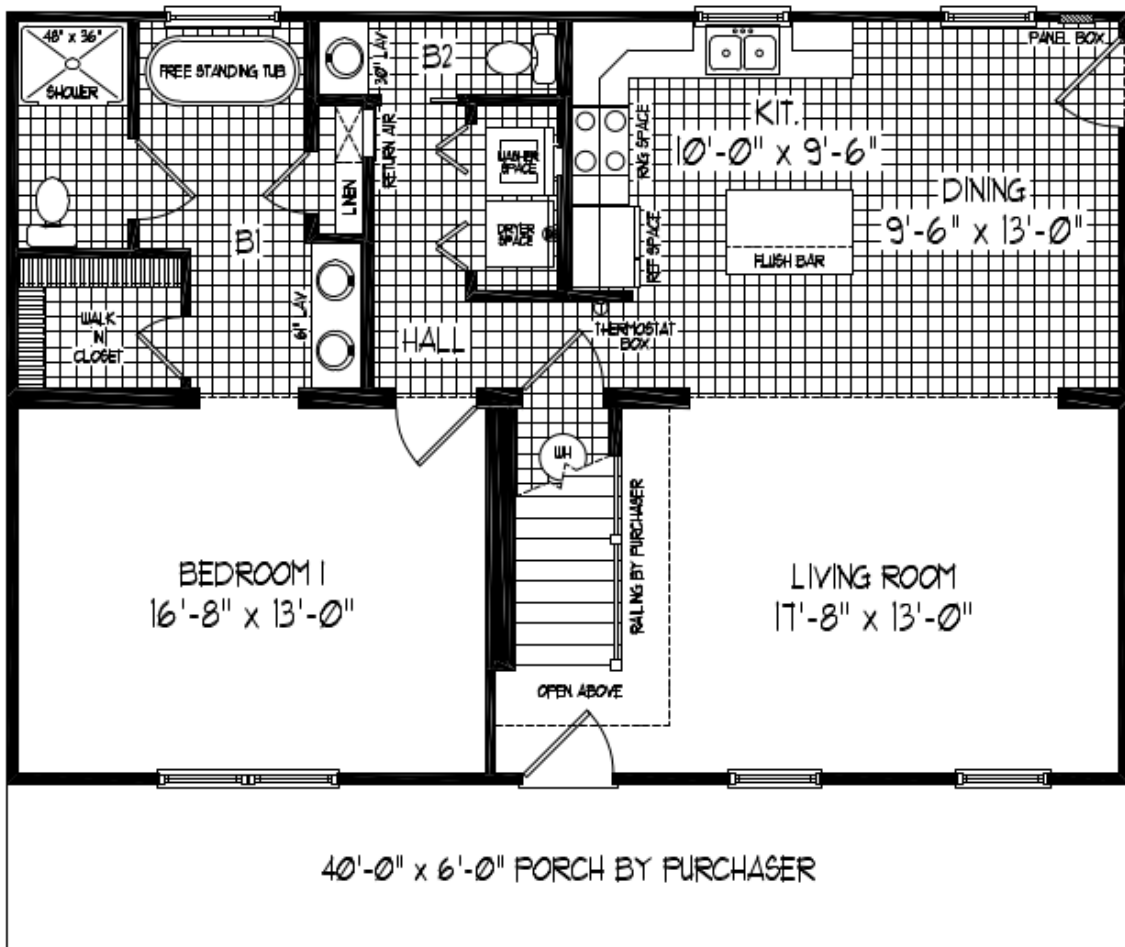


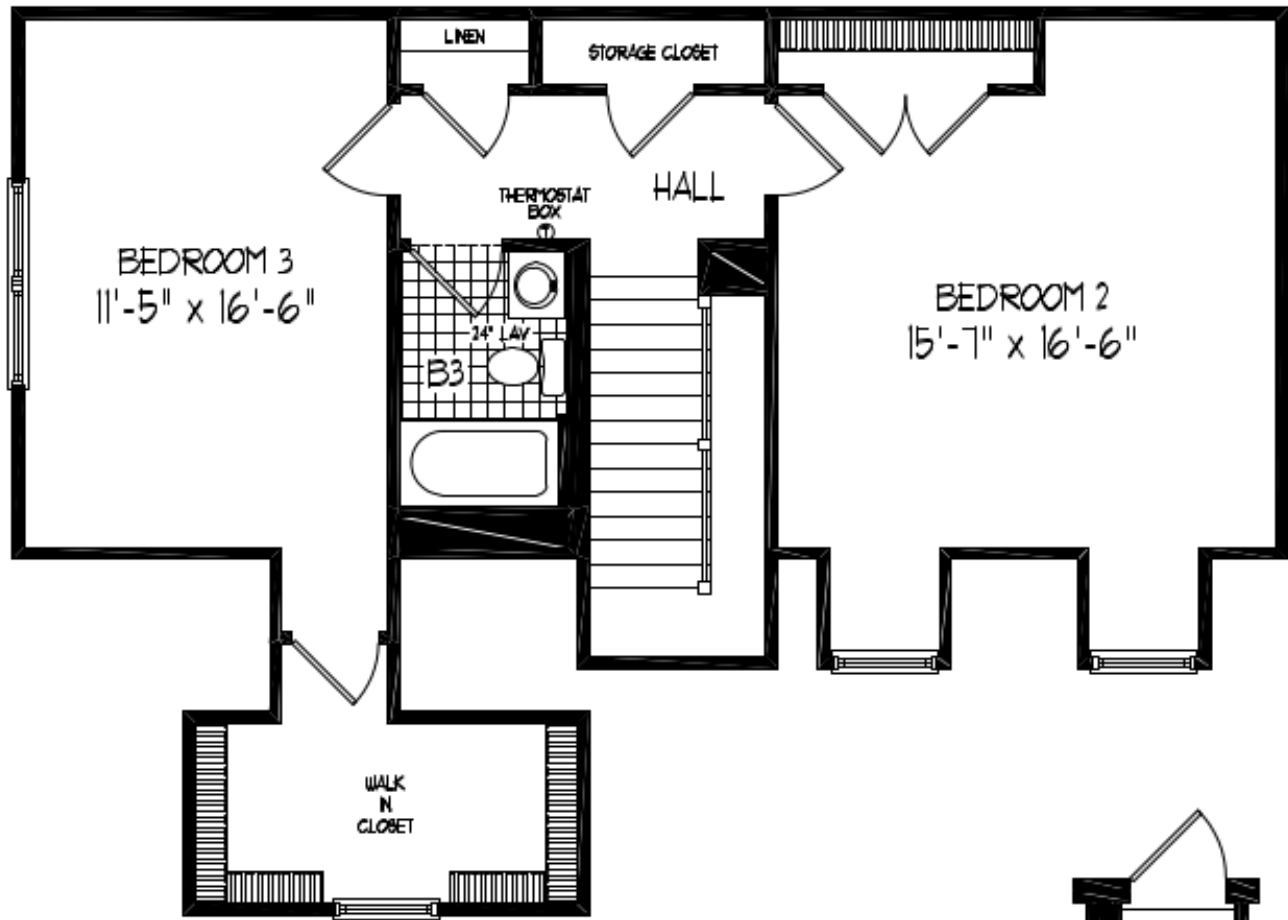


The Excel Phoenix

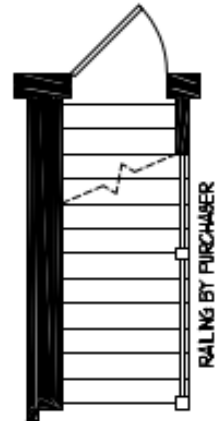
Total Living Area: 1,849 sq. ft.



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