

240 Bonaventure Drive East, Fraipont, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0N1

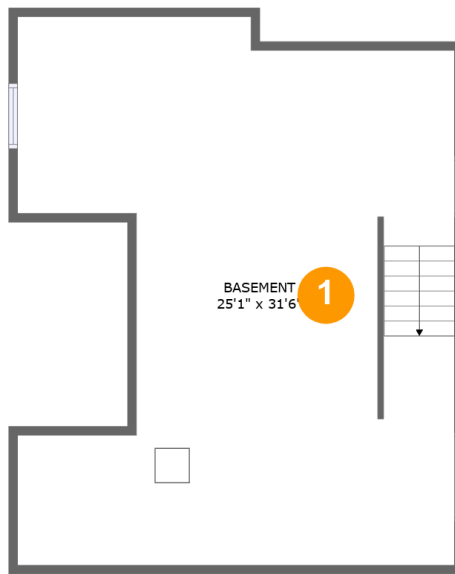


Property Summary

1 garages **3** bedrooms **2** bathrooms **1** half baths

3 floors **2,050** Gross Living Area sqft **4,172** total sqft

**240 Bonaventure Drive East, Fraipont, St.
Boniface, Winnipeg, Manitoba, Canada, R3X 0N1**



Room Dimensions

Floor 1

Total sqft: 745

Living area: 0

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Basement	25'1" x 31'6"	681 sq. ft	No

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Room Dimensions

Floor 2

Total sqft: 2258

Living area: 881

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
2	Foyer	9'3" x 8'6"	70 sq. ft	Yes
3	Dining Area	12'8" x 11'10"	188 sq. ft	Yes
4	Kitchen	15'5" x 11'1"	156 sq. ft	Yes
5	Patio	18'5" x 34'5"	612 sq. ft	No
6	Hall	5'2" x 8'6"	44 sq. ft	Yes
7	Deck	13'3" x 14'10"	193 sq. ft	No
8	Hall	13'2" x 2'11"	38 sq. ft	Yes
9	Living Room	15'10" x 13'3"	210 sq. ft	Yes
10	Deck	7'5" x 10'1"	74 sq. ft	No
11	W.i.c.	5'8" x 5'4"	30 sq. ft	Yes
12	Wc	5'3" x 5'4"	28 sq. ft	Yes

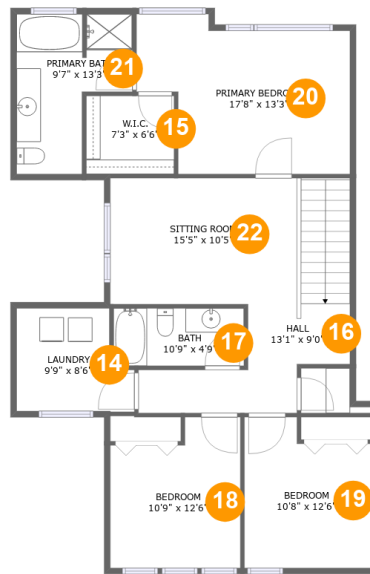
Scan captured on Fri, 23 Aug 2024 20:23:31 GMT

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#	Room name	Dimensions	Area (sqft)	Counted as Living Area
13	Garage	21'9" x 22'1"	464 sq. ft	No

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Room Dimensions

Floor 3

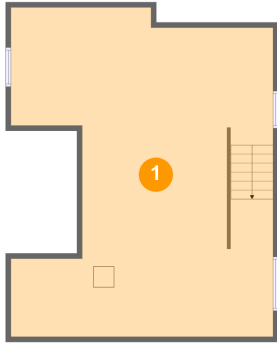
Total sqft: 1169

Living area: 1169

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
14	Laundry	9'9" x 8'6"	72 sq. ft	Yes
15	W.i.c.	7'3" x 6'6"	47 sq. ft	Yes
16	Hall	13'1" x 9'0"	90 sq. ft	Yes
17	Bath	10'9" x 4'9"	51 sq. ft	Yes
18	Bedroom	10'9" x 12'6"	120 sq. ft	Yes
19	Bedroom	10'8" x 12'6"	119 sq. ft	Yes
20	Primary Bedroom	17'8" x 13'3"	194 sq. ft	Yes
21	Primary Bath	9'7" x 13'3"	97 sq. ft	Yes
22	Sitting Room	15'5" x 10'5"	207 sq. ft	Yes

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1 Floor 1 - Basement



Dimensions: 25'1" x 31'6"
Area: 681 sq. ft
Counted as Living Area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

2 Floor 2 - Foyer



Dimensions: 9'3" x 8'6"
Area: 70 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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3 Floor 2 - Dining Area



Dimensions: 12'8" x 11'10"
Area: 188 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

4 Floor 2 - Kitchen



Dimensions: 15'5" x 11'1"
Area: 156 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

5 Floor 2 - Patio



Dimensions: 18'5" x 34'5"
Area: 612 sq. ft
Counted as Living Area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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6 Floor 2 - Hall



Dimensions: 5'2" x 8'6"
Area: 44 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

7 Floor 2 - Deck



Dimensions: 13'3" x 14'10"
Area: 193 sq. ft
Counted as Living Area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

8 Floor 2 - Hall



Dimensions: 13'2" x 2'11"
Area: 38 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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9 Floor 2 - Living Room



Dimensions: 15'10" x 13'3"
Area: 210 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

10 Floor 2 - Deck



Dimensions: 7'5" x 10'1"
Area: 74 sq. ft
Counted as Living Area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

11 Floor 2 - W.i.c.



Dimensions: 5'8" x 5'4"
Area: 30 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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12 Floor 2 - Wc



Dimensions: 5'3" x 5'4"
Area: 28 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

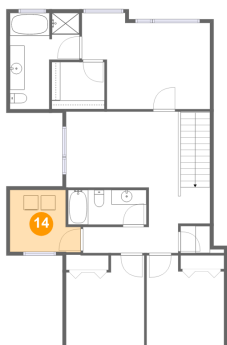
13 Floor 2 - Garage



Dimensions: 21'9" x 22'1"
Area: 464 sq. ft
Counted as Living Area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

14 Floor 3 - Laundry

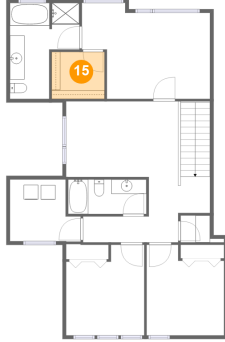


Dimensions: 9'9" x 8'6"
Area: 72 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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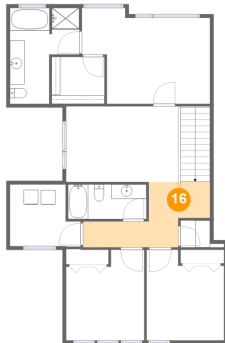
15 Floor 3 - W.i.c.



Dimensions: 7'3" x 6'6"
Area: 47 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

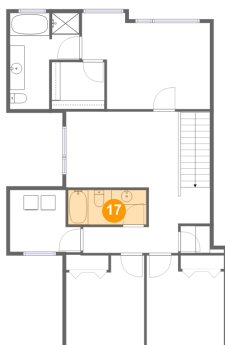
16 Floor 3 - Hall



Dimensions: 13'1" x 9'0"
Area: 90 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

17 Floor 3 - Bath



Dimensions: 10'9" x 4'9"
Area: 51 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

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18 Floor 3 - Bedroom



Dimensions: 10'9" x 12'6"
Area: 120 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

19 Floor 3 - Bedroom



Dimensions: 10'8" x 12'6"
Area: 119 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

20 Floor 3 - Primary Bedroom



Dimensions: 17'8" x 13'3"
Area: 194 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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21 Floor 3 - Primary Bath



Dimensions: 9'7" x 13'3"
Area: 97 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

22 Floor 3 - Sitting Room



Dimensions: 15'5" x 10'5"
Area: 207 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No