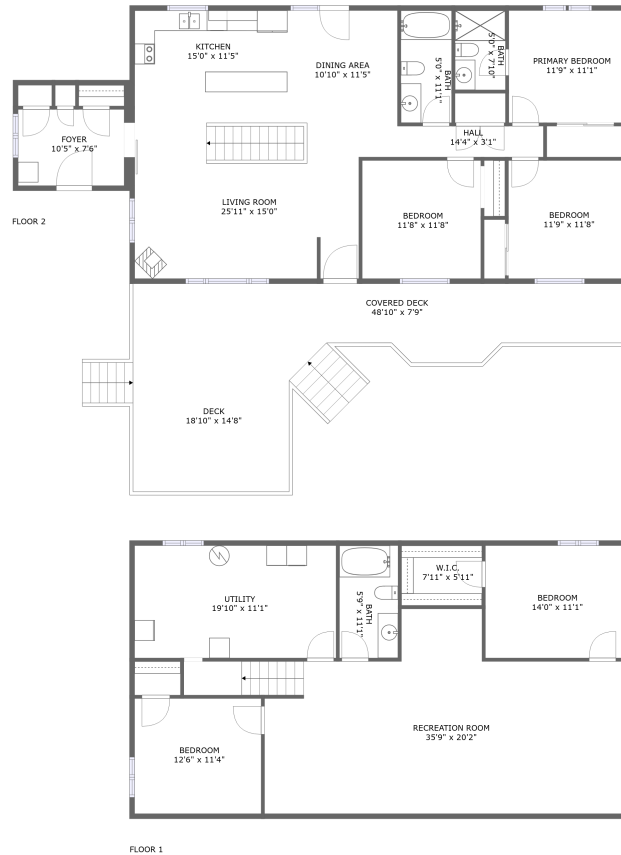






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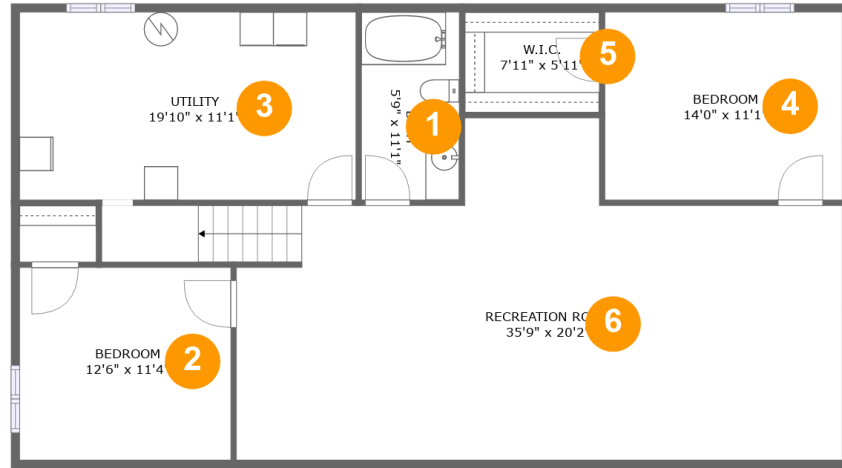


Property Summary

 **0** garages  **5** bedrooms  **3** bathrooms  **0** half baths

 **2** floors  **2,606** Gross Living Area sqft  **3,375** total sqft

**1075 Bay Road, St. Andrews, Manitoba, Canada,
R1A 3N2**



Room Dimensions

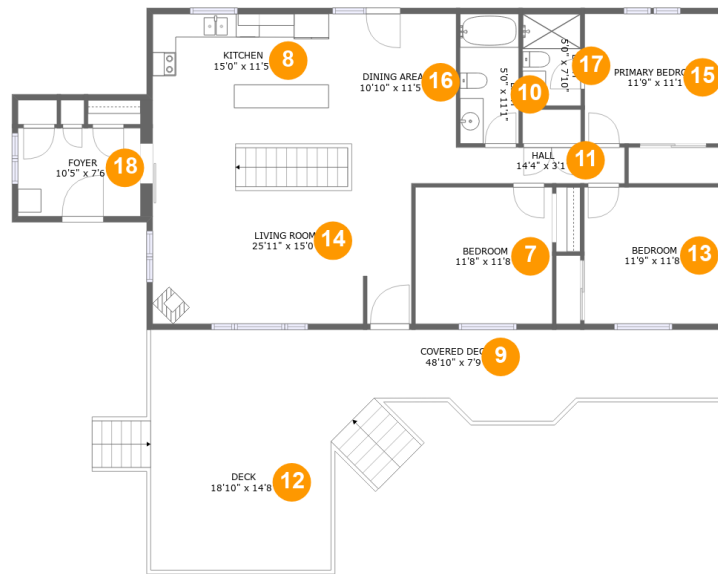
Floor 1

Total sqft: 1358

Living area: 1123

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Bath	5'9" x 11'1"	64 sq. ft	Yes
2	Bedroom	12'6" x 11'4"	141 sq. ft	Yes
3	Utility	19'10" x 11'1"	220 sq. ft	No
4	Bedroom	14'0" x 11'1"	155 sq. ft	Yes
5	W.i.c.	7'11" x 5'11"	47 sq. ft	Yes
6	Recreation Room	35'9" x 20'2"	603 sq. ft	Yes

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Room Dimensions

Floor 2

Total sqft: 2017

Living area: 1483

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
7	Bedroom	11'8" x 11'8"	136 sq. ft	Yes
8	Kitchen	15'0" x 11'5"	171 sq. ft	Yes
9	Covered Deck	48'10" x 7'9"	302 sq. ft	No
10	Bath	5'0" x 11'1"	55 sq. ft	Yes
11	Hall	14'4" x 3'1"	44 sq. ft	Yes
12	Deck	18'10" x 14'8"	232 sq. ft	No
13	Bedroom	11'9" x 11'8"	137 sq. ft	Yes
14	Living Room	25'11" x 15'0"	342 sq. ft	Yes
15	Primary Bedroom	11'9" x 11'1"	129 sq. ft	Yes
16	Dining Area	10'10" x 11'5"	124 sq. ft	Yes
17	Bath	5'0" x 7'10"	39 sq. ft	Yes

Scan captured on Wed, 14 Aug 2024 16:02:33 GMT

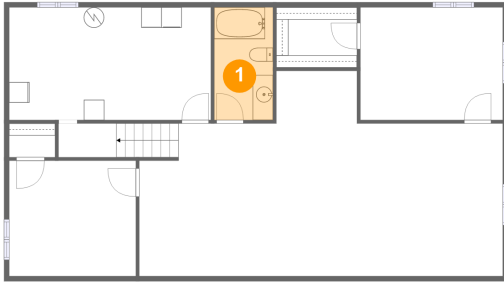
Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

**1075 Bay Road, St. Andrews, Manitoba, Canada,
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#	Room name	Dimensions	Area (sqft)	Counted as Living Area
18	Foyer	10'5" x 7'6"	78 sq. ft	Yes

**1075 Bay Road, St. Andrews, Manitoba, Canada,
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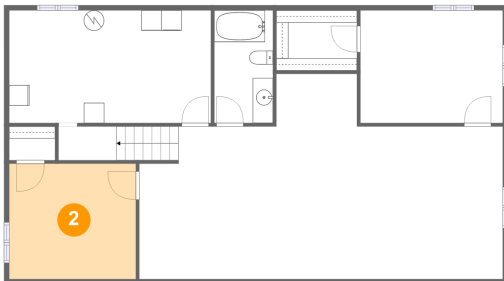
1 Floor 1 - Bath



Dimensions: 5'9" x 11'1"
Area: 64 sq. ft
Counted as Living Area:
Yes

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

2 Floor 1 - Bedroom

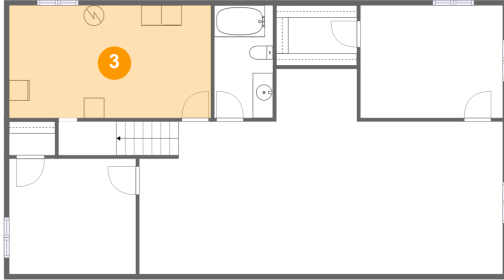


Dimensions: 12'6" x 11'4"
Area: 141 sq. ft
Counted as Living Area:
Yes

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

**1075 Bay Road, St. Andrews, Manitoba, Canada,
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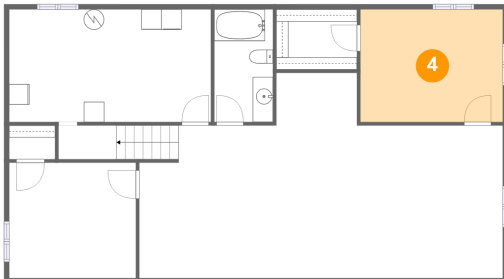
3 Floor 1 - Utility



Dimensions: 19'10" x 11'1"
Area: 220 sq. ft
Counted as Living Area: No

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

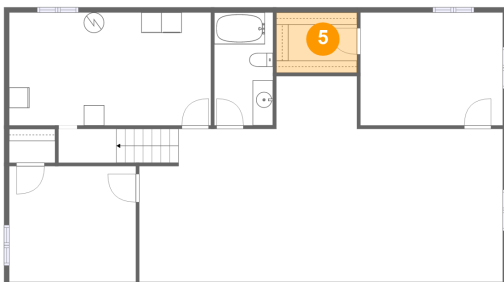
4 Floor 1 - Bedroom



Dimensions: 14'0" x 11'1"
Area: 155 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 1 - W.i.c.

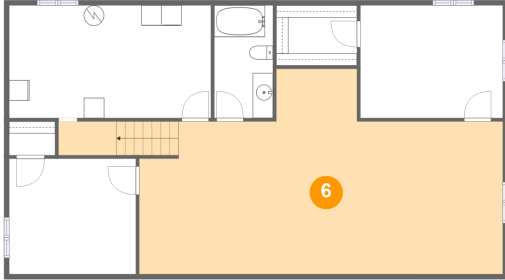


Dimensions: 7'11" x 5'11"
Area: 47 sq. ft
Counted as Living Area:
Yes

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

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6 Floor 1 - Recreation Room



Dimensions: 35'9" x 20'2"
Area: 603 sq. ft
Counted as Living Area:
Yes

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

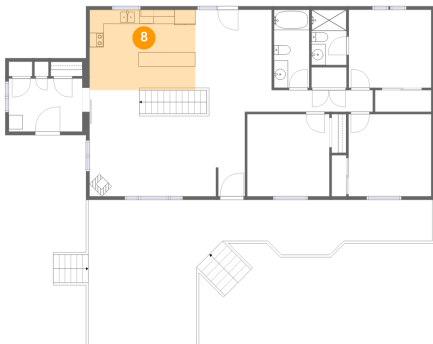
7 Floor 2 - Bedroom



Dimensions: 11'8" x 11'8"
Area: 136 sq. ft
Counted as Living Area:
Yes

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

8 Floor 2 - Kitchen

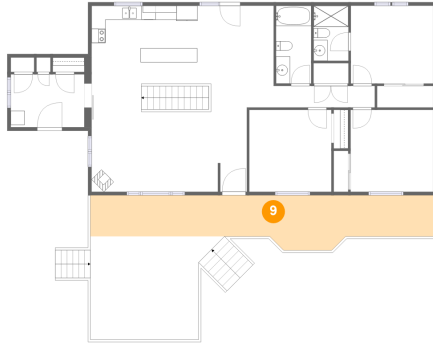


Dimensions: 15'0" x 11'5"
Area: 171 sq. ft
Counted as Living Area:
Yes

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

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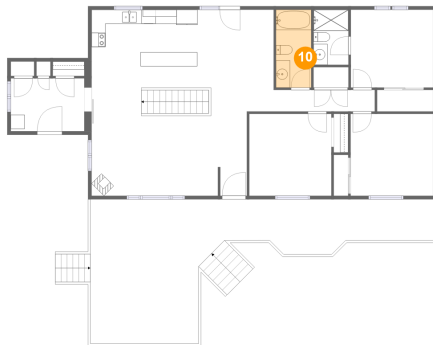
9 Floor 2 - Covered Deck



Dimensions: 48'10" x 7'9"
Area: 302 sq. ft
Counted as Living Area: No

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

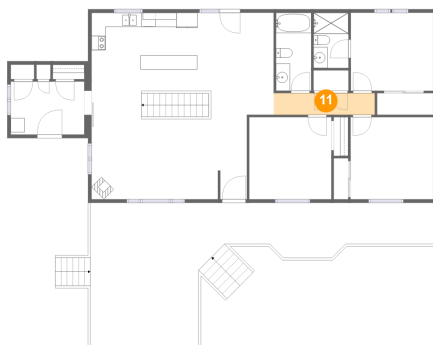
10 Floor 2 - Bath



Dimensions: 5'0" x 11'1"
Area: 55 sq. ft
Counted as Living Area: Yes

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

11 Floor 2 - Hall

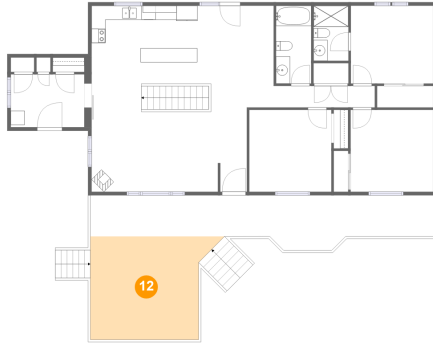


Dimensions: 14'4" x 3'1"
Area: 44 sq. ft
Counted as Living Area: Yes

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

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12 Floor 2 - Deck



Dimensions: 18'10" x 14'8"
Area: 232 sq. ft
Counted as Living Area: No

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

13 Floor 2 - Bedroom



Dimensions: 11'9" x 11'8"
Area: 137 sq. ft
Counted as Living Area: Yes

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

14 Floor 2 - Living Room



Dimensions: 25'11" x 15'0"
Area: 342 sq. ft
Counted as Living Area: Yes

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

**1075 Bay Road, St. Andrews, Manitoba, Canada,
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15 Floor 2 - Primary Bedroom



Dimensions: 11'9" x 11'1"
Area: 129 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 2 - Dining Area



Dimensions: 10'10" x 11'5"
Area: 124 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 2 - Bath



Dimensions: 5'0" x 7'10"
Area: 39 sq. ft
Counted as Living Area:
Yes

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

**1075 Bay Road, St. Andrews, Manitoba, Canada,
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18 Floor 2 - Foyer



Dimensions: 10'5" x 7'6"
Area: 78 sq. ft
Counted as Living Area:
Yes

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