

63 Tahoe Bay, Southdale, St. Boniface, Winnipeg, Manitoba, Canada, R2J 2W3




Property Summary

 **1** garages

 **4** bedrooms

 **1** bathrooms

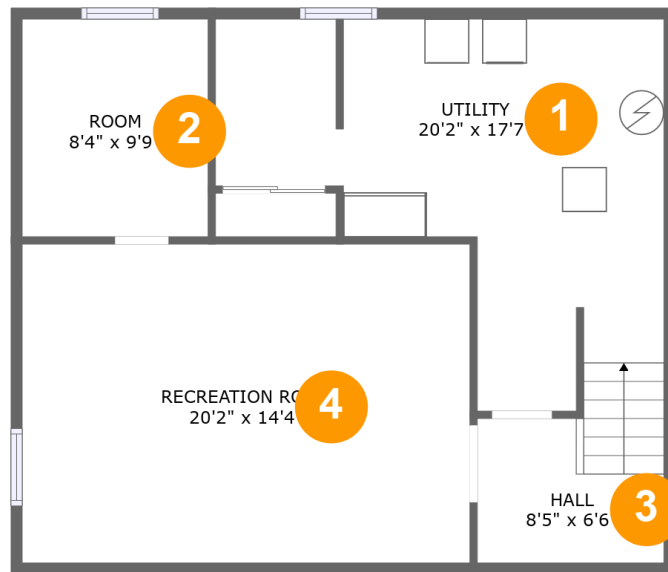
 **2** half baths

 **3** floors

 **2,082** Gross Living Area sqft

 **4,105** total sqft

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Room Dimensions

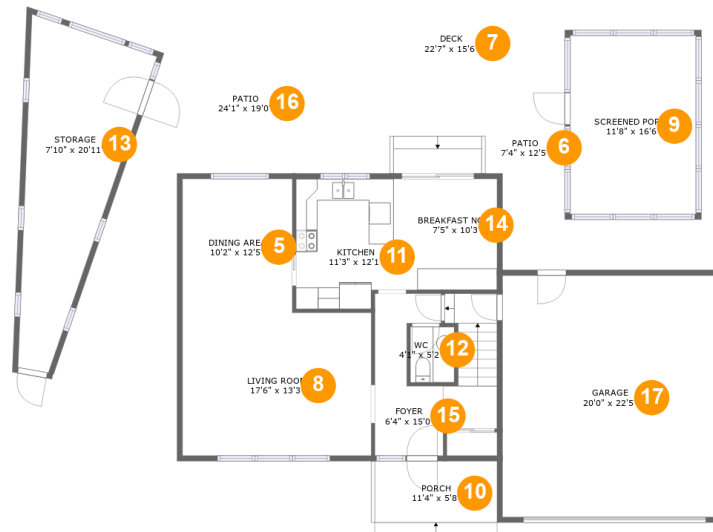
Floor 1

Total sqft: 760

Living area: 476

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Utility	20'2" x 17'7"	248 sq. ft	No
2	Room	8'4" x 9'9"	82 sq. ft	Yes
3	Hall	8'5" x 6'6"	54 sq. ft	Yes
4	Recreation Room	20'2" x 14'4"	288 sq. ft	Yes

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Room Dimensions

Floor 2

Total sqft: 2542

Living area: 803

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
5	Dining Area	10'2" x 12'5"	126 sq. ft	Yes
6	Patio	7'4" x 12'5"	77 sq. ft	No
7	Deck	22'7" x 15'6"	334 sq. ft	No
8	Living Room	17'6" x 13'3"	232 sq. ft	Yes
9	Screened Porch	11'8" x 16'6"	193 sq. ft	No
10	Porch	11'4" x 5'8"	64 sq. ft	No
11	Kitchen	11'3" x 12'1"	128 sq. ft	Yes
12	Wc	4'1" x 5'2"	21 sq. ft	Yes
13	Storage	7'10" x 20'11"	236 sq. ft	No
14	Breakfast Nook	7'5" x 10'3"	76 sq. ft	Yes
15	Foyer	6'4" x 15'0"	116 sq. ft	Yes

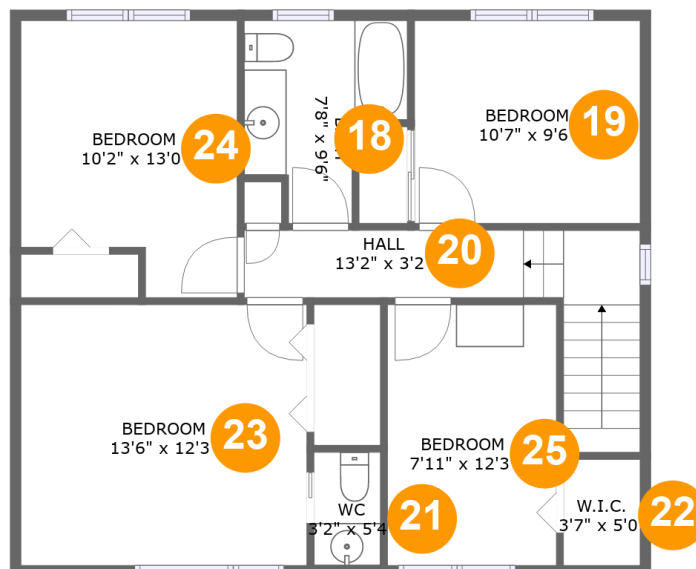
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Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

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#	Room name	Dimensions	Area (sqft)	Counted as Living Area
16	Patio	24'1" x 19'0"	284 sq. ft	No
17	Garage	20'0" x 22'5"	448 sq. ft	No

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Room Dimensions

Floor 3

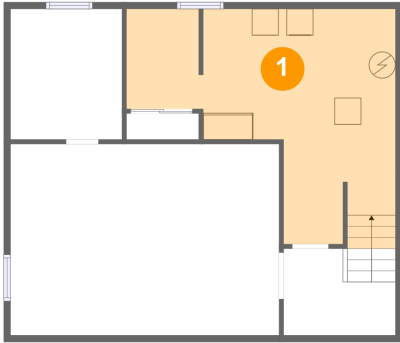
Total sqft: 803

Living area: 803

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
18	Bath	7'8" x 9'6"	56 sq. ft	Yes
19	Bedroom	10'7" x 9'6"	101 sq. ft	Yes
20	Hall	13'2" x 3'2"	85 sq. ft	Yes
21	Wc	3'2" x 5'4"	17 sq. ft	Yes
22	W.i.c.	3'7" x 5'0"	18 sq. ft	Yes
23	Bedroom	13'6" x 12'3"	165 sq. ft	Yes
24	Bedroom	10'2" x 13'0"	119 sq. ft	Yes
25	Bedroom	7'11" x 12'3"	98 sq. ft	Yes

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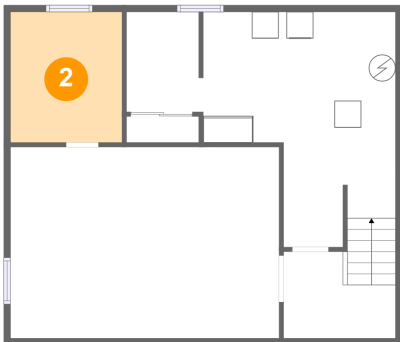
1 Floor 1 - Utility



Dimensions: 20'2" x 17'7"
Area: 248 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 1 - Room

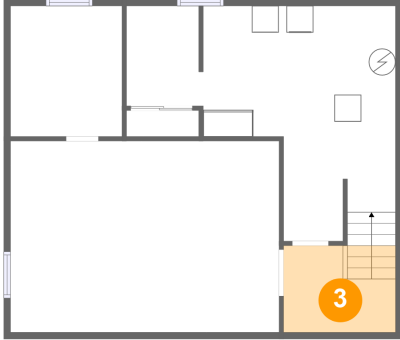


Dimensions: 8'4" x 9'9"
Area: 82 sq. ft
Counted as Living Area:
Yes

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

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3 Floor 1 - Hall



Dimensions: 8'5" x 6'6"
Area: 54 sq. ft
Counted as Living Area:
Yes

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

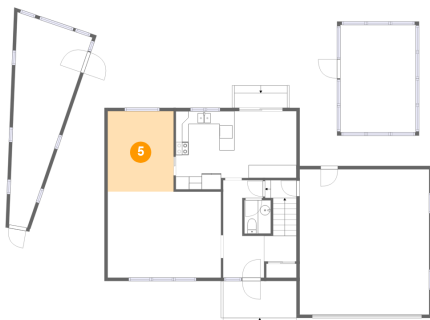
4 Floor 1 - Recreation Room



Dimensions: 20'2" x 14'4"
Area: 288 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 - Dining Area

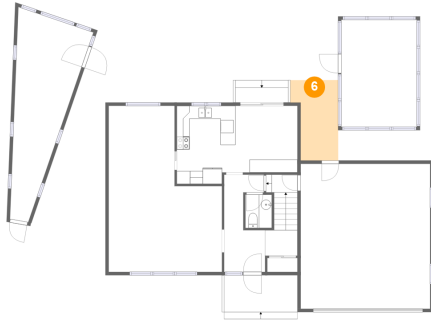


Dimensions: 10'2" x 12'5"
Area: 126 sq. ft
Counted as Living Area:
Yes

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

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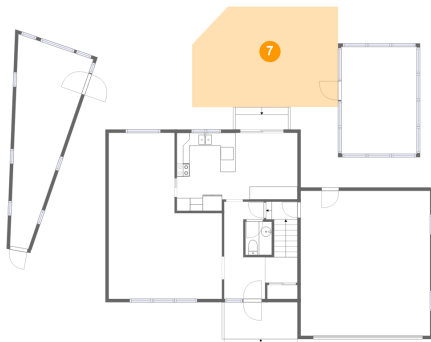
6 Floor 2 - Patio



Dimensions: 7'4" x 12'5"
Area: 77 sq. ft
Counted as Living Area: No

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

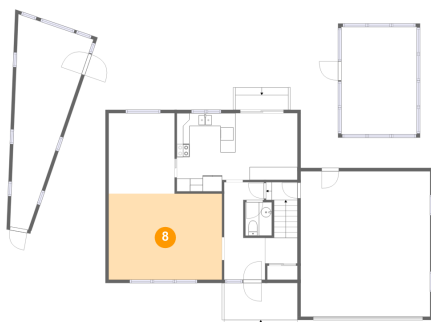
7 Floor 2 - Deck



Dimensions: 22'7" x 15'6"
Area: 334 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 - Living Room



Dimensions: 17'6" x 13'3"
Area: 232 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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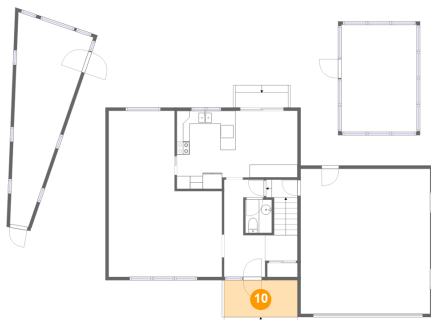
9 Floor 2 - Screened Porch



Dimensions: 11'8" x 16'6"
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

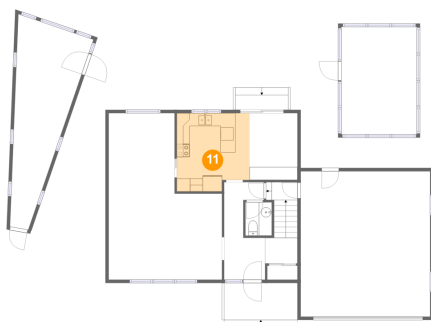
10 Floor 2 - Porch



Dimensions: 11'4" x 5'8"
Area: 64 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 - Kitchen

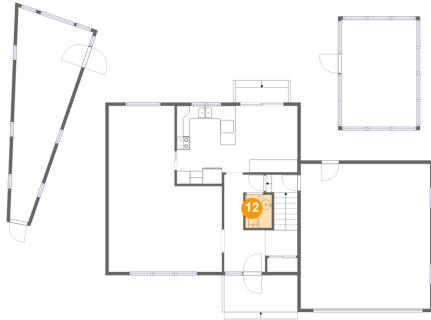


Dimensions: 11'3" x 12'1"
Area: 128 sq. ft
Counted as Living Area: Yes

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

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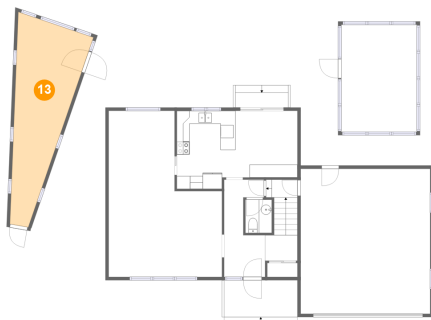
12 Floor 2 - Wc



Dimensions: 4'1" x 5'2"
Area: 21 sq. ft
Counted as Living Area:
Yes

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

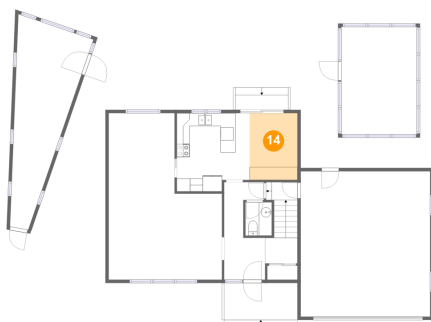
13 Floor 2 - Storage



Dimensions: 7'10" x 20'11"
Area: 236 sq. ft
Counted as Living Area: No

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

14 Floor 2 - Breakfast Nook

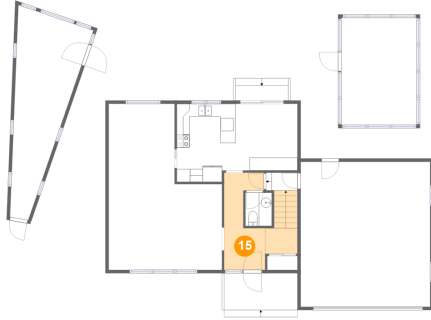


Dimensions: 7'5" x 10'3"
Area: 76 sq. ft
Counted as Living Area:
Yes

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

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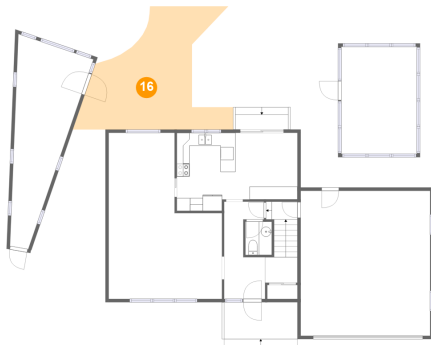
15 Floor 2 - Foyer



Dimensions: 6'4" x 15'0"
Area: 116 sq. ft
Counted as Living Area:
Yes

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

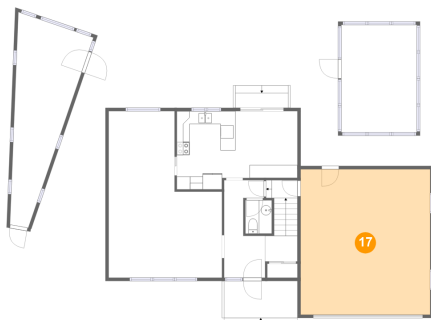
16 Floor 2 - Patio



Dimensions: 24'1" x 19'0"
Area: 284 sq. ft
Counted as Living Area: No

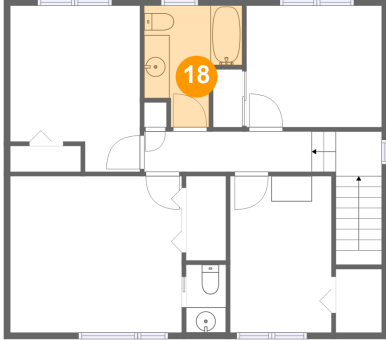
Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

17 Floor 2 - Garage



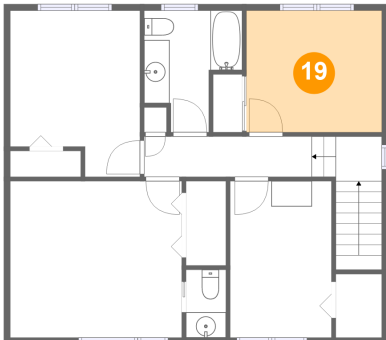
Dimensions: 20'0" x 22'5"
Area: 448 sq. ft
Counted as Living Area: No

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

**63 Tahoe Bay, Southdale, St. Boniface, Winnipeg,
Manitoba, Canada, R2J 2W3****18 Floor 3 - Bath**

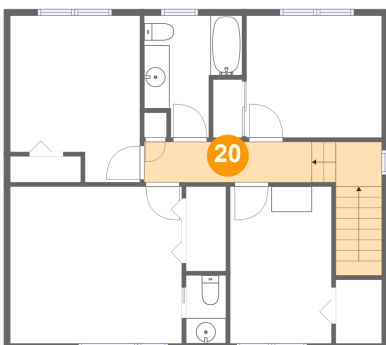
Dimensions: 7'8" x 9'6"
Area: 56 sq. ft
Counted as Living Area:
Yes

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

19 Floor 3 - Bedroom

Dimensions: 10'7" x 9'6"
Area: 101 sq. ft
Counted as Living Area:
Yes

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

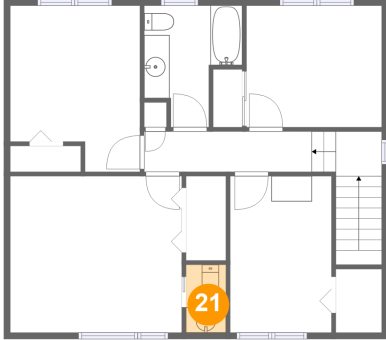
20 Floor 3 - Hall

Dimensions: 13'2" x 3'2"
Area: 85 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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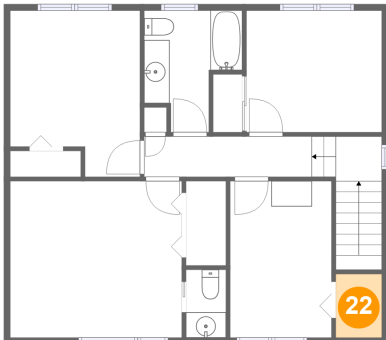
21 Floor 3 - Wc



Dimensions: 3'2" x 5'4"
Area: 17 sq. ft
Counted as Living Area:
Yes

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

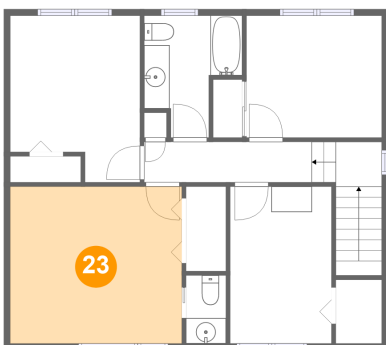
22 Floor 3 - W.i.c.



Dimensions: 3'7" x 5'0"
Area: 18 sq. ft
Counted as Living Area:
Yes

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

23 Floor 3 - Bedroom

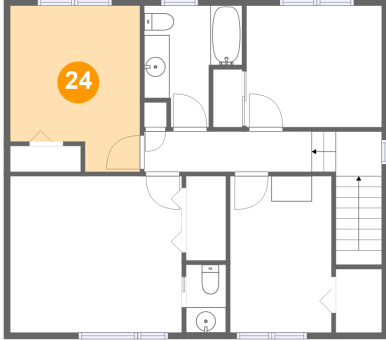


Dimensions: 13'6" x 12'3"
Area: 165 sq. ft
Counted as Living Area:
Yes

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

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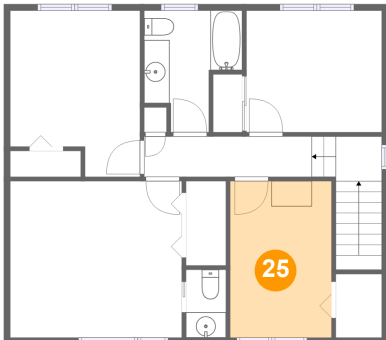
24 Floor 3 - Bedroom



Dimensions: 10'2" x 13'0"
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

25 Floor 3 - Bedroom



Dimensions: 7'11" x 12'3"
Area: 98 sq. ft
Counted as Living Area:
Yes

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