



## Balboa Island II

*Coastal Traditional Collection*

With its numerous front porches, flower and vegetable gardens, and shingle or siding exteriors, Balboa Island, California, seems to represent the quintessential seaside community. Like many beach towns on the Atlantic coast, Balboa Island was once a summer home destination that has matured into a year-round residential community. House styles reflect summer's easy living and classic cottage architecture, but have fully updated interiors. These plans are their Carolina cousins.



*Balboa Island I*



*Balboa Island II*

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# Balboa Island II

One of the two distinct elevations in the Balboa Island Series



Balboa Island II

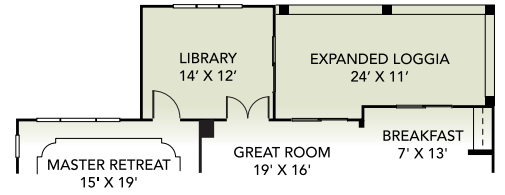
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### square footage - standard

total heated:	2,357 sq.ft.
covered outdoor living:	279 sq.ft.
garage:	624 sq.ft.
storage (walk-in):	588 sq.ft.
<b>total</b>	<b>3,848 sq.ft.</b>

### overall dimensions

53'4" width X 86' depth



library: 168 sq.ft. loggia: 271 sq.ft.

