

1207 Dwyce Drive

Austin, TX 78757



See online or with your mobile device:
<https://1207dwycedrive.mls.tours>



The floor plan for the second floor is divided into two main sections: a green-shaded interior area and a pink-shaded exterior porch area.

Green-shaded interior area (Area 317):

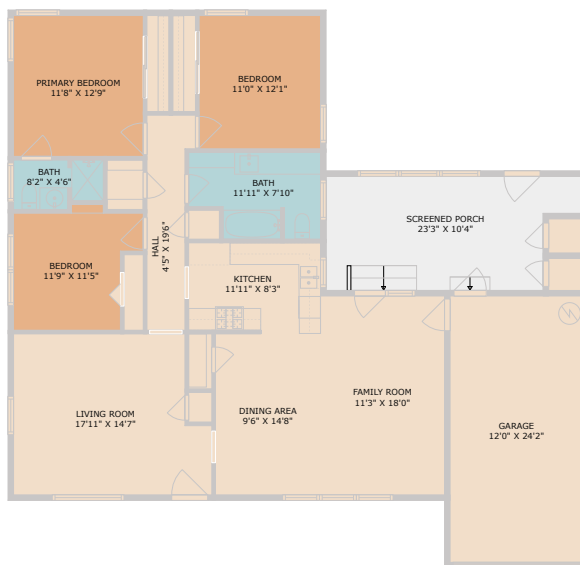
- Primary Bedroom:** Located at the top left.
- Bedroom:** Located at the top right.
- Full Bath:** Located between the top bedrooms.
- Bedroom:** Located on the middle left.
- Hall:** A central hallway connecting the bedrooms and bathroom.
- Full Bath:** Located in the middle right.
- Kitchen:** Located below the middle right bathroom.
- Dining Area:** Located below the kitchen.
- Living Room:** Located at the bottom left.
- Family Room:** Located at the bottom right, adjacent to the dining area.

Pink-shaded exterior area (Area 229):

- Screened Porch (2):** A large porch area on the right side of the house.

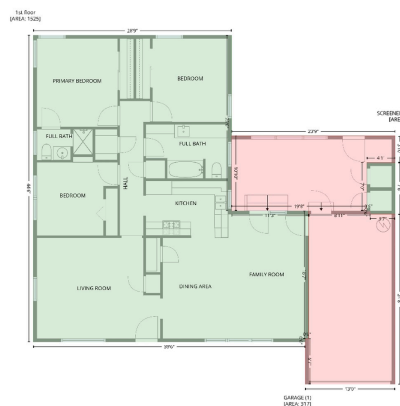
Dimensions and Area Calculations:

- Overall Dimensions:** The house is 28'9" wide and 39'6" deep.
- Garage (1) Area:** 13'0" x 38'0" = 494 sq. ft.
- Screened Porch (2) Area:** 23'9" x 29'0" = 691 sq. ft.
- Interior Area (Green):** 117'3" x 41'1" = 4831 sq. ft.
- Total Area:** 494 + 691 + 4831 = 6016 sq. ft.



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Level 1



Space	Area (sq. ft)	Calculation
1st floor (Living area)	1525	$\begin{aligned} &-(4 + 341.3) * (66.8 - 66.8) + (341.3 + 341.3) * (66.8 - 372.3) + (341.3 + 476) * (372.3 - 372.3) \\ &+ (476 + 476) * (372.3 - 595.1) + (476 + 470) * (595.1 - 595.1) + (470 + 470) * (595.1 - 601.1) + \\ &(470 + 470) * (601.1 - 601.1) + (4 + 4) * (601.1 - 66.8) + 0.5 * 0.0094 + (-626.4 + 626.4) \\ &+ (476 - 378.3) * (626.4 + 581.1) + (378.3 - 378.3) * (581.1 + 581.1) + (378.3 - 372.3) * (581.1 + \\ &577.1) + (372.3 - 372.3) * (577.1 + 577.1) + (372.3 - 288.4) * (577.1 + 626.4) * (288.4 - 288.4) \\ &0.5 * 0.0094 \end{aligned}$

Report generated on Fri, 19 Dec 2025 00:46:40 GMT.
Measurements and calculations are deemed highly reliable, but not guaranteed.