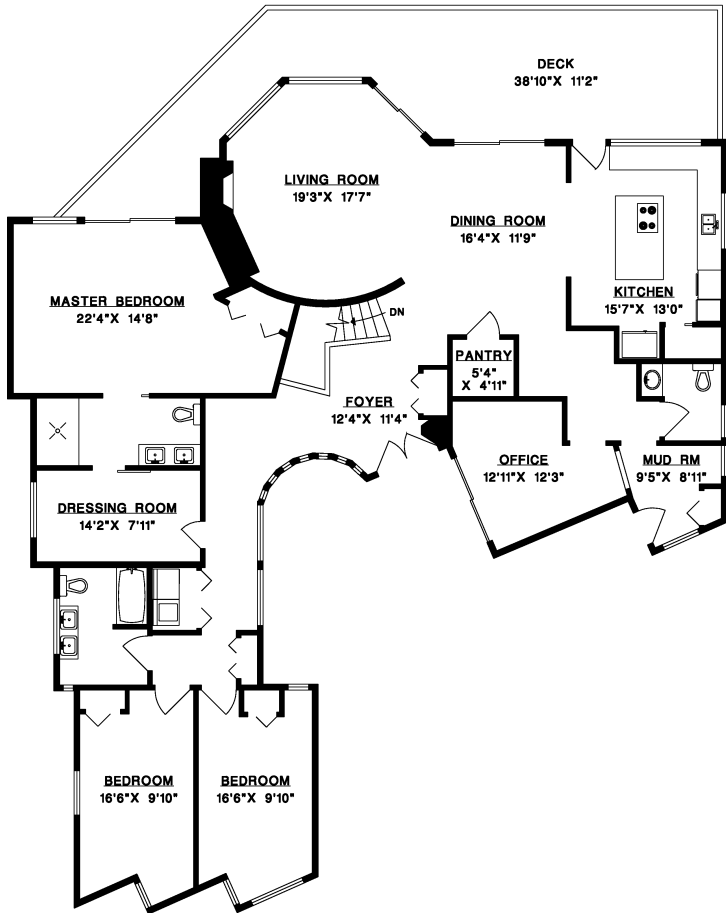


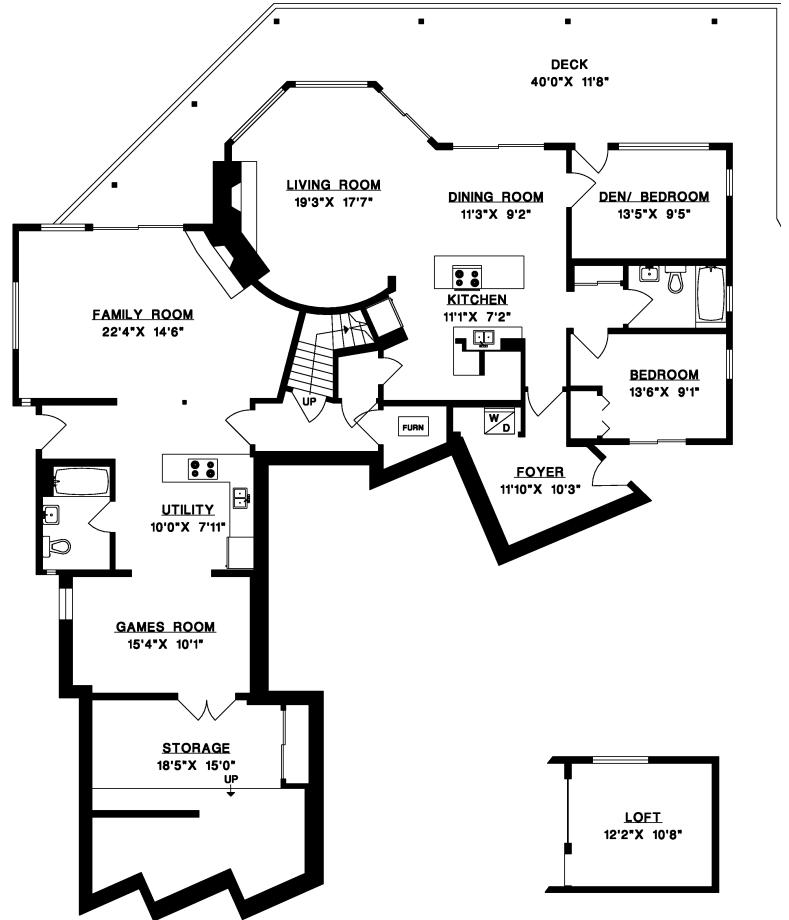


261 STEWART ROAD, LIONS BAY

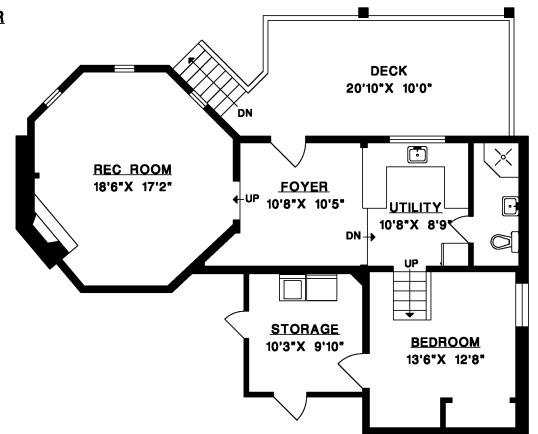
MAIN FLOOR	2,570 SQ.FT.
LOWER FLOOR	2,496 SQ.FT.
BOTTOM FLOOR	920 SQ.FT.
LOFT	157 SQ.FT.
<b>LIVABLE</b>	<b>6,143 SQ.FT.</b>
<b>DECKS</b>	<b>1,381 SQ.FT.</b>



MAIN FLOOR



LOWER FLOOR



BOTTOM FLOOR

