





75142 Sturgeon Road, Stonewall, Manitoba, Canada

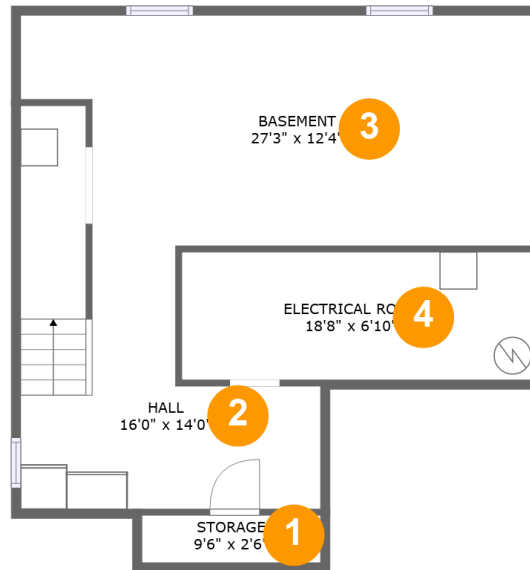


Property Summary

 **1** garages  **4** bedrooms  **2** bathrooms  **1** half baths

 **3** floors  **2,728** Gross Living Area sqft  **4,655** total sqft

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Room Dimensions

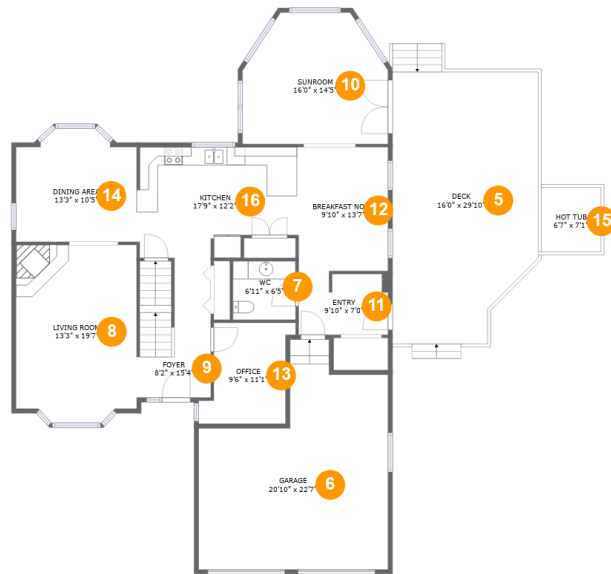
Floor 1

Total sqft: 726

Living area: 0

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Storage	9'6" x 2'6"	24 sq. ft	No
2	Hall	16'0" x 14'0"	192 sq. ft	No
3	Basement	27'3" x 12'4"	305 sq. ft	No
4	Electrical Room	18'8" x 6'10"	127 sq. ft	No

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Room Dimensions

Floor 2

Total sqft: 2326

Living area: 1243

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
5	Deck	16'0" x 29'10"	458 sq. ft	No
6	Garage	20'10" x 22'7"	402 sq. ft	No
7	Wc	6'11" x 6'5"	44 sq. ft	No
8	Living Room	13'3" x 19'7"	249 sq. ft	Yes
9	Foyer	8'2" x 15'4"	117 sq. ft	Yes
10	Sunroom	16'0" x 14'5"	204 sq. ft	Yes
11	Entry	9'10" x 7'0"	65 sq. ft	Yes
12	Breakfast Nook	9'10" x 13'7"	133 sq. ft	Yes
13	Office	9'6" x 11'1"	93 sq. ft	No
14	Dining Area	13'3" x 10'5"	138 sq. ft	Yes
15	Hot Tub	6'7" x 7'1"	46 sq. ft	No

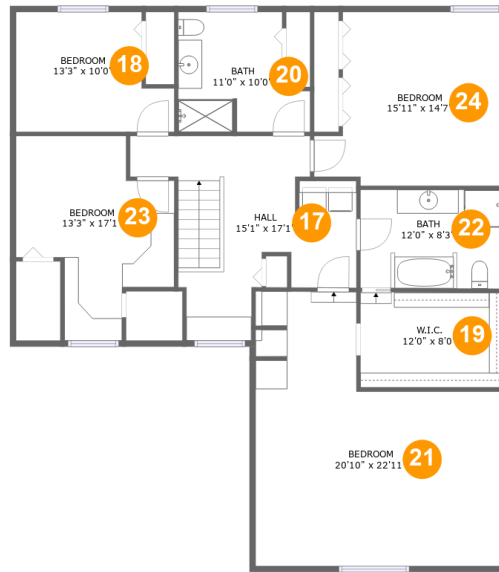
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Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

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#	Room name	Dimensions	Area (sqft)	Counted as Living Area
16	Kitchen	17'9" x 12'2"	198 sq. ft	Yes

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Room Dimensions

Floor 3

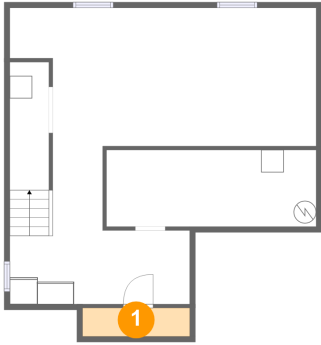
Total sqft: 1603

Living area: 1485

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
17	Hall	15'1" x 17'1"	204 sq. ft	Yes
18	Bedroom	13'3" x 10'0"	116 sq. ft	Yes
19	W.i.c.	12'0" x 8'0"	79 sq. ft	Yes
20	Bath	11'0" x 10'0"	94 sq. ft	Yes
21	Bedroom	20'10" x 22'11"	296 sq. ft	Yes
22	Bath	12'0" x 8'3"	99 sq. ft	Yes
23	Bedroom	13'3" x 17'1"	164 sq. ft	Yes
24	Bedroom	15'11" x 14'7"	203 sq. ft	Yes

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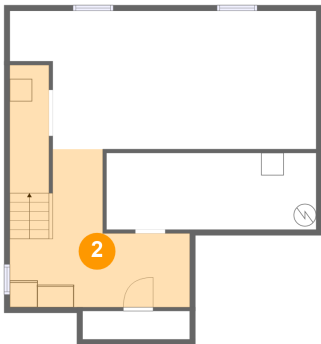
1 Floor 1 - Storage



Dimensions: 9'6" x 2'6"
Area: 24 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

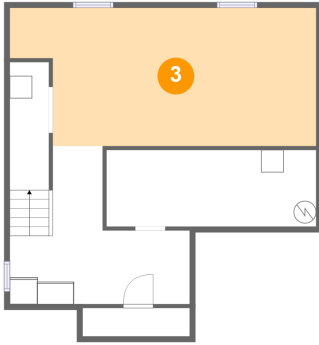


Dimensions: 16'0" x 14'0"
Area: 192 sq. ft
Counted as Living Area: No

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

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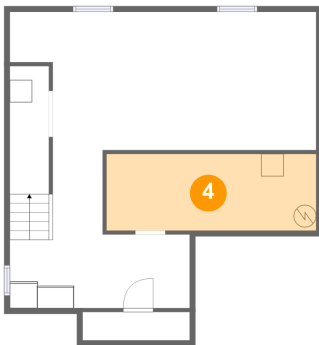
3 Floor 1 - Basement



Dimensions: 27'3" x 12'4"
Area: 305 sq. ft
Counted as Living Area: No

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

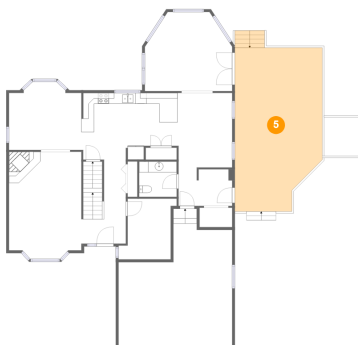
4 Floor 1 - Electrical Room



Dimensions: 18'8" x 6'10"
Area: 127 sq. ft
Counted as Living Area: No

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

5 Floor 2 - Deck

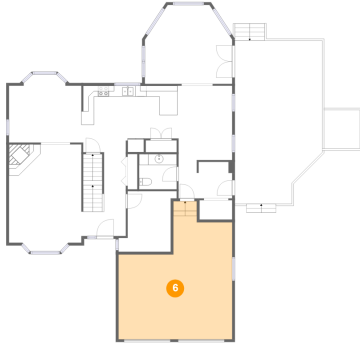


Dimensions: 16'0" x 29'10"
Area: 458 sq. ft
Counted as Living Area: No

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

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6 Floor 2 - Garage



Dimensions: 20'10" x 22'7"
Area: 402 sq. ft
Counted as Living Area: No

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

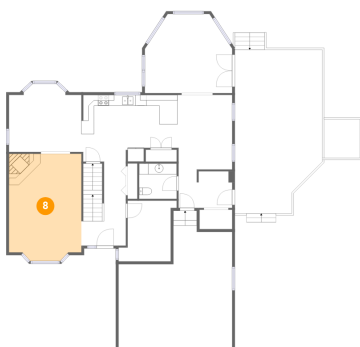
7 Floor 2 - Wc



Dimensions: 6'11" x 6'5"
Area: 44 sq. ft
Counted as Living Area: No

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

8 Floor 2 - Living Room

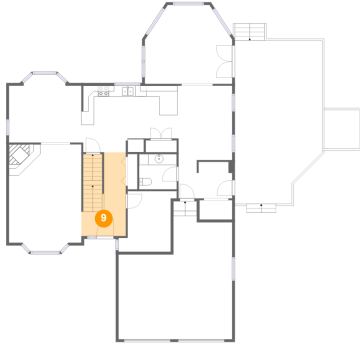


Dimensions: 13'3" x 19'7"
Area: 249 sq. ft
Counted as Living Area: Yes

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

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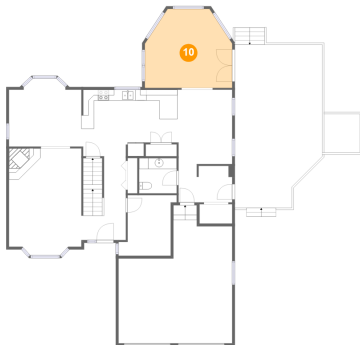
9 Floor 2 - Foyer



Dimensions: 8'2" x 15'4"
Area: 117 sq. ft
Counted as Living Area:
Yes

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

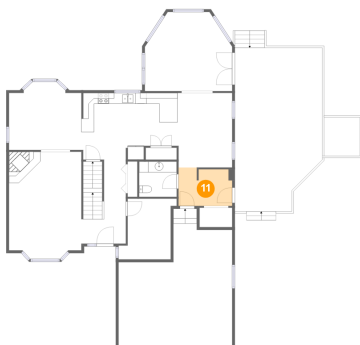
10 Floor 2 - Sunroom



Dimensions: 16'0" x 14'5"
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

11 Floor 2 - Entry

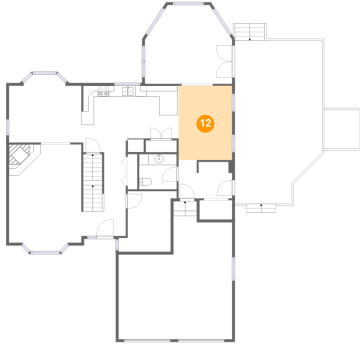


Dimensions: 9'10" x 7'0"
Area: 65 sq. ft
Counted as Living Area:
Yes

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

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12 Floor 2 - Breakfast Nook



Dimensions: 9'10" x 13'7"
Area: 133 sq. ft
Counted as Living Area:
Yes

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

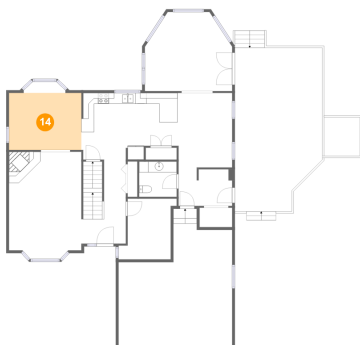
13 Floor 2 - Office



Dimensions: 9'6" x 11'1"
Area: 93 sq. ft
Counted as Living Area: No

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

14 Floor 2 - Dining Area



Dimensions: 13'3" x 10'5"
Area: 138 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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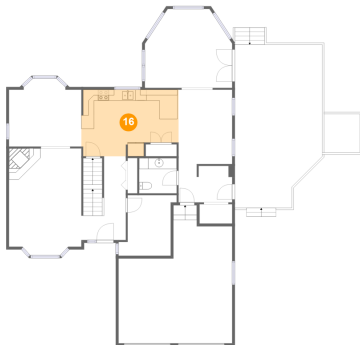
15 Floor 2 - Hot Tub



Dimensions: 6'7" x 7'1"
Area: 46 sq. ft
Counted as Living Area: No

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

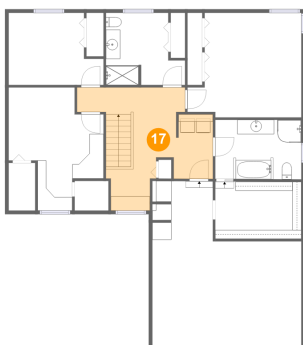
16 Floor 2 - Kitchen



Dimensions: 17'9" x 12'2"
Area: 198 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 3 - Hall

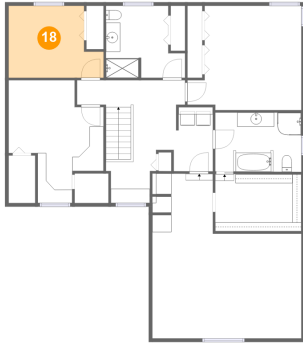


Dimensions: 15'1" x 17'1"
Area: 204 sq. ft
Counted as Living Area:
Yes

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

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18 Floor 3 - Bedroom



Dimensions: 13'3" x 10'0"
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

19 Floor 3 - W.i.c.



Dimensions: 12'0" x 8'0"
Area: 79 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 - Bath

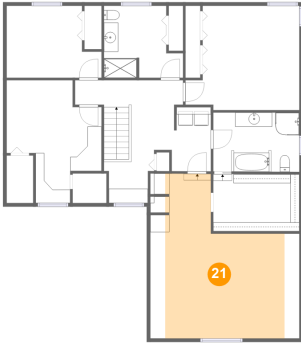


Dimensions: 11'0" x 10'0"
Area: 94 sq. ft
Counted as Living Area:
Yes

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

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21 Floor 3 - Bedroom



Dimensions: 20'10" x 22'11"
Area: 296 sq. ft
Counted as Living Area:
Yes

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

22 Floor 3 - Bath



Dimensions: 12'0" x 8'3"
Area: 99 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 - Bedroom

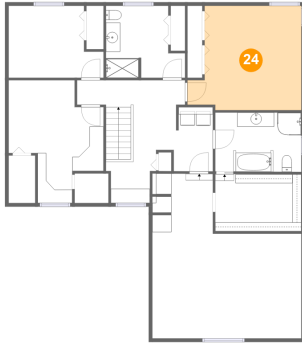


Dimensions: 13'3" x 17'1"
Area: 164 sq. ft
Counted as Living Area:
Yes

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: 15'11" x 14'7"
Area: 203 sq. ft
Counted as Living Area:
Yes

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