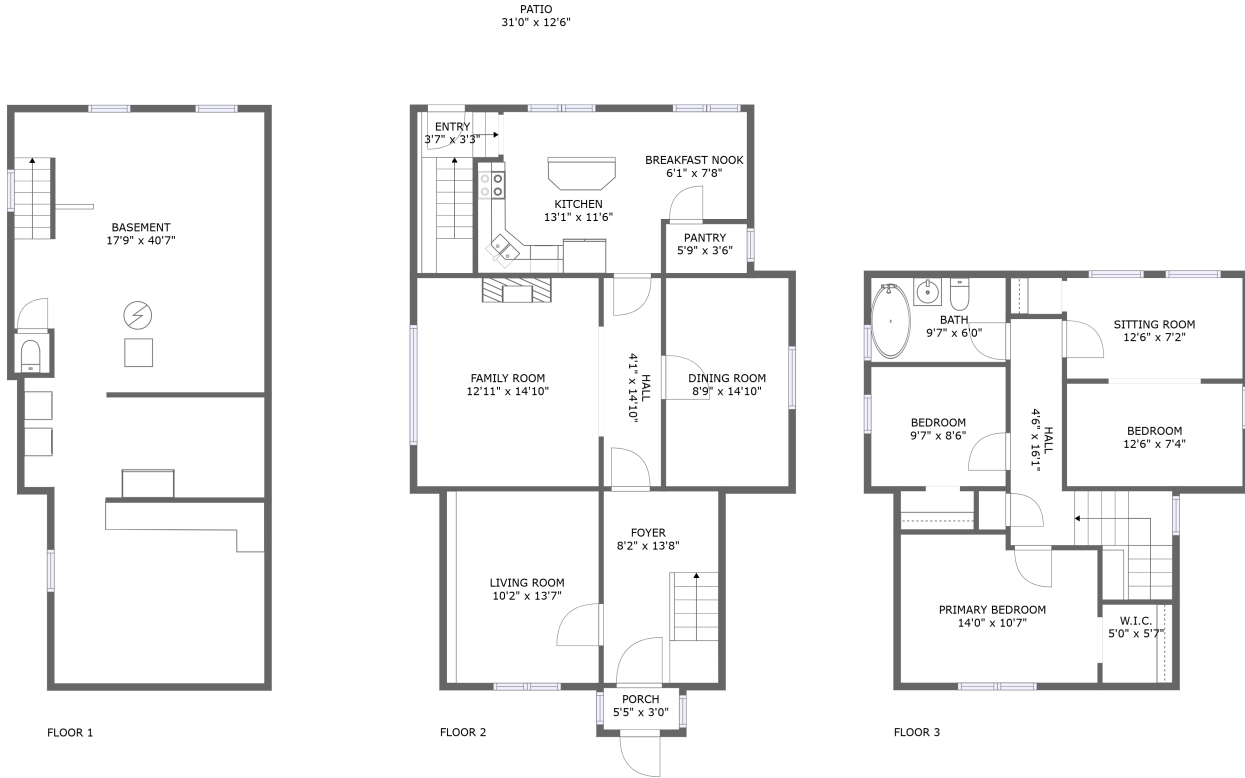


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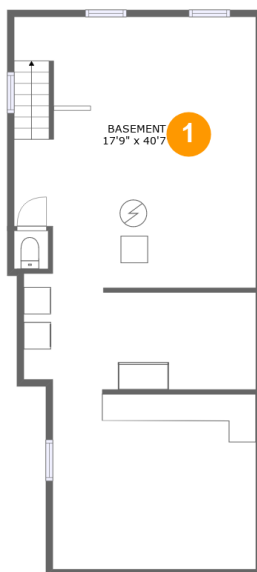


Property Summary

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

3 floors **1,629** Gross Living Area sqft **2,862** total sqft

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Room Dimensions

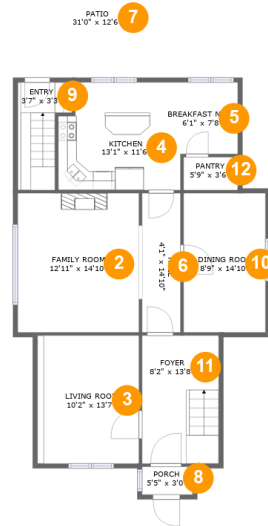
Floor 1

Total sqft: 736

Living area: 0

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Basement	17'9" x 40'7"	660 sq. ft	No

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Room Dimensions

Floor 2

Total sqft: 1409

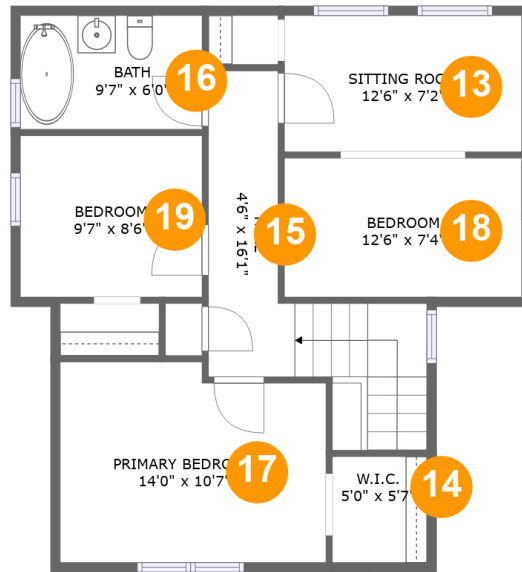
Living area: 945

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
2	Family Room	12'11" x 14'10"	192 sq. ft	Yes
3	Living Room	10'2" x 13'7"	148 sq. ft	Yes
4	Kitchen	13'1" x 11'6"	143 sq. ft	Yes
5	Breakfast Nook	6'1" x 7'8"	47 sq. ft	Yes
6	Hall	4'1" x 14'10"	61 sq. ft	Yes
7	Patio	31'0" x 12'6"	389 sq. ft	No
8	Porch	5'5" x 3'0"	16 sq. ft	No
9	Entry	3'7" x 3'3"	51 sq. ft	No
10	Dining Room	8'9" x 14'10"	129 sq. ft	Yes
11	Foyer	8'2" x 13'8"	111 sq. ft	Yes
12	Pantry	5'9" x 3'6"	20 sq. ft	Yes

Scan captured on Tue, 23 Jul 2024 18:14:28 GMT

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

458 William Newton Avenue, Chalmers, River East, Winnipeg, Manitoba, Canada, R2L 0W5



Room Dimensions

Floor 3

Total sqft: 717

Living area: 684

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
13	Sitting Room	12'6" x 7'2"	90 sq. ft	Yes
14	W.i.c.	5'0" x 5'7"	28 sq. ft	No
15	Hall	4'6" x 16'1"	109 sq. ft	Yes
16	Bath	9'7" x 6'0"	57 sq. ft	Yes
17	Primary Bedroom	14'0" x 10'7"	141 sq. ft	Yes
18	Bedroom	12'6" x 7'4"	91 sq. ft	Yes
19	Bedroom	9'7" x 8'6"	81 sq. ft	Yes

458 William Newton Avenue, Chalmers, River East, Winnipeg, Manitoba, Canada, R2L 0W5

1 Floor 1 - Basement



Dimensions: 17'9" x 40'7"
Area: 660 sq. ft
Counted as Living Area: No

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

2 Floor 2 - Family Room



Dimensions: 12'11" x 14'10"
Area: 192 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 - Living Room



Dimensions: 10'2" x 13'7"
Area: 148 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: 13'1" x 11'6"
Area: 143 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 - Breakfast Nook



Dimensions: 6'1" x 7'8"
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 2 - Hall



Dimensions: 4'1" x 14'10"
Area: 61 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 - Patio



Dimensions: 31'0" x 12'6"
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

8 Floor 2 - Porch



Dimensions: 5'5" x 3'0"
Area: 16 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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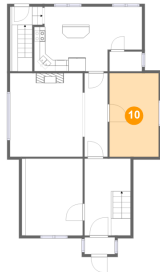
9 Floor 2 - Entry



Dimensions: 3'7" x 3'3"
Area: 51 sq. ft
Counted as Living Area: No

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

10 Floor 2 - Dining Room



Dimensions: 8'9" x 14'10"
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

11 Floor 2 - Foyer



Dimensions: 8'2" x 13'8"
Area: 111 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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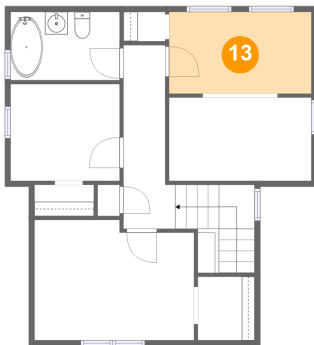
12 Floor 2 - Pantry



Dimensions: 5'9" x 3'6"
Area: 20 sq. ft
Counted as Living Area: Yes

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

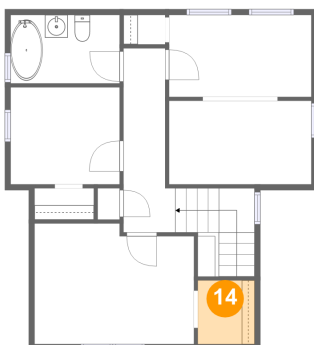
13 Floor 3 - Sitting Room



Dimensions: 12'6" x 7'2"
Area: 90 sq. ft
Counted as Living Area: Yes

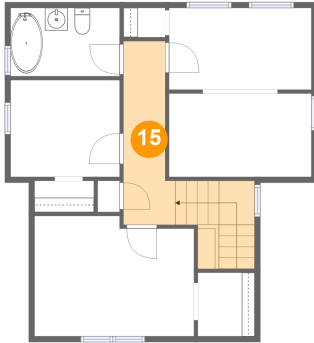
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

14 Floor 3 - W.i.c.



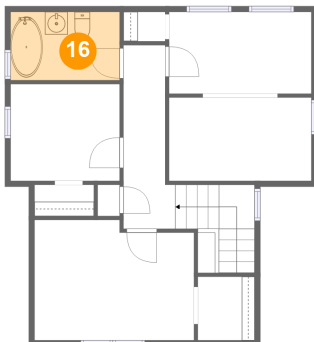
Dimensions: 5'0" x 5'7"
Area: 28 sq. ft
Counted as Living Area: No

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

458 William Newton Avenue, Chalmers, River East, Winnipeg, Manitoba, Canada, R2L 0W5**15 Floor 3 - Hall**

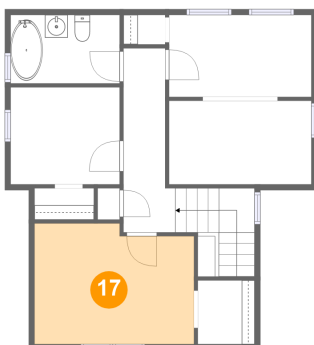
Dimensions: 4'6" x 16'1"
Area: 109 sq. ft
Counted as Living Area:
Yes

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

16 Floor 3 - Bath

Dimensions: 9'7" x 6'0"
Area: 57 sq. ft
Counted as Living Area:
Yes

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

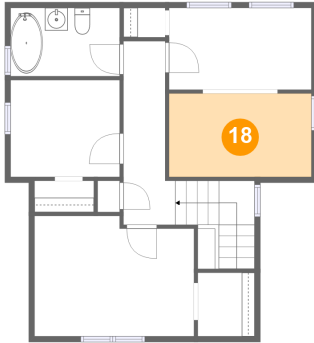
17 Floor 3 - Primary Bedroom

Dimensions: 14'0" x 10'7"
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

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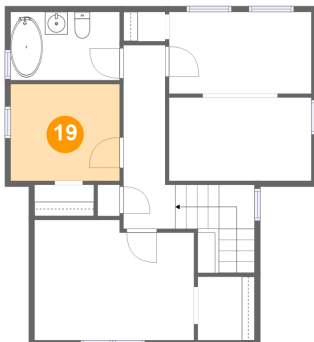
18 Floor 3 - Bedroom



Dimensions: 12'6" x 7'4"
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

19 Floor 3 - Bedroom



Dimensions: 9'7" x 8'6"
Area: 81 sq. ft
Counted as Living Area:
Yes

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