







4 Vistula Way, Amber Trails, Seven Oaks, Winnipeg, Manitoba, Canada, R2P 2R8

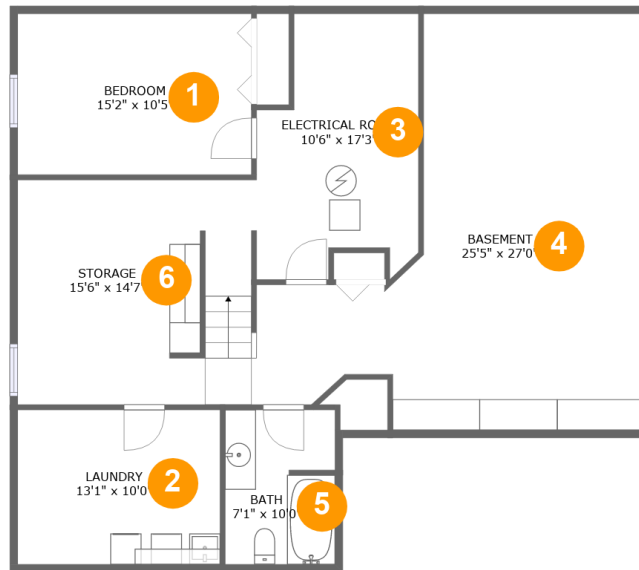


Property Summary

 **1** garages  **4** bedrooms  **3** bathrooms  **0** half baths

 **2** floors  **1,411** Gross Living Area sqft  **3,545** total sqft

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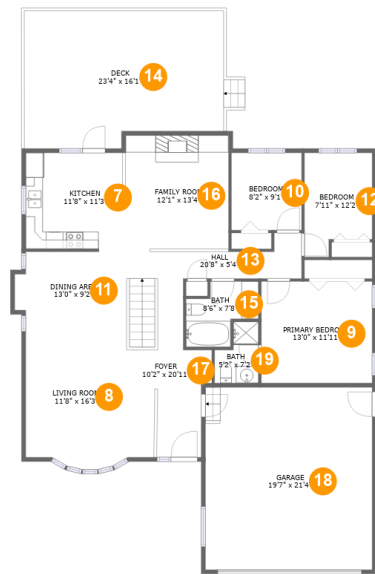


Room Dimensions

Floor 1**Total sqft: 1353****Living area: 17**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Bedroom	15'2" x 10'5"	158 sq. ft	No
2	Laundry	13'1" x 10'0"	131 sq. ft	No
3	Electrical Room	10'6" x 17'3"	156 sq. ft	No
4	Basement	25'5" x 27'0"	468 sq. ft	No
5	Bath	7'1" x 10'0"	70 sq. ft	No
6	Storage	15'6" x 14'7"	222 sq. ft	No

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Room Dimensions

Floor 2

Total sqft: 2192

Living area: 1394

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
7	Kitchen	11'8" x 11'3"	131 sq. ft	Yes
8	Living Room	11'8" x 16'3"	187 sq. ft	Yes
9	Primary Bedroom	13'0" x 11'11"	155 sq. ft	Yes
10	Bedroom	8'2" x 9'1"	74 sq. ft	Yes
11	Dining Area	13'0" x 9'2"	110 sq. ft	Yes
12	Bedroom	7'11" x 12'2"	86 sq. ft	Yes
13	Hall	20'8" x 5'4"	76 sq. ft	Yes
14	Deck	23'4" x 16'1"	353 sq. ft	No
15	Bath	8'6" x 7'8"	49 sq. ft	Yes
16	Family Room	12'1" x 13'4"	161 sq. ft	Yes
17	Foyer	10'2" x 20'11"	173 sq. ft	Yes

Scan captured on Sun, 09 Jun 2024 23:26:36 GMT

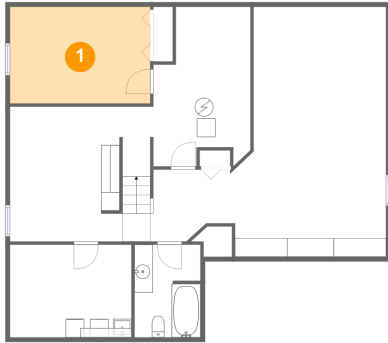
Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

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Winnipeg, Manitoba, Canada, R2P 2R8**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
18	Garage	19'7" x 21'4"	418 sq. ft	No
19	Bath	5'2" x 7'2"	30 sq. ft	Yes

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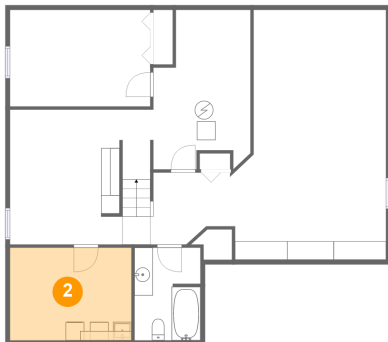
1 Floor 1 - Bedroom



Dimensions: 15'2" x 10'5"
Area: 158 sq. ft
Counted as Living Area: No

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

2 Floor 1 - Laundry

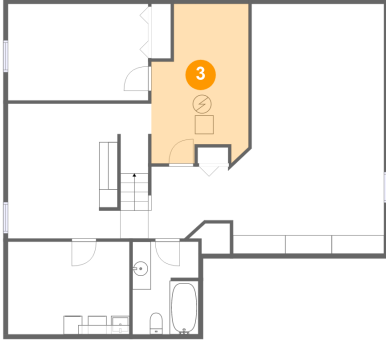


Dimensions: 13'1" x 10'0"
Area: 131 sq. ft
Counted as Living Area: No

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

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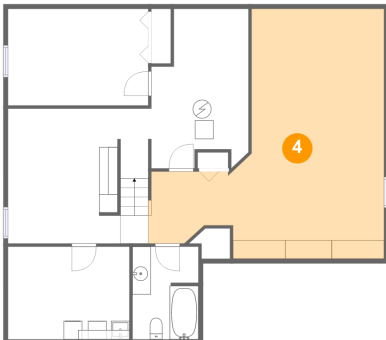
3 Floor 1 - Electrical Room



Dimensions: 10'6" x 17'3"
Area: 156 sq. ft
Counted as Living Area: No

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

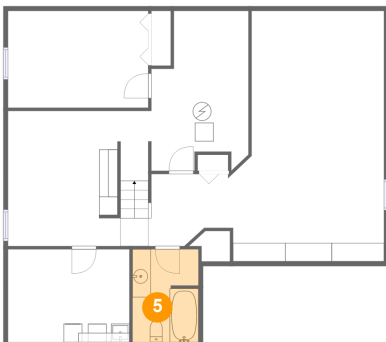
4 Floor 1 - Basement



Dimensions: 25'5" x 27'0"
Area: 468 sq. ft
Counted as Living Area: No

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

5 Floor 1 - Bath

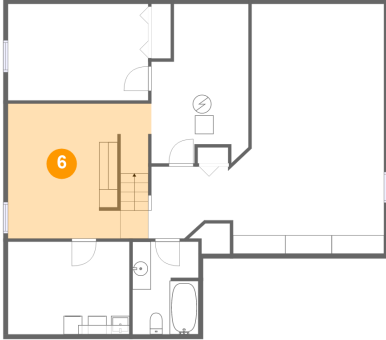


Dimensions: 7'1" x 10'0"
Area: 70 sq. ft
Counted as Living Area: No

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

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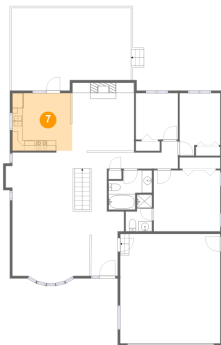
6 Floor 1 - Storage



Dimensions: 15'6" x 14'7"
Area: 222 sq. ft
Counted as Living Area: No

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

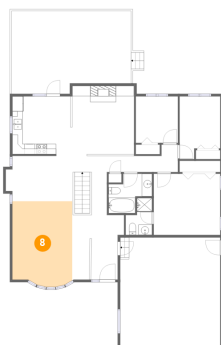
7 Floor 2 - Kitchen



Dimensions: 11'8" x 11'3"
Area: 131 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 - Living Room



Dimensions: 11'8" x 16'3"
Area: 187 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 - Primary Bedroom



Dimensions: 13'0" x 11'11"
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

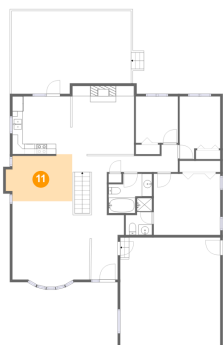
10 Floor 2 - Bedroom



Dimensions: 8'2" x 9'1"
Area: 74 sq. ft
Counted as Living Area:
Yes

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

11 Floor 2 - Dining Area

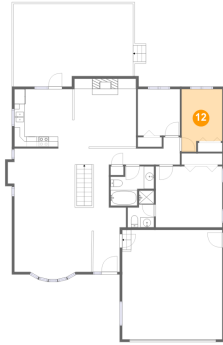


Dimensions: 13'0" x 9'2"
Area: 110 sq. ft
Counted as Living Area:
Yes

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

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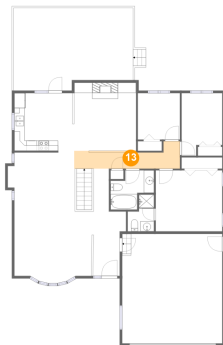
12 Floor 2 - Bedroom



Dimensions: 7'11" x 12'2"
Area: 86 sq. ft
Counted as Living Area:
Yes

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

13 Floor 2 - Hall



Dimensions: 20'8" x 5'4"
Area: 76 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 - Deck



Dimensions: 23'4" x 16'1"
Area: 353 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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15 Floor 2 - Bath



Dimensions: 8'6" x 7'8"
Area: 49 sq. ft
Counted as Living Area:
Yes

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

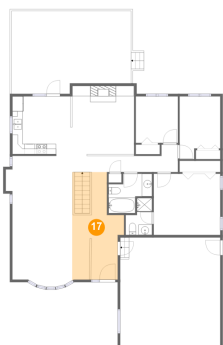
16 Floor 2 - Family Room



Dimensions: 12'1" x 13'4"
Area: 161 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 - Foyer



Dimensions: 10'2" x 20'11"
Area: 173 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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18 Floor 2 - Garage



Dimensions: 19'7" x 21'4"
Area: 418 sq. ft
Counted as Living Area: No

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

19 Floor 2 - Bath



Dimensions: 5'2" x 7'2"
Area: 30 sq. ft
Counted as Living Area:
Yes

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