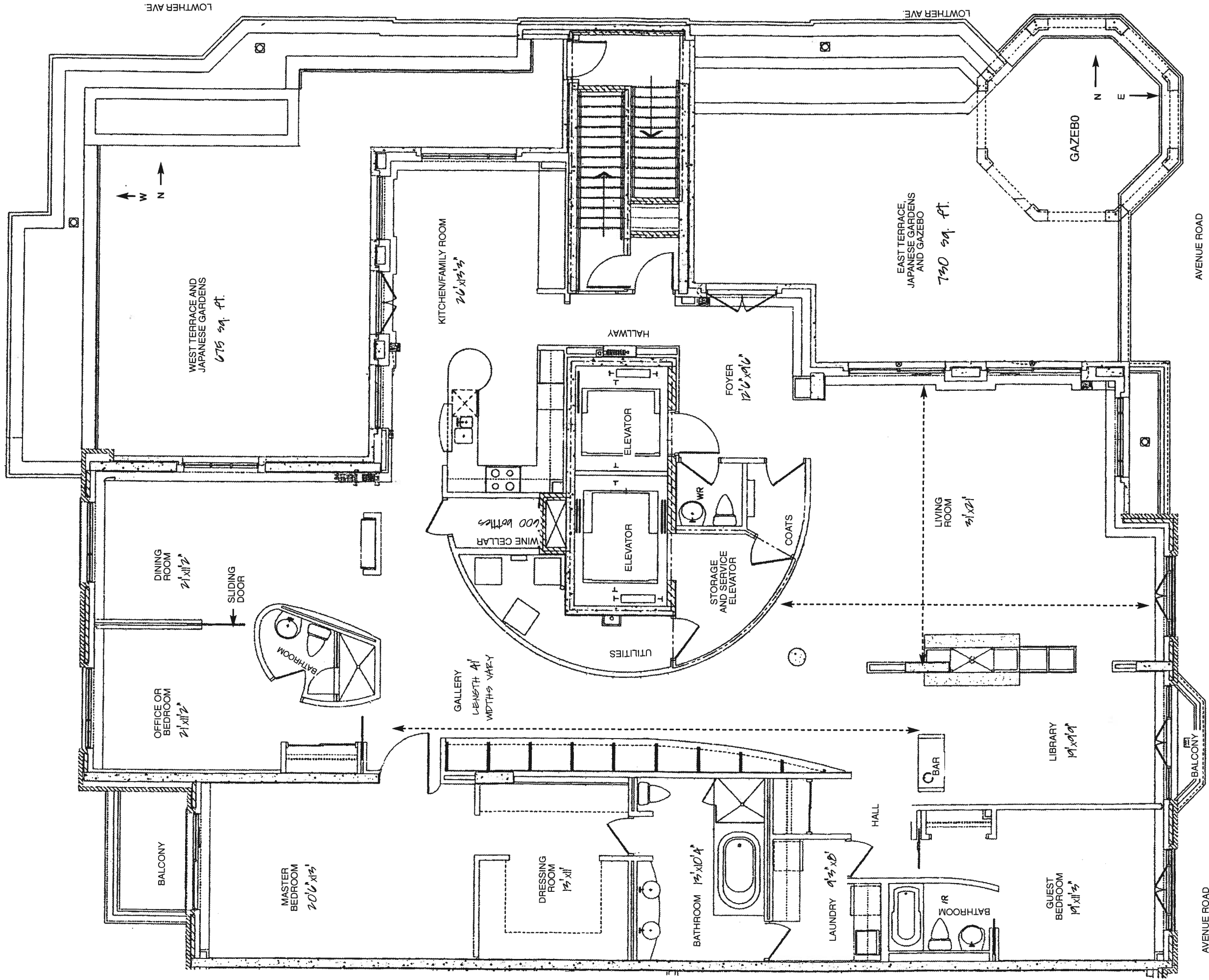


38 AVENUE ROAD, Suite 715

TOTAL APPROX. USEABLE SPACE.....5135 SQ FT

INTERIOR SPACE..... 3730 SQ FT

EXTERIOR TERRACES & GARDENS..... 1405 SQ FT



LOWTHER AVE

LOWTHER AVE



WEST TERRACE AND JAPANESE GARDENS
675 sq. ft.

KITCHEN/FAMILY ROOM
26' x 13'

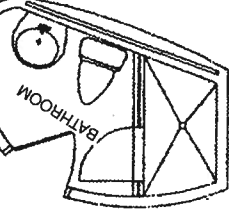
HALLWAY

FOYER
12'6" x 16'

EAST TERRACE, JAPANESE GARDENS AND GAZEBO
730 sq. ft.

DINING ROOM
21' x 11'

SLIDING DOOR



MASTER BEDROOM
20'6" x 13'

DRESSING ROOM
13' x 11'

BATHROOM
13' x 10'

LAUNDRY
9' x 10'

HALL

BATHROOM

GUEST BEDROOM
14' x 11'

UTILITIES

GALLERY
LENGTH 41'
WIDTHS VARY

WINE CELLAR
100 bottles

ELEVATOR

ELEVATOR

STORAGE AND SERVICE ELEVATOR

COATS

LIVING ROOM
9' x 12'

LIBRARY
14' x 14'

BAR

AVENUE ROAD

AVENUE ROAD

BALCONY

BALCONY