

# 1352 Scurfield Boulevard, Whyte Ridge, Fort Garry, Winnipeg, Manitoba, Canada, R3Y 1Y4

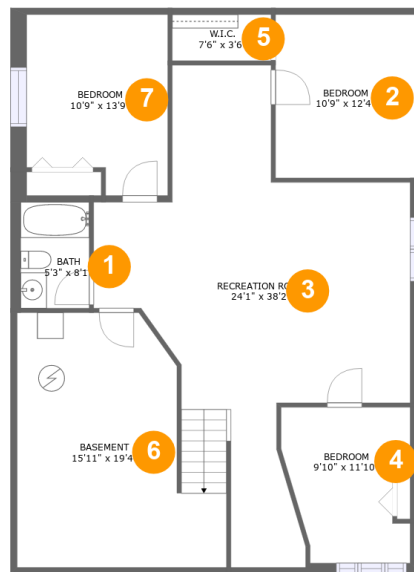


## Property Summary

**1** garages    **6** bedrooms    **3** bathrooms    **0** half baths

**3** floors    **3,069** Gross Living Area sqft    **4,169** total sqft

# 1352 Scurfield Boulevard, Whyte Ridge, Fort Garry, Winnipeg, Manitoba, Canada, R3Y 1Y4



## Room Dimensions

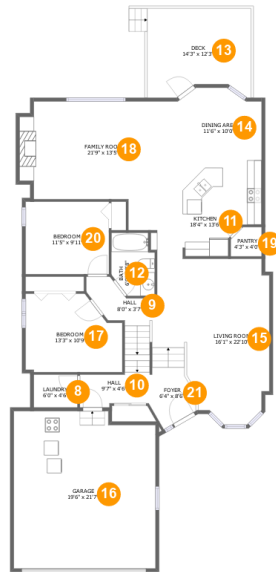
Floor 1

Total sqft: 1352

Living area: 1083

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Bath	5'3" x 8'1"	42 sq. ft	Yes
2	Bedroom	10'9" x 12'4"	134 sq. ft	Yes
3	Recreation Room	24'1" x 38'2"	500 sq. ft	Yes
4	Bedroom	9'10" x 11'10"	100 sq. ft	Yes
5	W.i.c.	7'6" x 3'6"	26 sq. ft	Yes
6	Basement	15'11" x 19'4"	251 sq. ft	No
7	Bedroom	10'9" x 13'9"	135 sq. ft	Yes

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## Room Dimensions

Floor 2

Total sqft: 2110

Living area: 1507

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
8	Laundry	6'0" x 4'6"	27 sq. ft	Yes
9	Hall	8'0" x 3'7"	59 sq. ft	Yes
10	Hall	9'7" x 4'6"	44 sq. ft	Yes
11	Kitchen	18'4" x 13'6"	176 sq. ft	Yes
12	Bath	6'0" x 8'8"	46 sq. ft	Yes
13	Deck	14'3" x 12'3"	162 sq. ft	No
14	Dining Area	11'6" x 10'0"	106 sq. ft	Yes
15	Living Room	16'1" x 22'10"	305 sq. ft	Yes
16	Garage	19'6" x 21'7"	409 sq. ft	No
17	Bedroom	13'3" x 10'9"	128 sq. ft	Yes
18	Family Room	21'9" x 13'5"	283 sq. ft	Yes

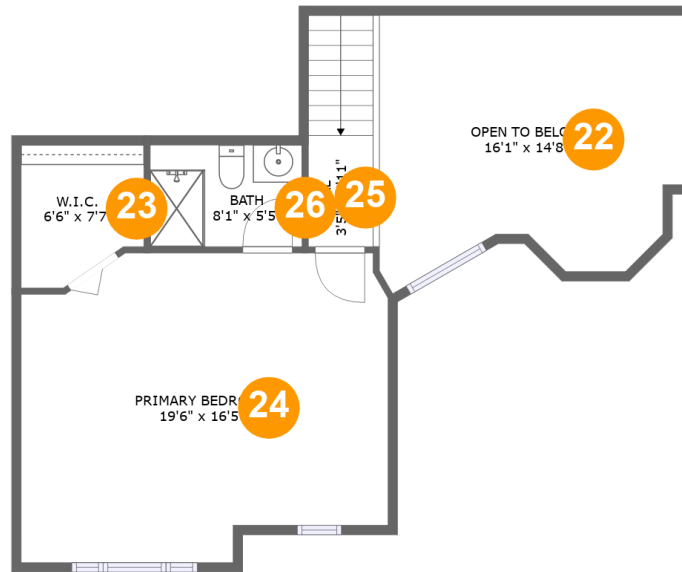
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**1352 Scurfield Boulevard, Whyte Ridge, Fort Garry, Winnipeg, Manitoba, Canada, R3Y 1Y4**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
19	Pantry	4'3" x 4'0"	16 sq. ft	Yes
20	Bedroom	11'5" x 9'11"	114 sq. ft	Yes
21	Foyer	6'4" x 8'6"	41 sq. ft	Yes

**1352 Scurfield Boulevard, Whyte Ridge, Fort Garry, Winnipeg, Manitoba, Canada, R3Y 1Y4**



**Room Dimensions**

**Floor 3**

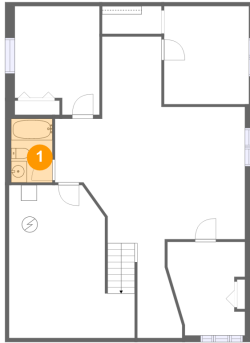
**Total sqft: 707**

**Living area: 479**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
22	Open To Below	16'1" x 14'8"	205 sq. ft	No
23	W.i.c.	6'6" x 7'7"	44 sq. ft	Yes
24	Primary Bedroom	19'6" x 16'5"	294 sq. ft	Yes
25	Hall	3'5" x 5'11"	46 sq. ft	Yes
26	Bath	8'1" x 5'5"	43 sq. ft	Yes

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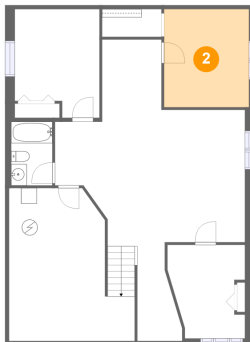
## 1 Floor 1 - Bath



Dimensions: 5'3" x 8'1"  
Area: 42 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 - Bedroom

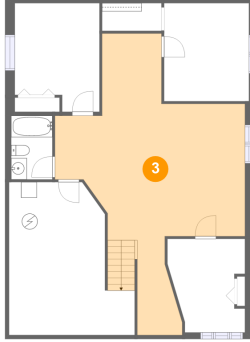


Dimensions: 10'9" x 12'4"  
Area: 134 sq. ft  
Counted as Living Area:  
Yes

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

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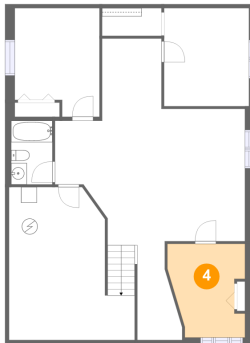
## 3 Floor 1 - Recreation Room



Dimensions: 24'1" x 38'2"  
Area: 500 sq. ft  
Counted as Living Area:  
Yes

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

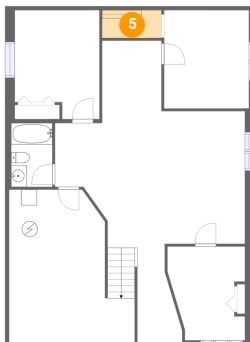
## 4 Floor 1 - Bedroom



Dimensions: 9'10" x 11'10"  
Area: 100 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 - W.i.c.

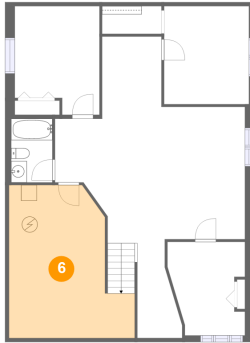


Dimensions: 7'6" x 3'6"  
Area: 26 sq. ft  
Counted as Living Area:  
Yes

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

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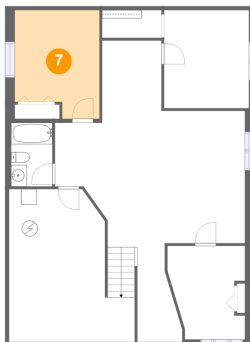
## 6 Floor 1 - Basement



Dimensions: 15'11" x 19'4"  
Area: 251 sq. ft  
Counted as Living Area: No

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

## 7 Floor 1 - Bedroom



Dimensions: 10'9" x 13'9"  
Area: 135 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 - Laundry



Dimensions: 6'0" x 4'6"  
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



# 1352 Scurfield Boulevard, Whyte Ridge, Fort Garry, Winnipeg, Manitoba, Canada, R3Y 1Y4

## 9 Floor 2 - Hall



Dimensions: 8'0" x 3'7"  
Area: 59 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 - Hall



Dimensions: 9'7" x 4'6"  
Area: 44 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 - Kitchen



Dimensions: 18'4" x 13'6"  
Area: 176 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 - Bath



Dimensions: 6'0" x 8'8"  
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

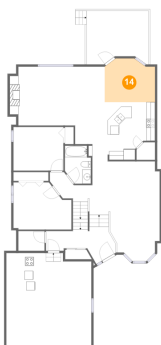
## 13 Floor 2 - Deck



Dimensions: 14'3" x 12'3"  
Area: 162 sq. ft  
Counted as Living Area: No

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

## 14 Floor 2 - Dining Area



Dimensions: 11'6" x 10'0"  
Area: 106 sq. ft  
Counted as Living Area:  
Yes

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

# 1352 Scurfield Boulevard, Whyte Ridge, Fort Garry, Winnipeg, Manitoba, Canada, R3Y 1Y4

## 15 Floor 2 - Living Room



Dimensions: 16'1" x 22'10"  
Area: 305 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 - Garage



Dimensions: 19'6" x 21'7"  
Area: 409 sq. ft  
Counted as Living Area: No

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

## 17 Floor 2 - Bedroom



Dimensions: 13'3" x 10'9"  
Area: 128 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 2 - Family Room



Dimensions: 21'9" x 13'5"  
Area: 283 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 - Pantry



Dimensions: 4'3" x 4'0"  
Area: 16 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 - Bedroom



Dimensions: 11'5" x 9'11"  
Area: 114 sq. ft  
Counted as Living Area:  
Yes

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

# 1352 Scurfield Boulevard, Whyte Ridge, Fort Garry, Winnipeg, Manitoba, Canada, R3Y 1Y4

## 21 Floor 2 - Foyer



Dimensions: 6'4" x 8'6"  
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

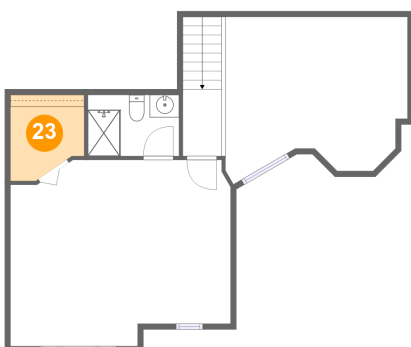
## 22 Floor 3 - Open To Below



Dimensions: 16'1" x 14'8"  
Area: 205 sq. ft  
Counted as Living Area: No

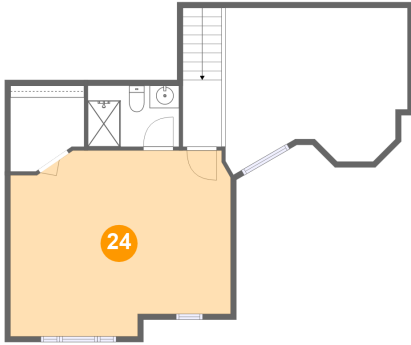
Heated: No  
Finished: No  
Enclosed: No  
Contiguous: Yes  
Permitted: No  
Wet Space: No  
Addition: No  
Conversion: No

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



Dimensions: 6'6" x 7'7"  
Area: 44 sq. ft  
Counted as Living Area:  
Yes

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

**1352 Scurfield Boulevard, Whyte Ridge, Fort Garry, Winnipeg, Manitoba, Canada, R3Y 1Y4****24 Floor 3 - Primary Bedroom**

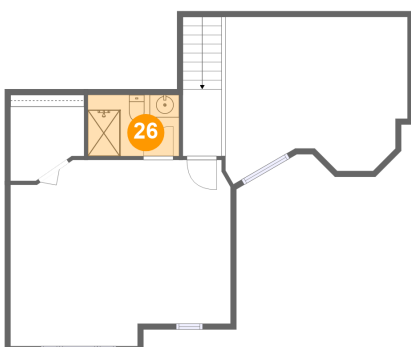
Dimensions: 19'6" x 16'5"  
Area: 294 sq. ft  
Counted as Living Area:  
Yes

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

**25 Floor 3 - Hall**

Dimensions: 3'5" x 5'11"  
Area: 46 sq. ft  
Counted as Living Area:  
Yes

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

**26 Floor 3 - Bath**

Dimensions: 8'1" x 5'5"  
Area: 43 sq. ft  
Counted as Living Area:  
Yes

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