





# 4 Solstice Lane, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0G4

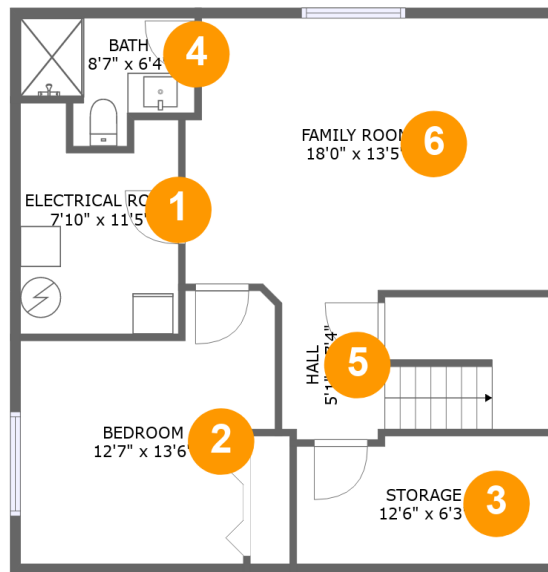


## Property Summary

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

 **3** floors     **2,240** Gross Living Area sqft     **3,592** total sqft

# 4 Solstice Lane, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0G4



## Room Dimensions

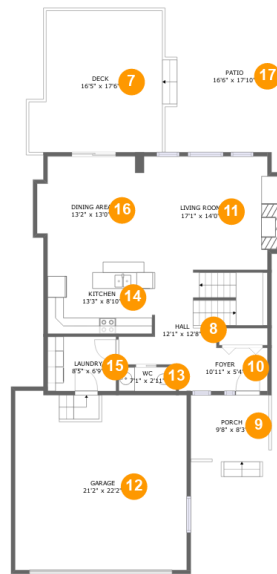
Floor 1

Total sqft: 757

Living area: 533

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Electrical Room	7'10" x 11'5"	79 sq. ft	No
2	Bedroom	12'7" x 13'6"	139 sq. ft	Yes
3	Storage	12'6" x 6'3"	77 sq. ft	No
4	Bath	8'7" x 6'4"	42 sq. ft	No
5	Hall	5'1" x 7'4"	87 sq. ft	Yes
6	Family Room	18'0" x 13'5"	236 sq. ft	Yes

# 4 Solstice Lane, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0G4



## Room Dimensions

Floor 2

Total sqft: 1999

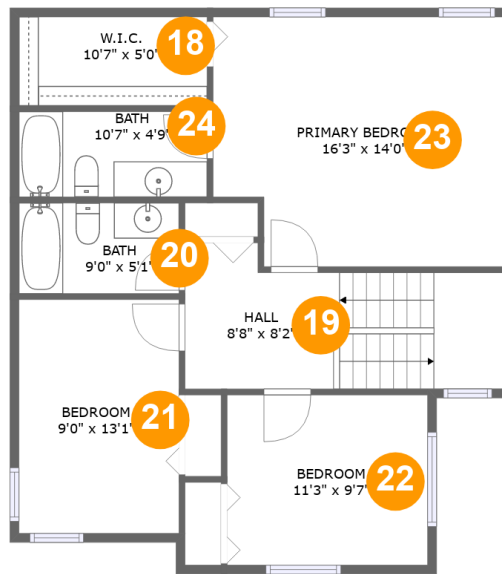
Living area: 871

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
7	Deck	16'5" x 17'6"	264 sq. ft	No
8	Hall	12'1" x 12'8"	146 sq. ft	Yes
9	Porch	9'8" x 8'3"	75 sq. ft	No
10	Foyer	10'11" x 5'4"	54 sq. ft	Yes
11	Living Room	17'1" x 14'0"	223 sq. ft	Yes
12	Garage	21'2" x 22'2"	459 sq. ft	No
13	Wc	7'1" x 2'11"	21 sq. ft	Yes
14	Kitchen	13'3" x 8'10"	117 sq. ft	Yes
15	Laundry	8'5" x 6'9"	56 sq. ft	Yes
16	Dining Area	13'2" x 13'0"	161 sq. ft	Yes
17	Patio	16'6" x 17'10"	295 sq. ft	No

Scan captured on Tue, 23 Jul 2024 20:43:33 GMT

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

**4 Solstice Lane, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0G4**



**Room Dimensions**

**Floor 3**

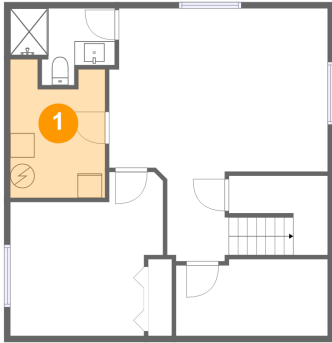
**Total sqft: 836**

**Living area: 836**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
18	W.i.c.	10'7" x 5'0"	53 sq. ft	Yes
19	Hall	8'8" x 8'2"	123 sq. ft	Yes
20	Bath	9'0" x 5'1"	46 sq. ft	Yes
21	Bedroom	9'0" x 13'1"	118 sq. ft	Yes
22	Bedroom	11'3" x 9'7"	107 sq. ft	Yes
23	Primary Bedroom	16'3" x 14'0"	217 sq. ft	Yes
24	Bath	10'7" x 4'9"	51 sq. ft	Yes

# 4 Solstice Lane, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0G4

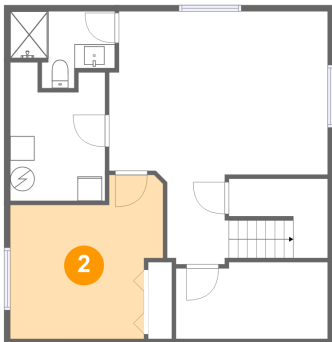
## 1 Floor 1 - Electrical Room



Dimensions: 7'10" x 11'5"  
Area: 79 sq. ft  
Counted as Living Area: No

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

## 2 Floor 1 - Bedroom

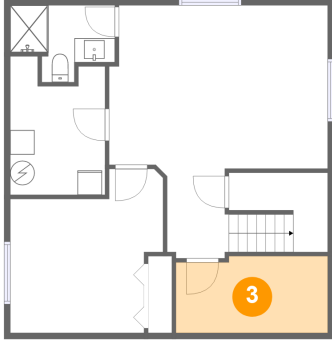


Dimensions: 12'7" x 13'6"  
Area: 139 sq. ft  
Counted as Living Area:  
Yes

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

# 4 Solstice Lane, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0G4

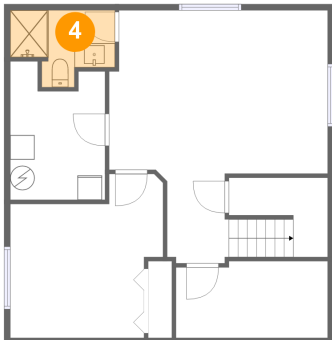
## 3 Floor 1 - Storage



Dimensions: 12'6" x 6'3"  
Area: 77 sq. ft  
Counted as Living Area: No

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

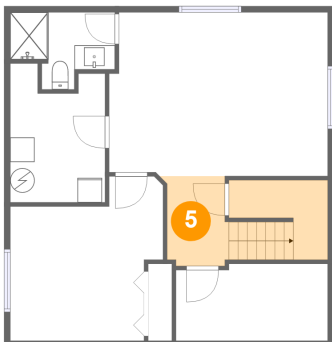
## 4 Floor 1 - Bath



Dimensions: 8'7" x 6'4"  
Area: 42 sq. ft  
Counted as Living Area: No

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

## 5 Floor 1 - Hall

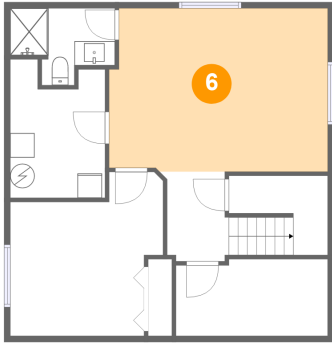


Dimensions: 5'1" x 7'4"  
Area: 87 sq. ft  
Counted as Living Area: Yes

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

# 4 Solstice Lane, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0G4

## 6 Floor 1 - Family Room



Dimensions: 18'0" x 13'5"  
Area: 236 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 - Deck



Dimensions: 16'5" x 17'6"  
Area: 264 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 - Hall



Dimensions: 12'1" x 12'8"  
Area: 146 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 Solstice Lane, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0G4

## 9 Floor 2 - Porch



Dimensions: 9'8" x 8'3"  
Area: 75 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 - Foyer



Dimensions: 10'11" x 5'4"  
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

## 11 Floor 2 - Living Room



Dimensions: 17'1" x 14'0"  
Area: 223 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 Solstice Lane, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0G4

## 12 Floor 2 - Garage



Dimensions: 21'2" x 22'2"  
Area: 459 sq. ft  
Counted as Living Area: No

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

## 13 Floor 2 - Wc



Dimensions: 7'1" x 2'11"  
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

## 14 Floor 2 - Kitchen



Dimensions: 13'3" x 8'10"  
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

# 4 Solstice Lane, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0G4

## 15 Floor 2 - Laundry



Dimensions: 8'5" x 6'9"  
Area: 56 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 - Dining Area



Dimensions: 13'2" x 13'0"  
Area: 161 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 2 - Patio

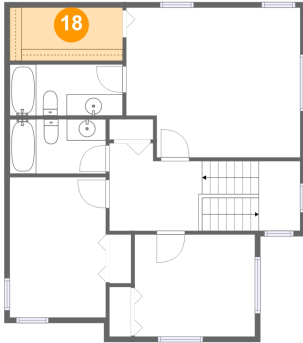


Dimensions: 16'6" x 17'10"  
Area: 295 sq. ft  
Counted as Living Area: No

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

# 4 Solstice Lane, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0G4

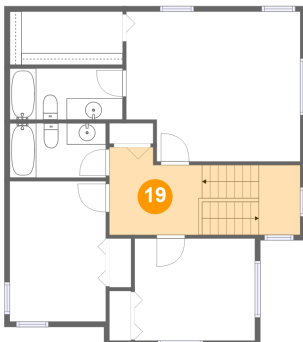
## 18 Floor 3 - W.i.c.



Dimensions: 10'7" x 5'0"  
Area: 53 sq. ft  
Counted as Living Area:  
Yes

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

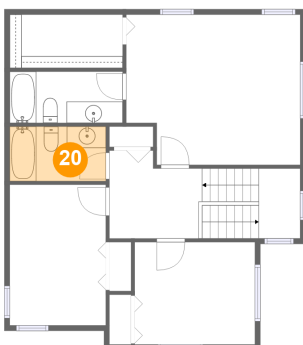
## 19 Floor 3 - Hall



Dimensions: 8'8" x 8'2"  
Area: 123 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

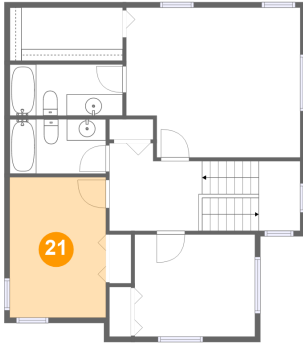


Dimensions: 9'0" x 5'1"  
Area: 46 sq. ft  
Counted as Living Area:  
Yes

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

# 4 Solstice Lane, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0G4

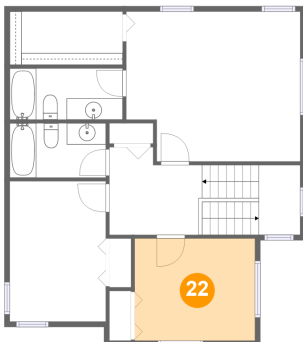
## 21 Floor 3 - Bedroom



Dimensions: 9'0" x 13'1"  
Area: 118 sq. ft  
Counted as Living Area:  
Yes

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

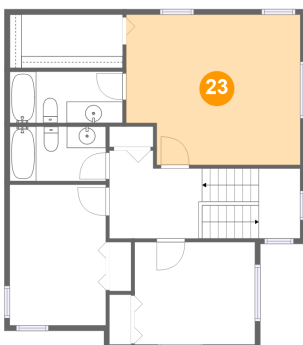
## 22 Floor 3 - Bedroom



Dimensions: 11'3" x 9'7"  
Area: 107 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 - Primary Bedroom

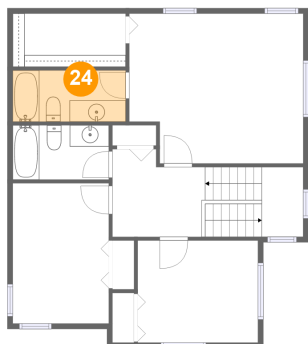


Dimensions: 16'3" x 14'0"  
Area: 217 sq. ft  
Counted as Living Area:  
Yes

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

# 4 Solstice Lane, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0G4

## 24 Floor 3 - Bath



Dimensions: 10'7" x 4'9"  
Area: 51 sq. ft  
Counted as Living Area:  
Yes

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