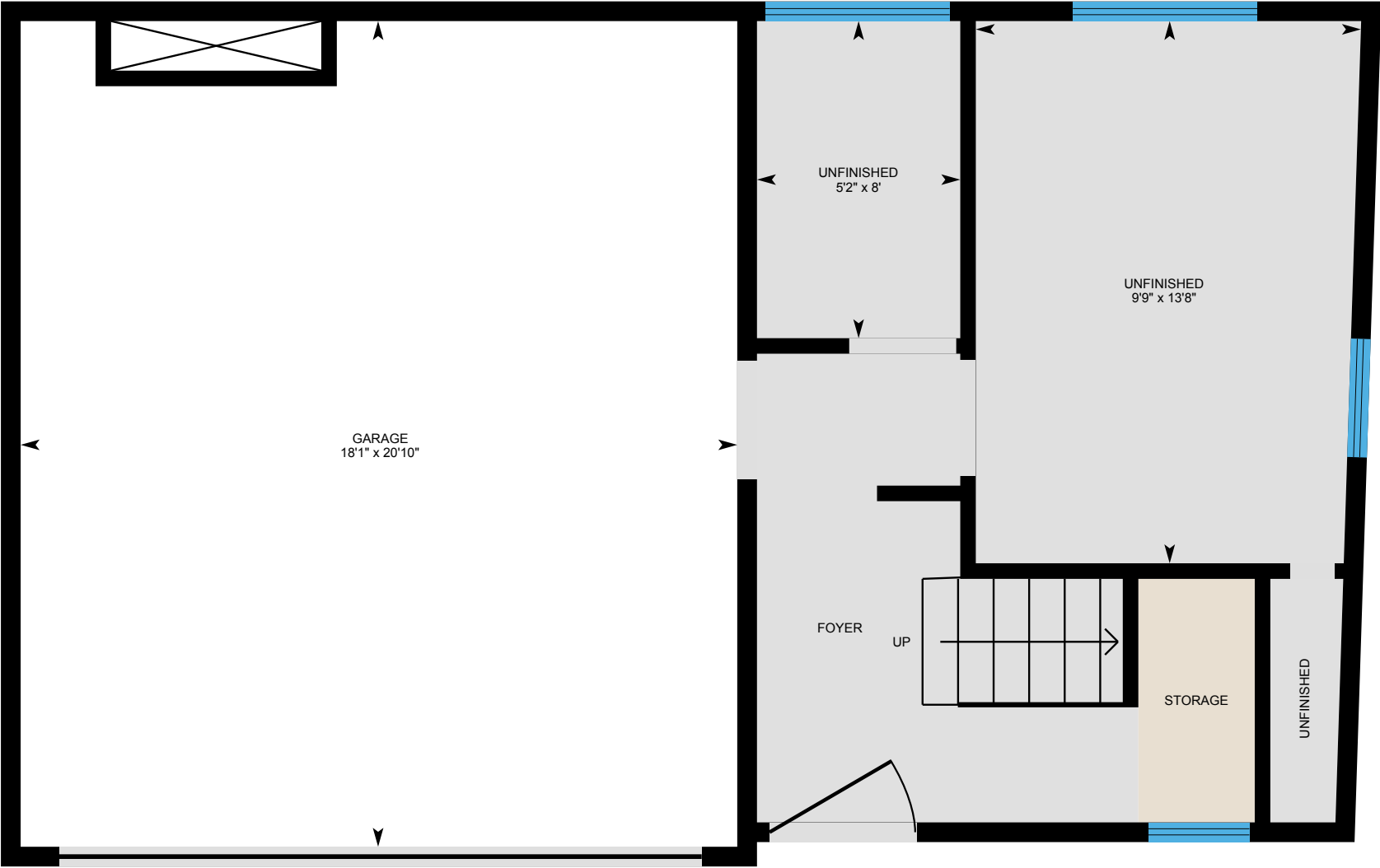
# 1612 Ocean Dr, Manhattan Beach, CA

Main Building: Total Exterior Area Above Grade 2027 sq ft



# 1612 Ocean Dr, Manhattan Beach, CA

1st Floor Total Exterior Area 371 sq ft  
Total Interior Area 316 sq ft



0 3 6 ft

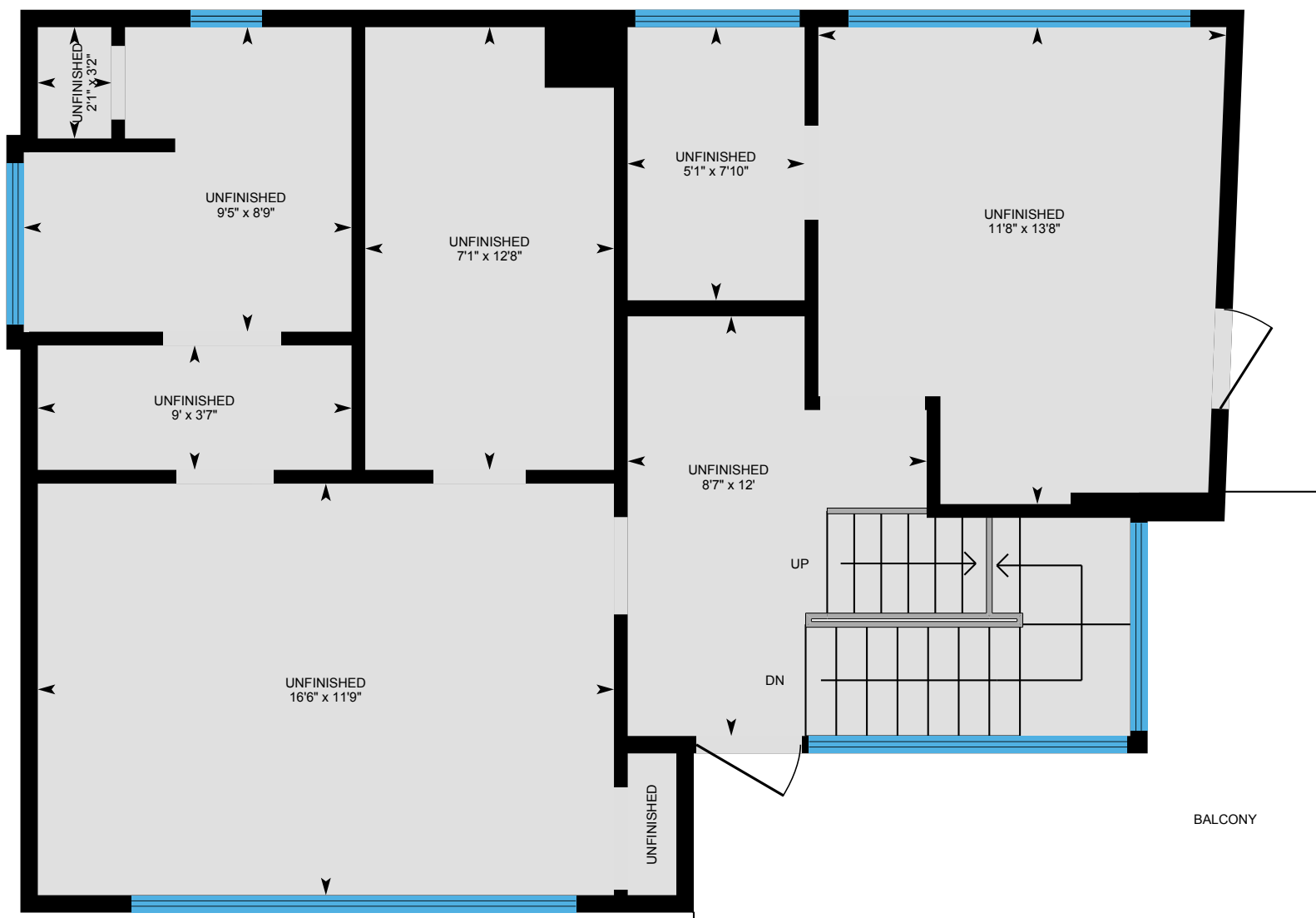
PREPARED: Jan, 2020



White regions are excluded from 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/>.

# 1612 Ocean Dr, Manhattan Beach, CA

**2nd Floor** Total Exterior Area 812 sq ft  
Total Interior Area 752 sq ft



0 3 6  
ft

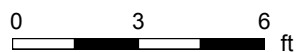
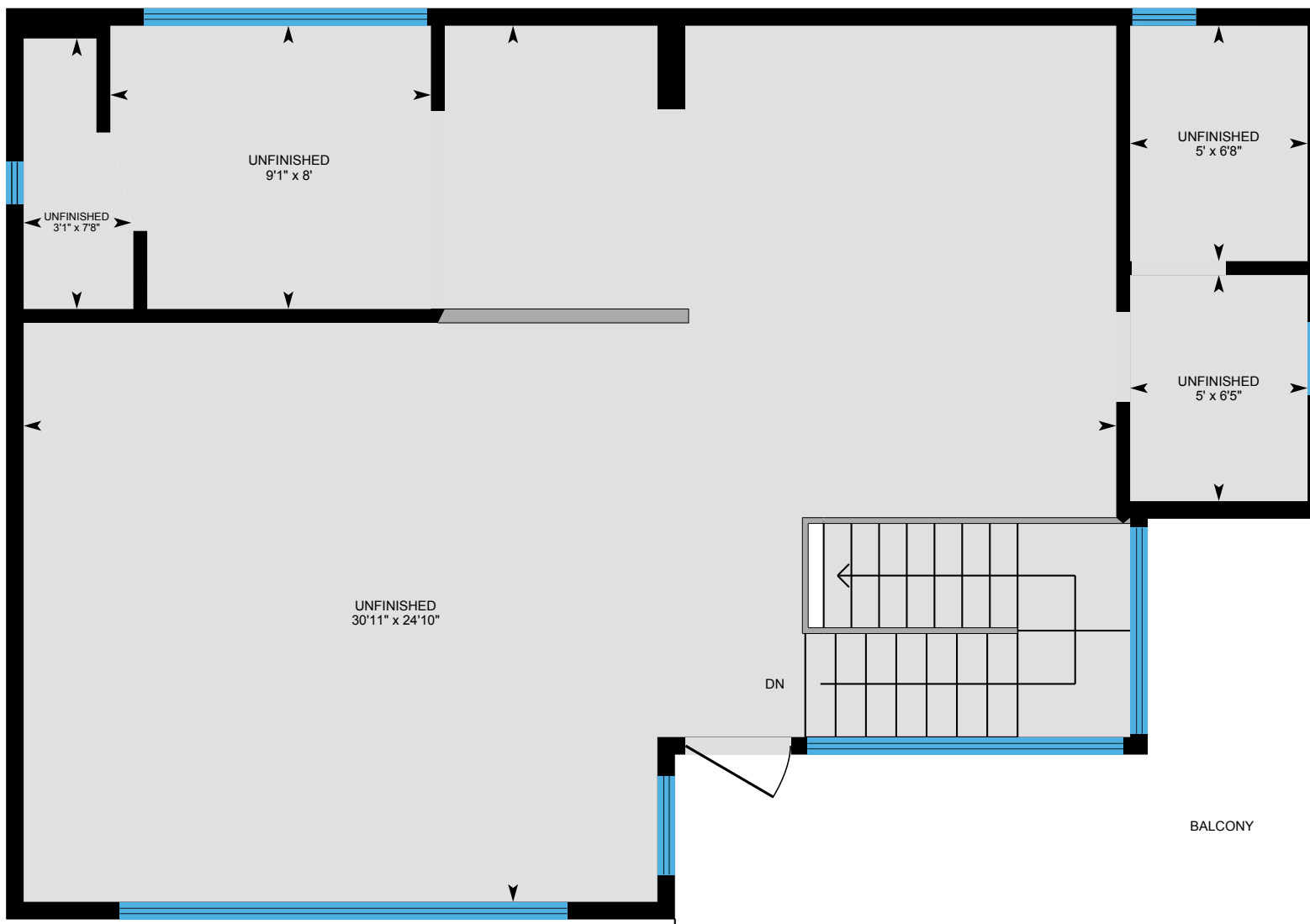
PREPARED: Jan, 2020



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# 1612 Ocean Dr, Manhattan Beach, CA

**3rd Floor** Total Exterior Area 844 sq ft  
Total Interior Area 782 sq ft



PREPARED: Jan, 2020



White regions are excluded from 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/>.

# 1612 Ocean Dr, Manhattan Beach, CA

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### 1ST FLOOR

Garage: 20'10" x 18'1"  
Unfinished: 13'8" x 9'9"  
Unfinished: 8' x 5'2"

##### 2ND FLOOR

Unfinished: 12' x 8'7"  
Unfinished: 7'10" x 5'1"  
Unfinished: 12'8" x 7'1"  
Unfinished: 8'9" x 9'5"  
Unfinished: 3'2" x 2'1"  
Unfinished: 11'9" x 16'6"  
Unfinished: 3'7" x 9'  
Unfinished: 13'8" x 11'8"

##### 3RD FLOOR

Unfinished: 24'10" x 30'11"  
Unfinished: 8' x 9'1"  
Unfinished: 7'8" x 3'1"  
Unfinished: 6'8" x 5'  
Unfinished: 6'5" x 5'

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### 1ST FLOOR

Interior Area: 316 sq ft  
Perimeter Wall Length: 111 ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 371 sq ft

##### 2ND FLOOR

Interior Area: 752 sq ft  
Perimeter Wall Length: 120 ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 812 sq ft

##### 3RD FLOOR

Interior Area: 782 sq ft  
Perimeter Wall Length: 124 ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 844 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 1850 sq ft  
**Main Building Exterior: 2027 sq ft**