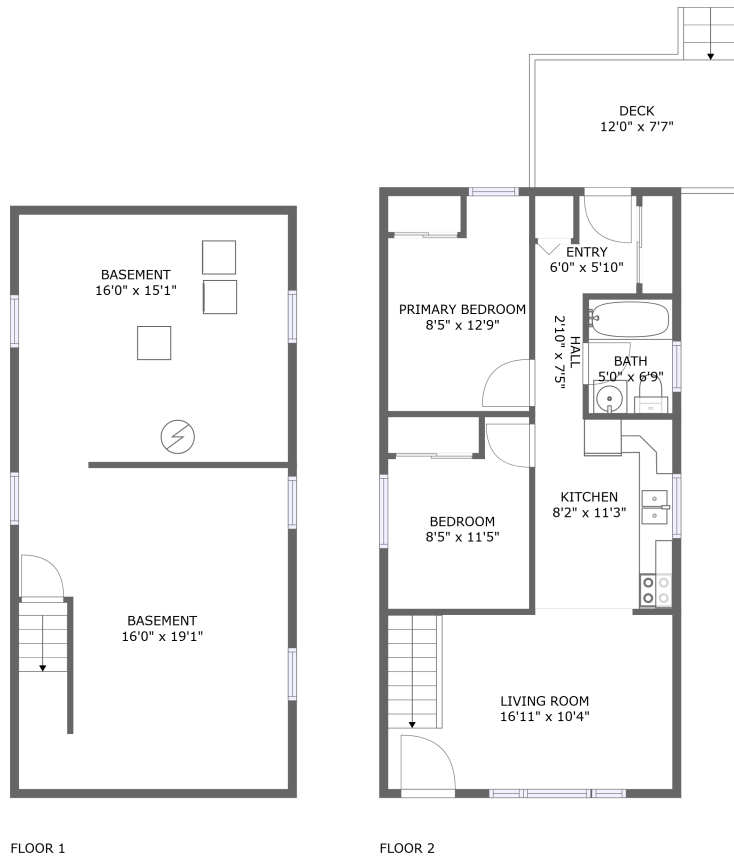


1038 Windermere Avenue, Beaumont, Fort Garry, Winnipeg, Manitoba, Canada, R3T 1A4

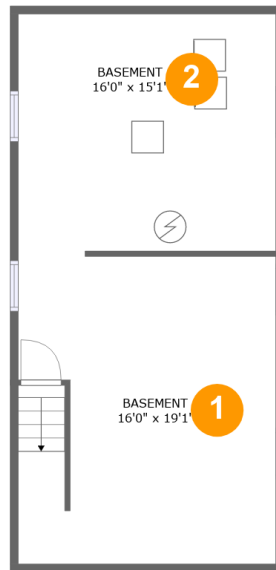


Property Summary

0 garages **2** bedrooms **1** bathrooms **0** half baths

2 floors **648** Gross Living Area sqft **1,346** total sqft

**1038 Windermere Avenue, Beaumont, Fort Garry,
Winnipeg, Manitoba, Canada, R3T 1A4**



Room Dimensions

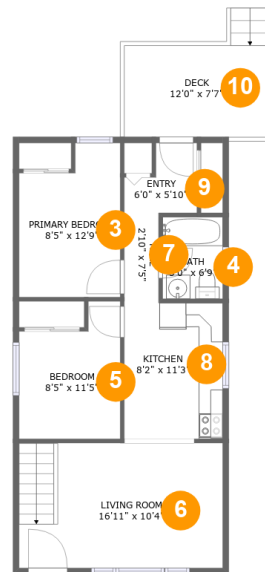
Floor 1

Total sqft: 597

Living area: 0

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Basement	16'0" x 19'1"	302 sq. ft	No
2	Basement	16'0" x 15'1"	237 sq. ft	No

1038 Windermere Avenue, Beaumont, Fort Garry, Winnipeg, Manitoba, Canada, R3T 1A4



Room Dimensions

Floor 2

Total sqft: 749

Living area: 648

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
3	Primary Bedroom	8'5" x 12'9"	96 sq. ft	Yes
4	Bath	5'0" x 6'9"	34 sq. ft	Yes
5	Bedroom	8'5" x 11'5"	81 sq. ft	Yes
6	Living Room	16'11" x 10'4"	175 sq. ft	Yes
7	Hall	2'10" x 7'5"	21 sq. ft	Yes
8	Kitchen	8'2" x 11'3"	92 sq. ft	Yes
9	Entry	6'0" x 5'10"	27 sq. ft	Yes
10	Deck	12'0" x 7'7"	101 sq. ft	No

1038 Windermere Avenue, Beaumont, Fort Garry, Winnipeg, Manitoba, Canada, R3T 1A4

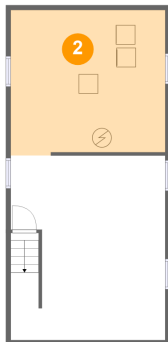
1 Floor 1 - Basement



Dimensions: 16'0" x 19'1"
Area: 302 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 - Basement



Dimensions: 16'0" x 15'1"
Area: 237 sq. ft
Counted as Living Area: No

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

1038 Windermere Avenue, Beaumont, Fort Garry, Winnipeg, Manitoba, Canada, R3T 1A4

3 Floor 2 - Primary Bedroom



Dimensions: 8'5" x 12'9"
Area: 96 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 - Bath



Dimensions: 5'0" x 6'9"
Area: 34 sq. ft
Counted as Living Area:
Yes

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

5 Floor 2 - Bedroom

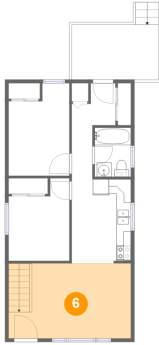


Dimensions: 8'5" x 11'5"
Area: 81 sq. ft
Counted as Living Area:
Yes

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

1038 Windermere Avenue, Beaumont, Fort Garry, Winnipeg, Manitoba, Canada, R3T 1A4

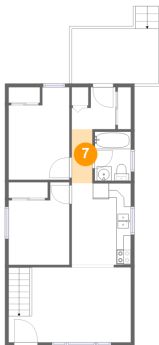
6 Floor 2 - Living Room



Dimensions: 16'11" x 10'4"
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

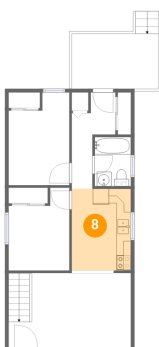
7 Floor 2 - Hall



Dimensions: 2'10" x 7'5"
Area: 21 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

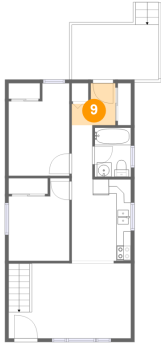


Dimensions: 8'2" x 11'3"
Area: 92 sq. ft
Counted as Living Area:
Yes

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

1038 Windermere Avenue, Beaumont, Fort Garry, Winnipeg, Manitoba, Canada, R3T 1A4

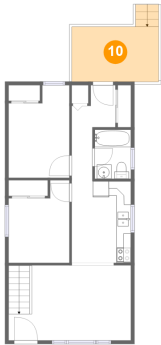
9 Floor 2 - Entry



Dimensions: 6'0" x 5'10"
Area: 27 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 - Deck



Dimensions: 12'0" x 7'7"
Area: 101 sq. ft
Counted as Living Area: No

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