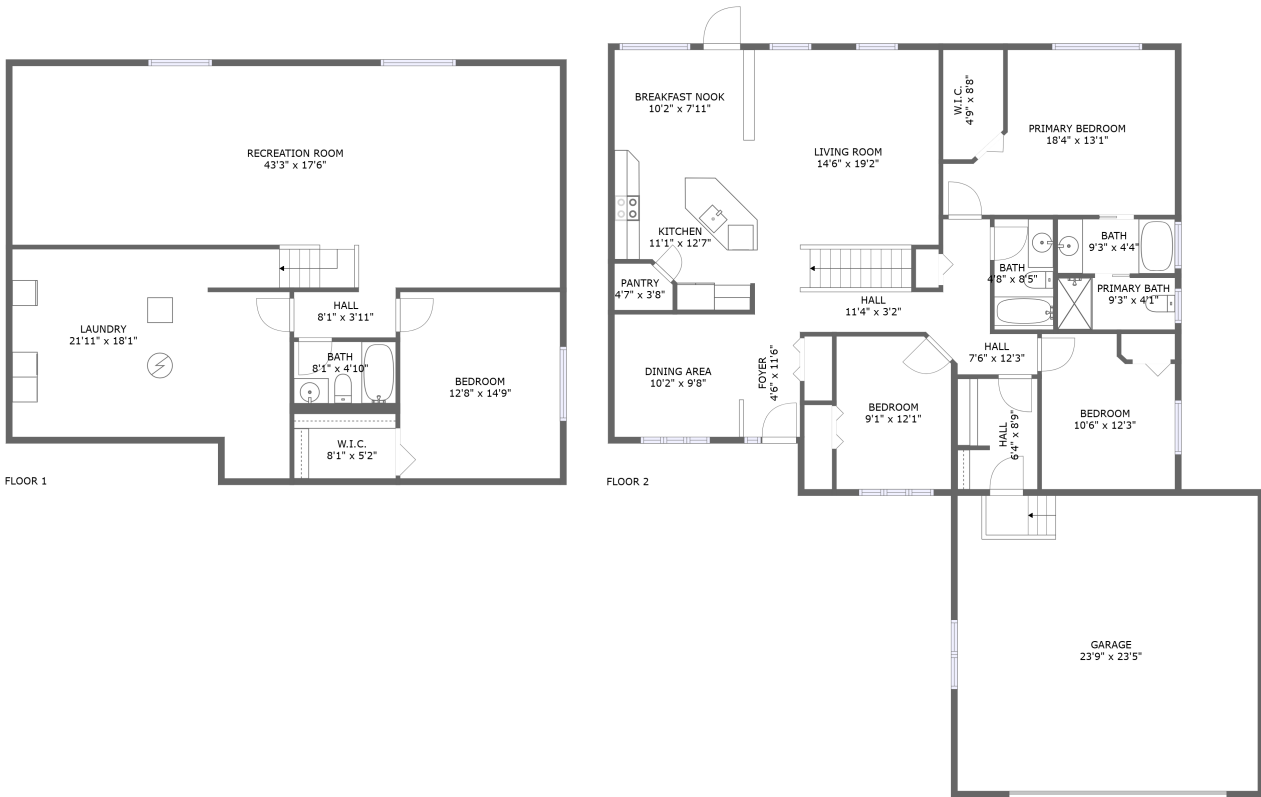


23 Benson Boulevard, Oak Bluff, Manitoba, Canada, R4G 0A2



Property Summary



2 floors



4 bedrooms



3 bathrooms



3,582 total sqft

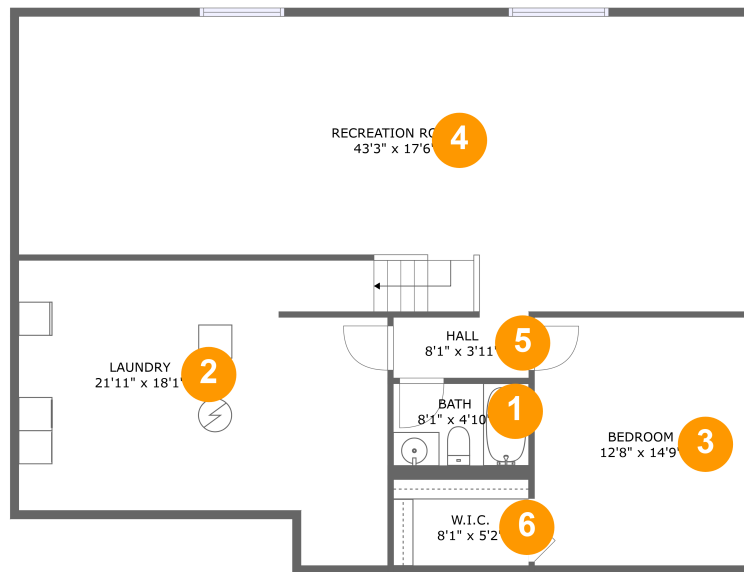


1 garages



2,588 Gross Living Area sqft

23 Benson Boulevard, Oak Bluff, Manitoba, Canada, R4G 0A2



Room Dimensions

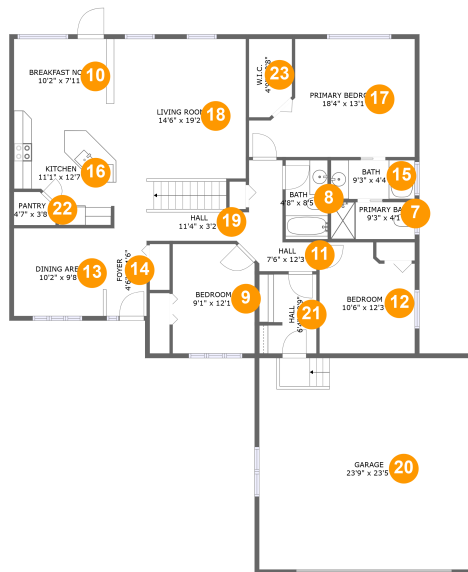
Floor 1

Total sqft: 1433

Living area: 1073

| # | Room name | Dimensions | Area (sqft) | Counted as Living Area |
|---|-----------------|----------------|-------------|------------------------|
| 1 | Bath | 8'1" x 4'10" | 39 sq. ft | Yes |
| 2 | Laundry | 21'11" x 18'1" | 338 sq. ft | No |
| 3 | Bedroom | 12'8" x 14'9" | 186 sq. ft | Yes |
| 4 | Recreation Room | 43'3" x 17'6" | 687 sq. ft | Yes |
| 5 | Hall | 8'1" x 3'11" | 30 sq. ft | Yes |
| 6 | W.i.c. | 8'1" x 5'2" | 41 sq. ft | Yes |

23 Benson Boulevard, Oak Bluff, Manitoba, Canada, R4G 0A2



Room Dimensions

Floor 2

Total sqft: 2149

Living area: 1515

| # | Room name | Dimensions | Area (sqft) | Counted as Living Area |
|----|-----------------|---------------|-------------|------------------------|
| 7 | Primary Bath | 9'3" x 4'1" | 38 sq. ft | Yes |
| 8 | Bath | 4'8" x 8'5" | 41 sq. ft | No |
| 9 | Bedroom | 9'1" x 12'1" | 107 sq. ft | Yes |
| 10 | Breakfast Nook | 10'2" x 7'11" | 88 sq. ft | Yes |
| 11 | Hall | 7'6" x 12'3" | 56 sq. ft | Yes |
| 12 | Bedroom | 10'6" x 12'3" | 119 sq. ft | Yes |
| 13 | Dining Area | 10'2" x 9'8" | 99 sq. ft | Yes |
| 14 | Foyer | 4'6" x 11'6" | 50 sq. ft | Yes |
| 15 | Bath | 9'3" x 4'4" | 40 sq. ft | Yes |
| 16 | Kitchen | 11'1" x 12'7" | 121 sq. ft | Yes |
| 17 | Primary Bedroom | 18'4" x 13'1" | 197 sq. ft | Yes |

Scan captured on Wed, 08 May 2024 15:15:47 GMT

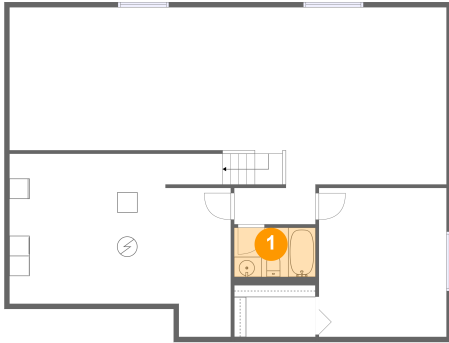
Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

**23 Benson Boulevard, Oak Bluff, Manitoba,
Canada, R4G 0A2**

| # | Room name | Dimensions | Area (sqft) | Counted as Living Area |
|----|-------------|---------------|-------------|------------------------|
| 18 | Living Room | 14'6" x 19'2" | 270 sq. ft | Yes |
| 19 | Hall | 11'4" x 3'2" | 37 sq. ft | Yes |
| 20 | Garage | 23'9" x 23'5" | 554 sq. ft | No |
| 21 | Hall | 6'4" x 8'9" | 54 sq. ft | Yes |
| 22 | Pantry | 4'7" x 3'8" | 15 sq. ft | Yes |
| 23 | W.i.c. | 4'9" x 8'8" | 38 sq. ft | Yes |

23 Benson Boulevard, Oak Bluff, Manitoba, Canada, R4G 0A2

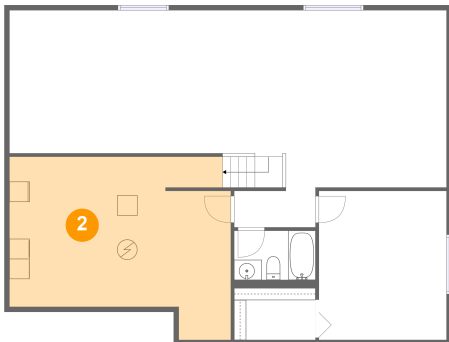
1 Floor 1 - Bath



Dimensions: 8'1" x 4'10"
Area: 39 sq. ft
Counted as Living Area:
Yes

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

2 Floor 1 - Laundry

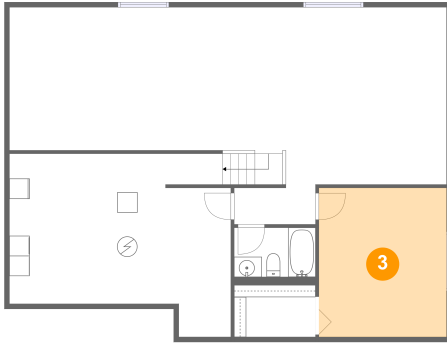


Dimensions: 21'11" x 18'1"
Area: 338 sq. ft
Counted as Living Area: No

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

23 Benson Boulevard, Oak Bluff, Manitoba, Canada, R4G 0A2

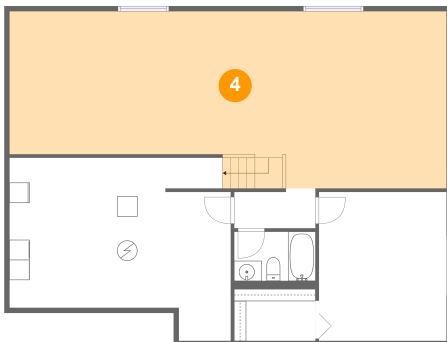
3 Floor 1 - Bedroom



Dimensions: 12'8" x 14'9"
Area: 186 sq. ft
Counted as Living Area:
Yes

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

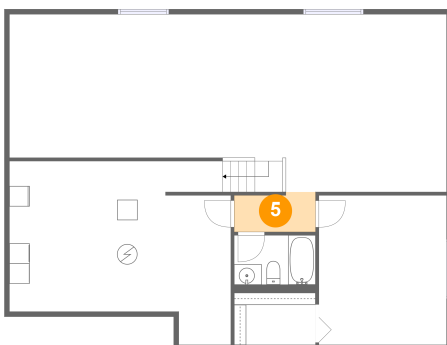
4 Floor 1 - Recreation Room



Dimensions: 43'3" x 17'6"
Area: 687 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 - Hall

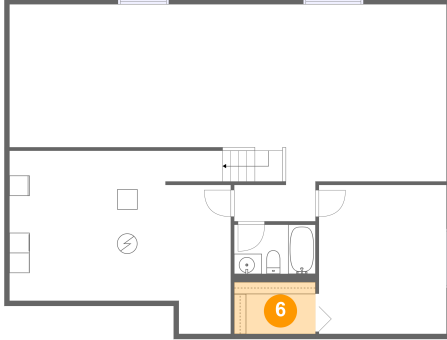


Dimensions: 8'1" x 3'11"
Area: 30 sq. ft
Counted as Living Area:
Yes

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

23 Benson Boulevard, Oak Bluff, Manitoba, Canada, R4G 0A2

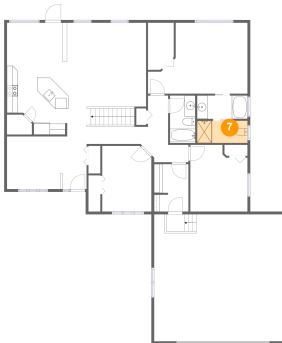
6 Floor 1 - W.i.c.



Dimensions: 8'1" x 5'2"
Area: 41 sq. ft
Counted as Living Area:
Yes

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

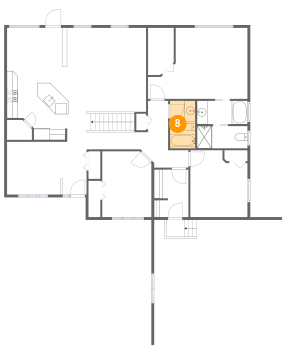
7 Floor 2 - Primary Bath



Dimensions: 9'3" x 4'1"
Area: 38 sq. ft
Counted as Living Area:
Yes

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

8 Floor 2 - Bath

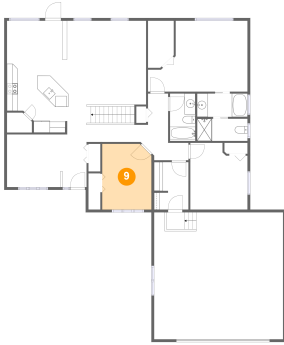


Dimensions: 4'8" x 8'5"
Area: 41 sq. ft
Counted as Living Area: No

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

23 Benson Boulevard, Oak Bluff, Manitoba, Canada, R4G 0A2

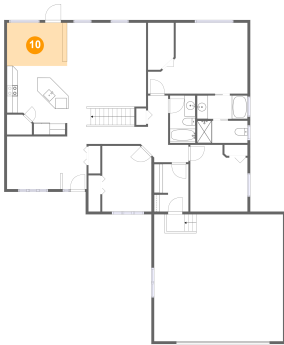
9 Floor 2 - Bedroom



Dimensions: 9'1" x 12'1"
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

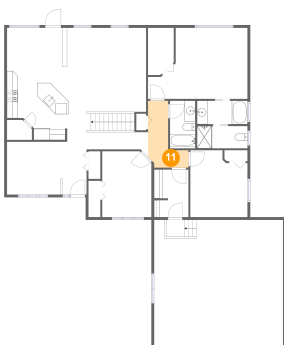
10 Floor 2 - Breakfast Nook



Dimensions: 10'2" x 7'11"
Area: 88 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 - Hall

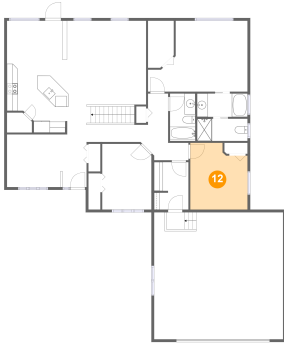


Dimensions: 7'6" x 12'3"
Area: 56 sq. ft
Counted as Living Area:
Yes

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

23 Benson Boulevard, Oak Bluff, Manitoba, Canada, R4G 0A2

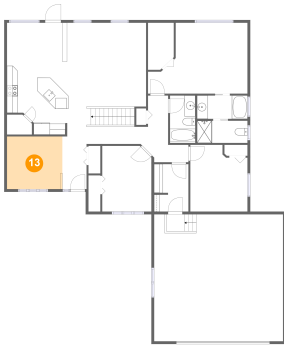
12 Floor 2 - Bedroom



Dimensions: 10'6" x 12'3"
Area: 119 sq. ft
Counted as Living Area:
Yes

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

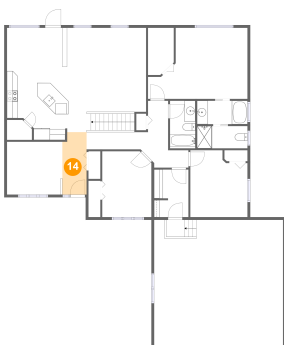
13 Floor 2 - Dining Area



Dimensions: 10'2" x 9'8"
Area: 99 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 - Foyer

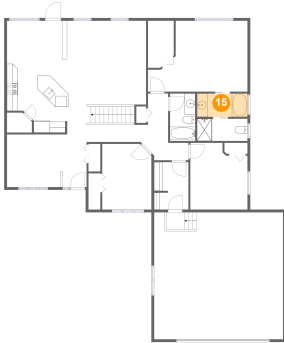


Dimensions: 4'6" x 11'6"
Area: 50 sq. ft
Counted as Living Area:
Yes

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

23 Benson Boulevard, Oak Bluff, Manitoba, Canada, R4G 0A2

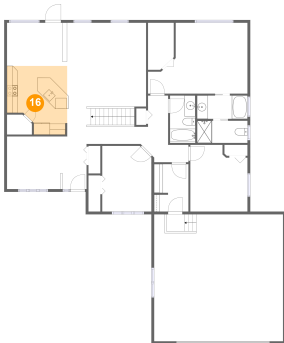
15 Floor 2 - Bath



Dimensions: 9'3" x 4'4"
Area: 40 sq. ft
Counted as Living Area:
Yes

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

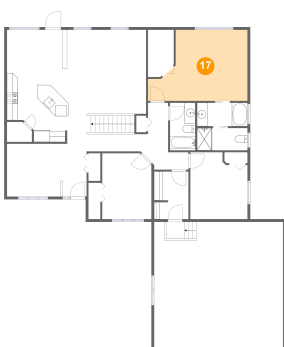
16 Floor 2 - Kitchen



Dimensions: 11'1" x 12'7"
Area: 121 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 - Primary Bedroom

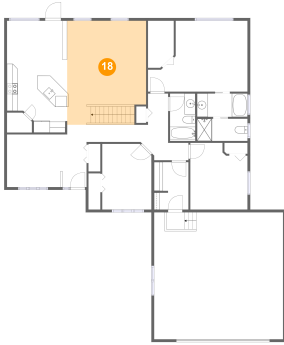


Dimensions: 18'4" x 13'1"
Area: 197 sq. ft
Counted as Living Area:
Yes

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

23 Benson Boulevard, Oak Bluff, Manitoba, Canada, R4G 0A2

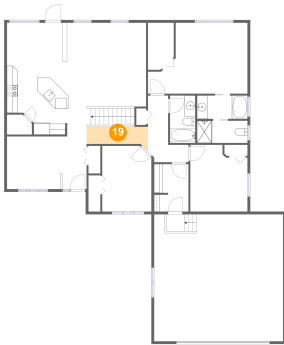
18 Floor 2 - Living Room



Dimensions: 14'6" x 19'2"
Area: 270 sq. ft
Counted as Living Area:
Yes

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

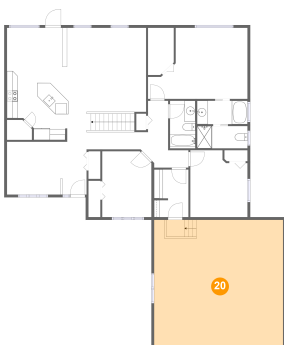
19 Floor 2 - Hall



Dimensions: 11'4" x 3'2"
Area: 37 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 2 - Garage



Dimensions: 23'9" x 23'5"
Area: 554 sq. ft
Counted as Living Area: No

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

23 Benson Boulevard, Oak Bluff, Manitoba, Canada, R4G 0A2

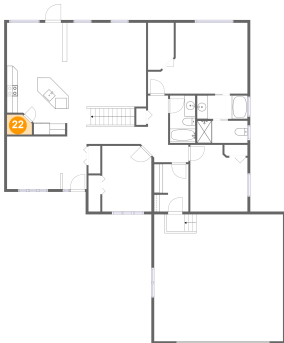
21 Floor 2 - Hall



Dimensions: 6'4" x 8'9"
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

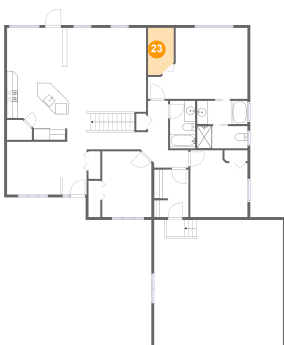
22 Floor 2 - Pantry



Dimensions: 4'7" x 3'8"
Area: 15 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 2 - W.i.c.



Dimensions: 4'9" x 8'8"
Area: 38 sq. ft
Counted as Living Area:
Yes

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