





71 Woodcott Place, Linden Woods, Fort Garry, Winnipeg, Manitoba, Canada, R3P 2K2

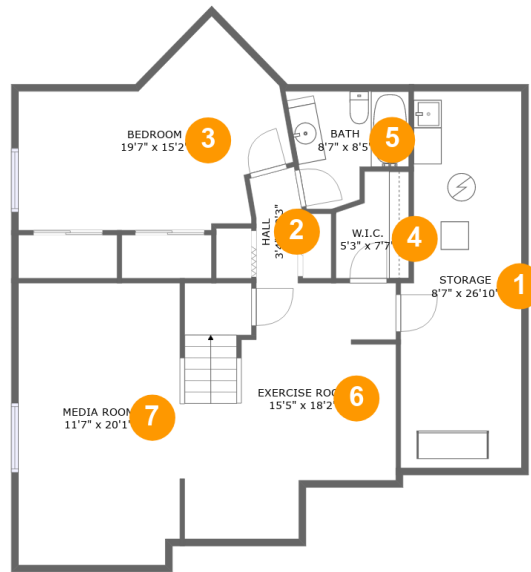


Property Summary

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

 **3** floors
  **3,041** Gross Living Area sqft
  **4,611** total sqft

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Room Dimensions

Floor 1

Total sqft: 1191

Living area: 862

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Storage	8'7" x 26'10"	218 sq. ft	No
2	Hall	3'4" x 8'3"	25 sq. ft	No
3	Bedroom	19'7" x 15'2"	204 sq. ft	Yes
4	W.i.c.	5'3" x 7'7"	34 sq. ft	Yes
5	Bath	8'7" x 8'5"	56 sq. ft	No
6	Exercise Room	15'5" x 18'2"	246 sq. ft	Yes
7	Media Room	11'7" x 20'1"	230 sq. ft	Yes

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Room Dimensions

Floor 2

Total sqft: 2147

Living area: 1309

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
8	Hall	5'7" x 8'9"	40 sq. ft	Yes
9	Office	9'5" x 9'8"	91 sq. ft	Yes
10	Kitchen	8'7" x 13'4"	98 sq. ft	Yes
11	Living Room	12'8" x 22'5"	267 sq. ft	Yes
12	Family Room	18'5" x 13'4"	246 sq. ft	Yes
13	Dining Area	10'5" x 18'8"	167 sq. ft	Yes
14	Laundry	9'5" x 4'11"	46 sq. ft	Yes
15	Wc	5'2" x 5'9"	30 sq. ft	Yes
16	Deck	27'10" x 13'10"	389 sq. ft	No
17	Pantry	3'7" x 4'4"	14 sq. ft	Yes
18	Foyer	9'8" x 19'2"	175 sq. ft	Yes

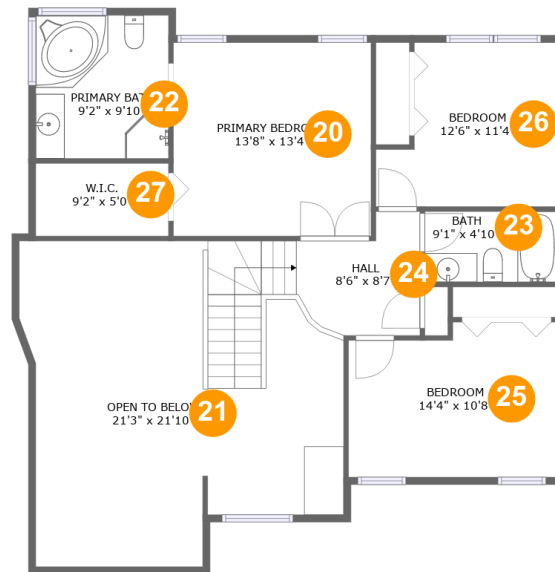
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#	Room name	Dimensions	Area (sqft)	Counted as Living Area
19	Garage	19'7" x 21'11"	418 sq. ft	No

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Room Dimensions

Floor 3

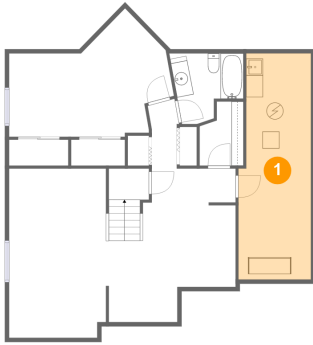
Total sqft: 1273

Living area: 870

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
20	Primary Bedroom	13'8" x 13'4"	182 sq. ft	Yes
21	Open To Below	21'3" x 21'10"	377 sq. ft	No
22	Primary Bath	9'2" x 9'10"	90 sq. ft	Yes
23	Bath	9'1" x 4'10"	44 sq. ft	Yes
24	Hall	8'6" x 8'7"	112 sq. ft	Yes
25	Bedroom	14'4" x 10'8"	145 sq. ft	Yes
26	Bedroom	12'6" x 11'4"	122 sq. ft	Yes
27	W.i.c.	9'2" x 5'0"	46 sq. ft	Yes

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1 Floor 1 - Storage



Dimensions: 8'7" x 26'10"
Area: 218 sq. ft
Counted as Living Area: No

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

2 Floor 1 - Hall



Dimensions: 3'4" x 8'3"
Area: 25 sq. ft
Counted as Living Area: No

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

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3 Floor 1 - Bedroom



Dimensions: 19'7" x 15'2"
Area: 204 sq. ft
Counted as Living Area:
Yes

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

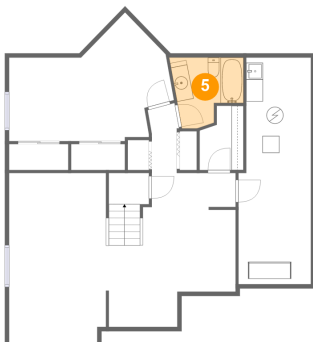
4 Floor 1 - W.i.c.



Dimensions: 5'3" x 7'7"
Area: 34 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 - Bath



Dimensions: 8'7" x 8'5"
Area: 56 sq. ft
Counted as Living Area: No

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

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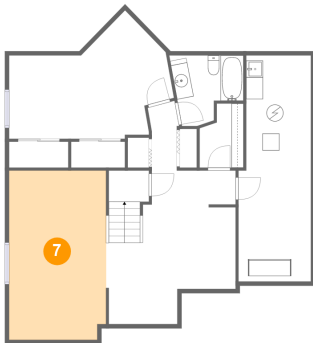
6 Floor 1 - Exercise Room



Dimensions: 15'5" x 18'2"
Area: 246 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 1 - Media Room



Dimensions: 11'7" x 20'1"
Area: 230 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 - Hall



Dimensions: 5'7" x 8'9"
Area: 40 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 - Office



Dimensions: 9'5" x 9'8"
Area: 91 sq. ft
Counted as Living Area:
Yes

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

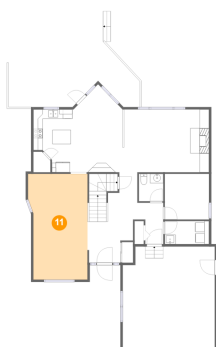
10 Floor 2 - Kitchen



Dimensions: 8'7" x 13'4"
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

11 Floor 2 - Living Room

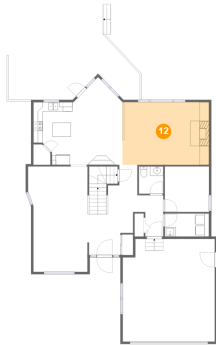


Dimensions: 12'8" x 22'5"
Area: 267 sq. ft
Counted as Living Area:
Yes

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

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12 Floor 2 - Family Room



Dimensions: 18'5" x 13'4"
Area: 246 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 - Dining Area



Dimensions: 10'5" x 18'8"
Area: 167 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 - Laundry



Dimensions: 9'5" x 4'11"
Area: 46 sq. ft
Counted as Living Area:
Yes

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

**71 Woodcott Place, Linden Woods, Fort Garry,
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Dimensions: 5'2" x 5'9"
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

16 Floor 2 - Deck

Dimensions: 27'10" x 13'10"
Area: 389 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 - Pantry

Dimensions: 3'7" x 4'4"
Area: 14 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 - Foyer



Dimensions: 9'8" x 19'2"
Area: 175 sq. ft
Counted as Living Area:
Yes

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

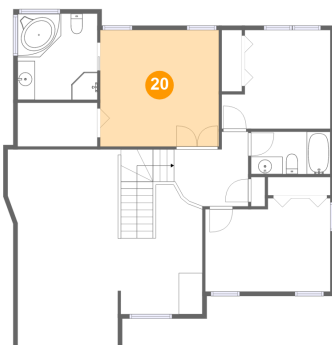
19 Floor 2 - Garage



Dimensions: 19'7" x 21'11"
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

20 Floor 3 - Primary Bedroom



Dimensions: 13'8" x 13'4"
Area: 182 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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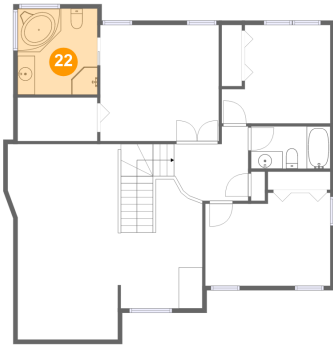
21 Floor 3 - Open To Below



Dimensions: 21'3" x 21'10"
Area: 377 sq. ft
Counted as Living Area: No

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

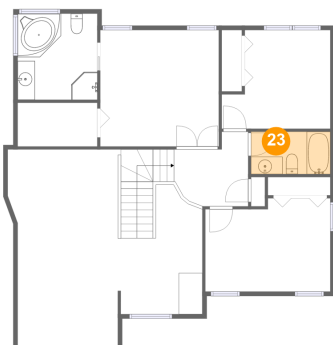
22 Floor 3 - Primary Bath



Dimensions: 9'2" x 9'10"
Area: 90 sq. ft
Counted as Living Area:
Yes

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

23 Floor 3 - Bath

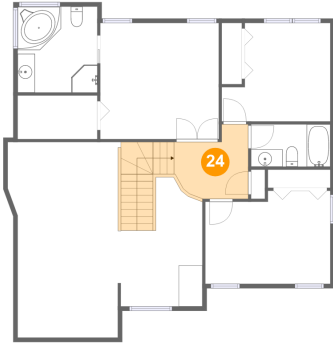


Dimensions: 9'1" x 4'10"
Area: 44 sq. ft
Counted as Living Area:
Yes

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

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24 Floor 3 - Hall



Dimensions: 8'6" x 8'7"
Area: 112 sq. ft
Counted as Living Area:
Yes

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

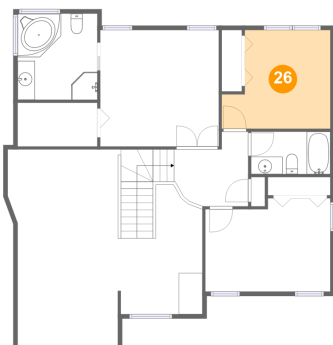
25 Floor 3 - Bedroom



Dimensions: 14'4" x 10'8"
Area: 145 sq. ft
Counted as Living Area:
Yes

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

26 Floor 3 - Bedroom

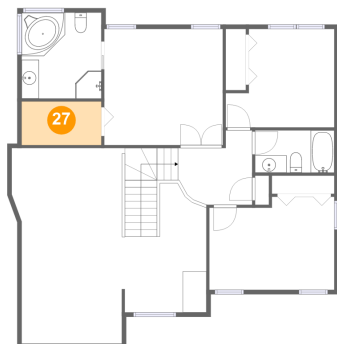


Dimensions: 12'6" x 11'4"
Area: 122 sq. ft
Counted as Living Area:
Yes

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

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27 Floor 3 - W.i.c.



Dimensions: 9'2" x 5'0"
Area: 46 sq. ft
Counted as Living Area:
Yes

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