

**DESCRIPTION**

THE NEW PORT CARRIAGE HOUSE IS A CHARMING ADDITION TO A HOME WITH SPACE FOR TWO VEHICLES, A GOLF CART, AND EXTRA SPACE FOR STORAGE. THE LIVING SPACES UPSTAIRS ARE VERSATILE TO WHATEVER IS NEEDED WHETHER IT'S AN EXTRA GUEST SPACE, MAN CAVE, OR SPACE FOR HANGING OUT AND PLAYING GAMES.

**AREA CALCULATIONS**

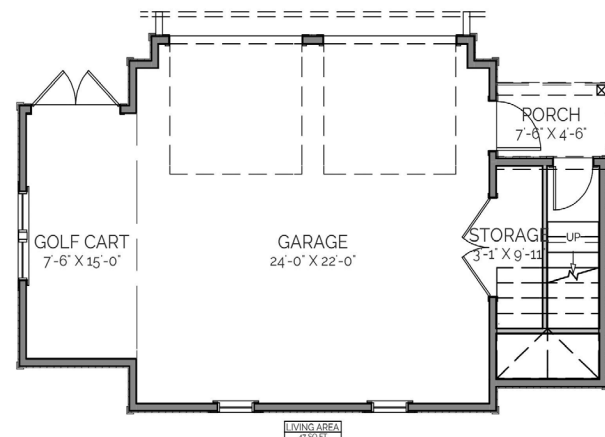
FIRST FLOOR CONDITIONED  
47 SQ FT  
SECOND FLOOR CONDITIONED  
393 SQ FT  
TOTAL CONDITIONED  
440 SQ FT  
FIRST FLOOR UNDER ROOF  
771 SQ FT  
SECOND FLOOR UNDER ROOF  
393 SQ FT  
TOTAL UNDER ROOF  
1,164 SQ FT

**OVERALL DIMENSIONS**

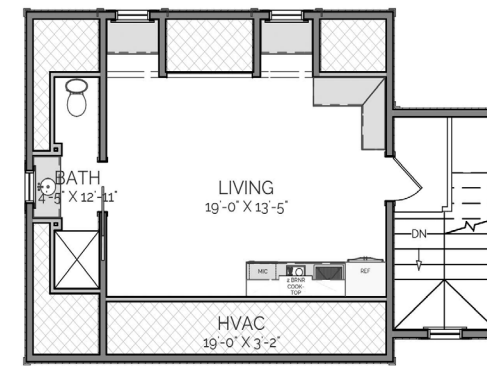
OVERALL WIDTH  
40' - 0"  
OVERALL DEPTH  
23' - 0"

**HIGHLIGHTS**

- 2 CAR GARAGE ▪ KITCHENETTE
- GOLF CART STORAGE ▪ STORAGE
- BATH ▪ LIVING



FIRST FLOOR PLAN



SECOND FLOOR PLAN

# NORTH PORT

## CARRIAGE HOUSE

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