



**D E S C R I P T I O N**

THE MONTICELLO BOATHOUSE HAS FOUR BEDROOMS, A BUNK ROOM, AND THREE BATHROOMS. THE UNDER ROOF SQUARE FOOTAGE MAY SEEM A BIT HIGH; HOWEVER, IT HAS TWO BOAT SLIPS AND A LARGE SCREENED PORCH WITH AN OUTDOOR KITCHEN AREA ON THE SECOND FLOOR. A SUN DECK AND FISHING PIER ADJACENT TO THE OVERALL STRUCTURE GIVE MAXIMUM POTENTIAL FOR ACTIVITIES FOR ALL!

**A R E A C A L C U L A T I O N S**

FIRST FLOOR CONDITIONED

550 SQ FT

SECOND FLOOR CONDITIONED

1237 SQ FT

LOFT FLOOR CONDITIONED

171 SQ FT

TOTAL CONDITIONED

1958 SQ FT

FIRST FLOOR UNDER ROOF

1592 SQ FT

SECOND FLOOR UNDER ROOF

1606 SQ FT

LOFT FLOOR UNDER ROOF

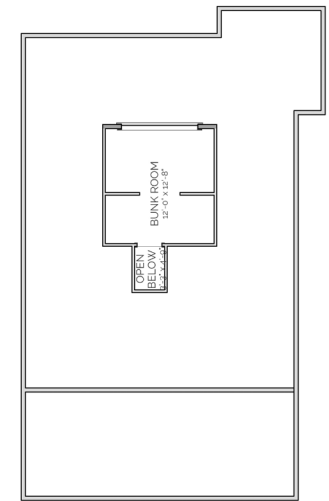
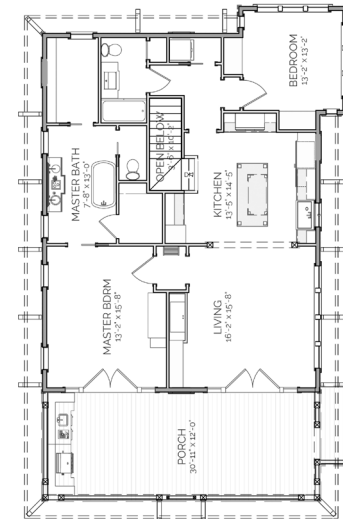
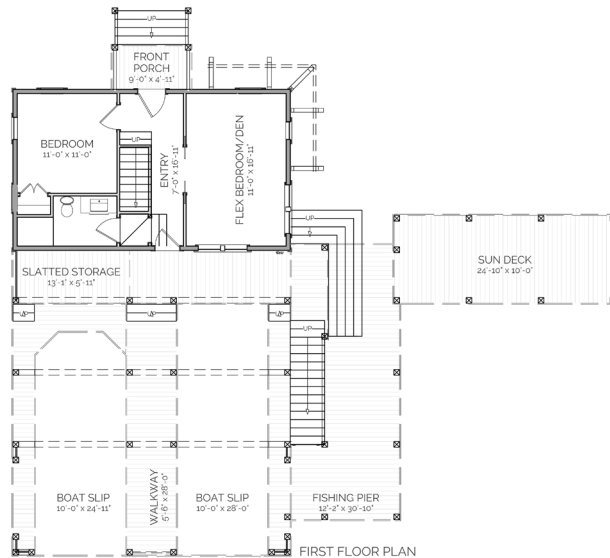
171 SQ FT

TOTAL UNDER ROOF

3369 SQ FT

**H I G H L I G H T S**

- FISHING PIER ▪ SINGLE-FAMILY
- SPACIOUS ▪ LARGE SCREEN PORCH
- 1 BUNKROOM ▪ 3 BATHROOM
- 2 BOAT SLIPS ▪ 4 BEDROOM



**MONTICELLO**  
BOATHOUSE

**OVERALL DIMENSIONS:**  
33' 9" WIDE X 56' 9" DEEP

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