



# 313 UPPER TOYON DRIVE

ROSS, CA 94904

Partial Lot Shown



## MAIN LEVEL

4,075 SQ FT



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## LOWER LEVEL

2,795 SQ FT

### Estimated Total Finished Square Footage: 6,870 SQ FT

Above-Grade: 4,075 SQ FT Below-Grade: 2,795 SQ FT

Plus 880 SQ FT 3-Car Garage on Lower Level

Plus 160 SQ FT Mech Room on Lower Level

Calculated per ANSI Standard Z765-2003.

\* Estimated Total Finished & Unfinished Square Footage: 7,910 SQ FT