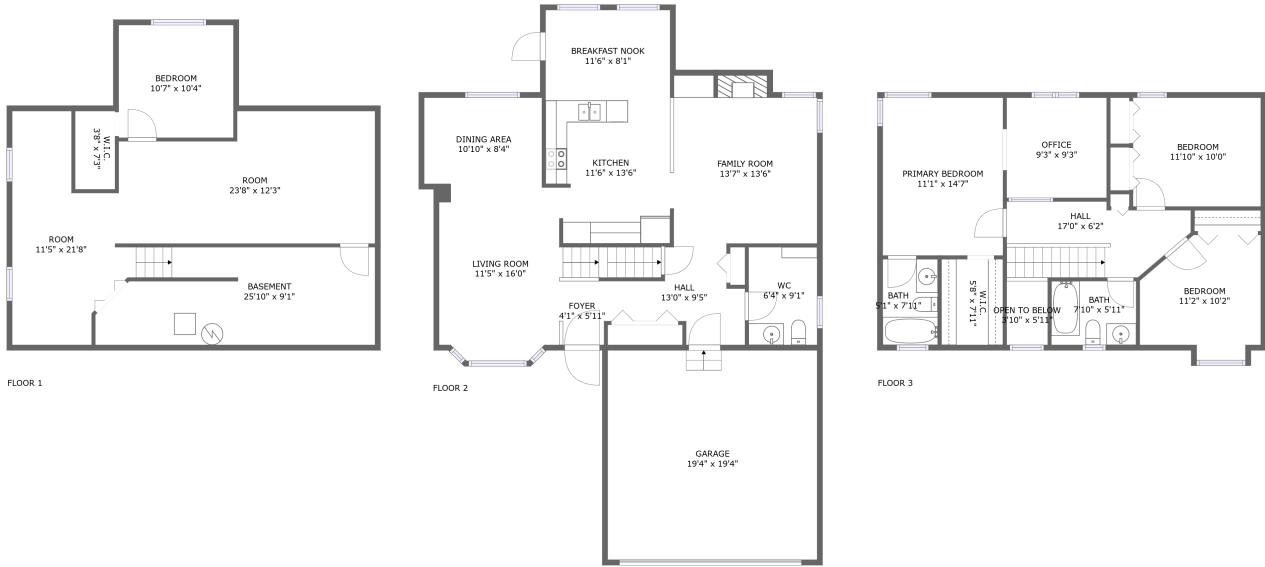


151 Desjardins Drive, Island Lakes, St. Boniface, Winnipeg, Manitoba, Canada, R3X 1K8




Property Summary

 **1** garages

 **4** bedrooms

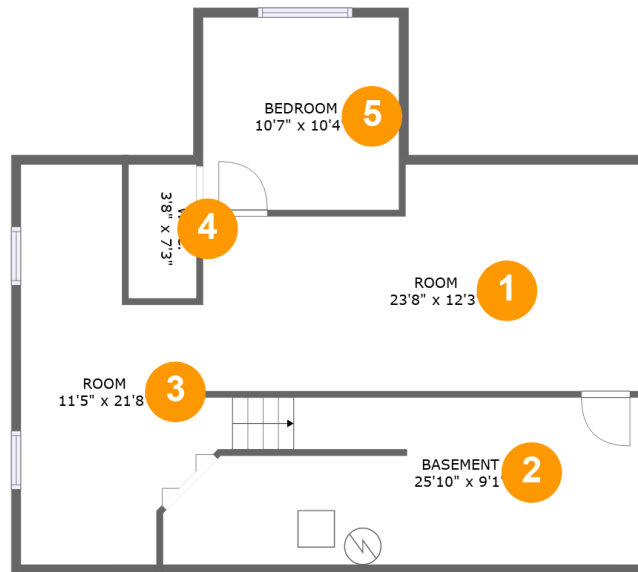
 **2** bathrooms

 **1** half baths

 **3** floors

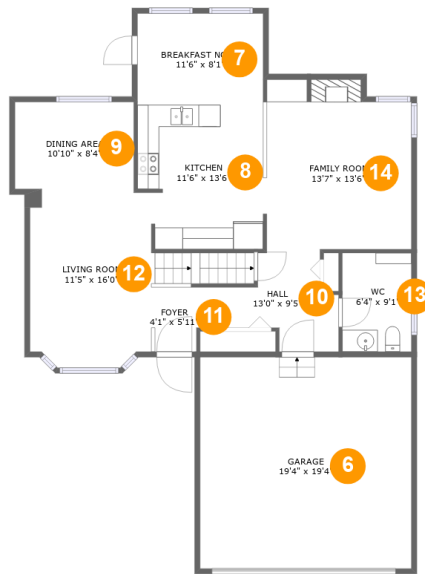
 **2,483** Gross Living Area sqft

 **3,143** total sqft

**151 Desjardins Drive, Island Lakes, St. Boniface,
Winnipeg, Manitoba, Canada, R3X 1K8****Room Dimensions****Floor 1****Total sqft: 873****Living area: 649**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Room	23'8" x 12'3"	260 sq. ft	Yes
2	Basement	25'10" x 9'1"	205 sq. ft	No
3	Room	11'5" x 21'8"	183 sq. ft	Yes
4	W.i.c.	3'8" x 7'3"	27 sq. ft	Yes
5	Bedroom	10'7" x 10'4"	110 sq. ft	Yes

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Room Dimensions

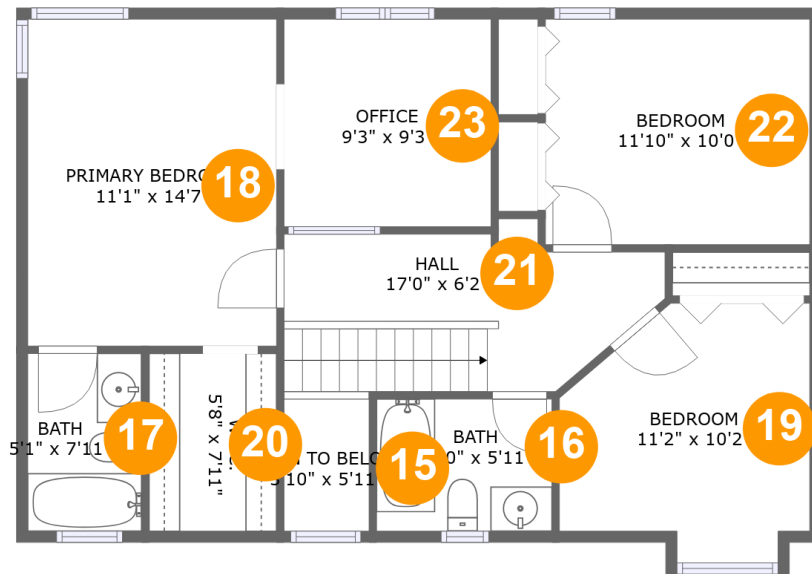
Floor 2

Total sqft: 1405

Living area: 1001

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
6	Garage	19'4" x 19'4"	375 sq. ft	No
7	Breakfast Nook	11'6" x 8'1"	93 sq. ft	Yes
8	Kitchen	11'6" x 13'6"	147 sq. ft	Yes
9	Dining Area	10'10" x 8'4"	90 sq. ft	Yes
10	Hall	13'0" x 9'5"	79 sq. ft	Yes
11	Foyer	4'1" x 5'11"	24 sq. ft	Yes
12	Living Room	11'5" x 16'0"	199 sq. ft	Yes
13	Wc	6'4" x 9'1"	57 sq. ft	Yes
14	Family Room	13'7" x 13'6"	200 sq. ft	Yes

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Room Dimensions

Floor 3

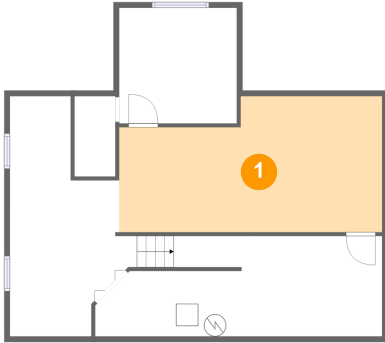
Total sqft: 865

Living area: 833

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
15	Open To Below	3'10" x 5'11"	22 sq. ft	No
16	Bath	7'10" x 5'11"	46 sq. ft	Yes
17	Bath	5'1" x 7'11"	40 sq. ft	Yes
18	Primary Bedroom	11'1" x 14'7"	162 sq. ft	Yes
19	Bedroom	11'2" x 10'2"	103 sq. ft	Yes
20	W.i.c.	5'8" x 7'11"	45 sq. ft	Yes
21	Hall	17'0" x 6'2"	105 sq. ft	Yes
22	Bedroom	11'10" x 10'0"	119 sq. ft	Yes
23	Office	9'3" x 9'3"	86 sq. ft	Yes

151 Desjardins Drive, Island Lakes, St. Boniface, Winnipeg, Manitoba, Canada, R3X 1K8

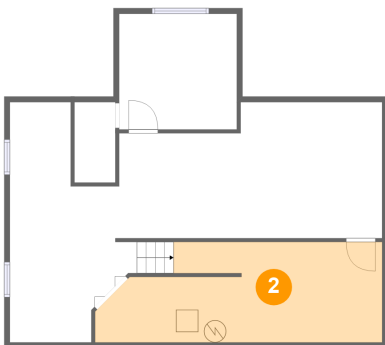
1 Floor 1 - Room



Dimensions: 23'8" x 12'3"
Area: 260 sq. ft
Counted as Living Area:
Yes

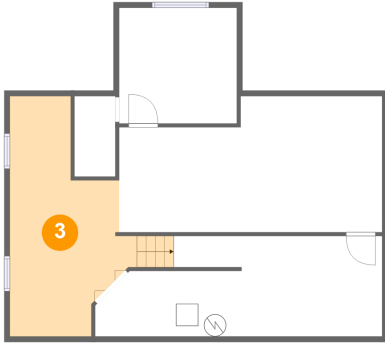
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

2 Floor 1 - Basement



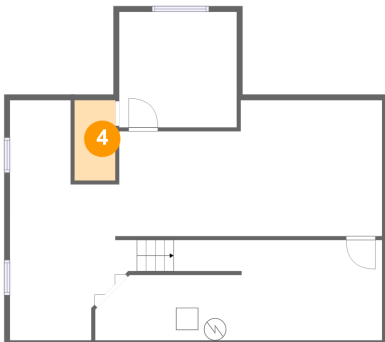
Dimensions: 25'10" x 9'1"
Area: 205 sq. ft
Counted as Living Area: No

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

**151 Desjardins Drive, Island Lakes, St. Boniface,
Winnipeg, Manitoba, Canada, R3X 1K8****3 Floor 1 - Room**

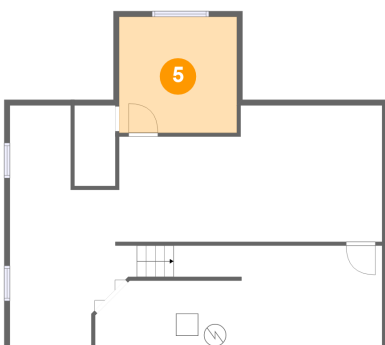
Dimensions: 11'5" x 21'8"
Area: 183 sq. ft
Counted as Living Area:
Yes

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

4 Floor 1 - W.i.c.

Dimensions: 3'8" x 7'3"
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

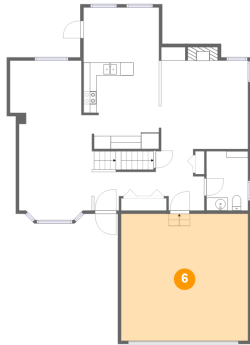
5 Floor 1 - Bedroom

Dimensions: 10'7" x 10'4"
Area: 110 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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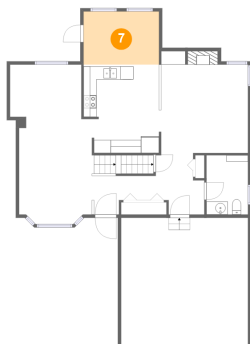
6 Floor 2 - Garage



Dimensions: 19'4" x 19'4"
Area: 375 sq. ft
Counted as Living Area: No

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

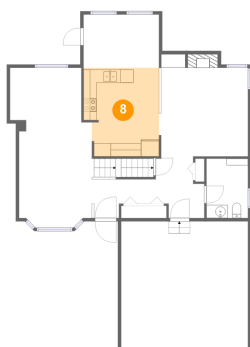
7 Floor 2 - Breakfast Nook



Dimensions: 11'6" x 8'1"
Area: 93 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: 11'6" x 13'6"
Area: 147 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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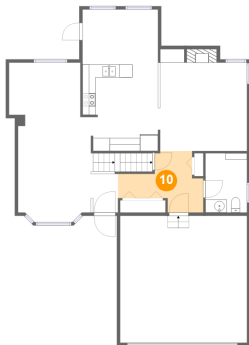
9 Floor 2 - Dining Area



Dimensions: 10'10" x 8'4"
Area: 90 sq. ft
Counted as Living Area:
Yes

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

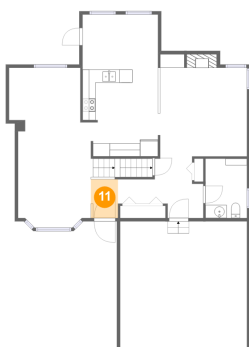
10 Floor 2 - Hall



Dimensions: 13'0" x 9'5"
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

11 Floor 2 - Foyer



Dimensions: 4'1" x 5'11"
Area: 24 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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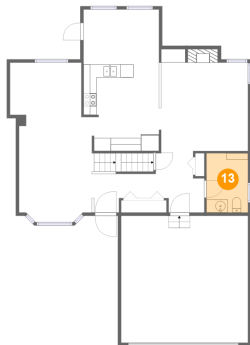
12 Floor 2 - Living Room



Dimensions: 11'5" x 16'0"
Area: 199 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 - Wc



Dimensions: 6'4" x 9'1"
Area: 57 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 - Family Room

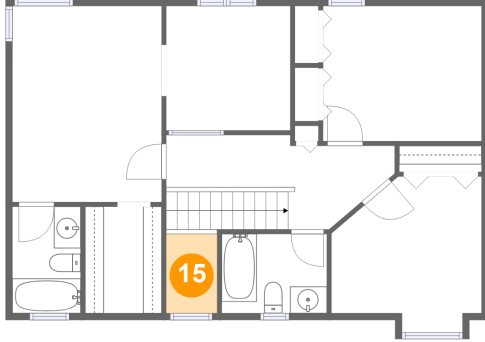


Dimensions: 13'7" x 13'6"
Area: 200 sq. ft
Counted as Living Area:
Yes

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

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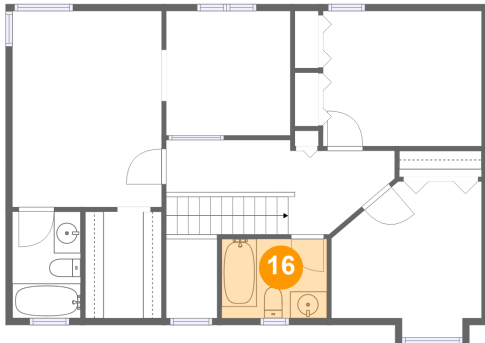
15 Floor 3 - Open To Below



Dimensions: 3'10" x 5'11"
Area: 22 sq. ft
Counted as Living Area: No

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

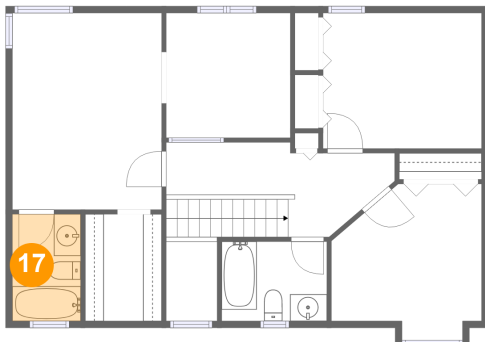
16 Floor 3 - Bath



Dimensions: 7'10" x 5'11"
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

17 Floor 3 - Bath



Dimensions: 5'1" x 7'11"
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

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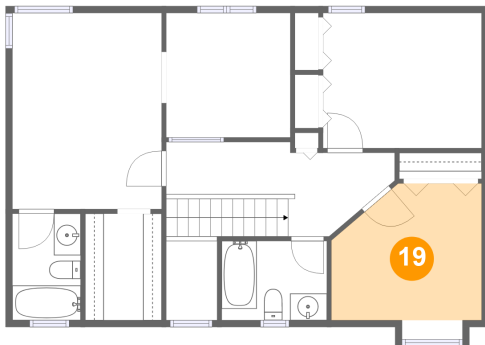
18 Floor 3 - Primary Bedroom



Dimensions: 11'1" x 14'7"
Area: 162 sq. ft
Counted as Living Area:
Yes

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

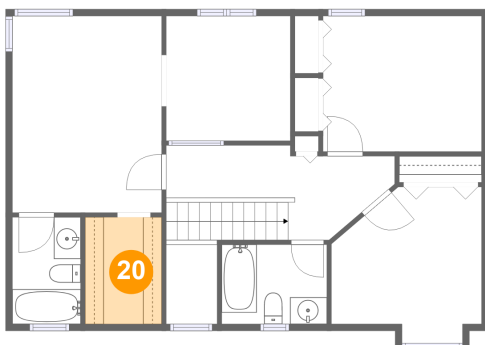
19 Floor 3 - Bedroom



Dimensions: 11'2" x 10'2"
Area: 103 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 - W.i.c.

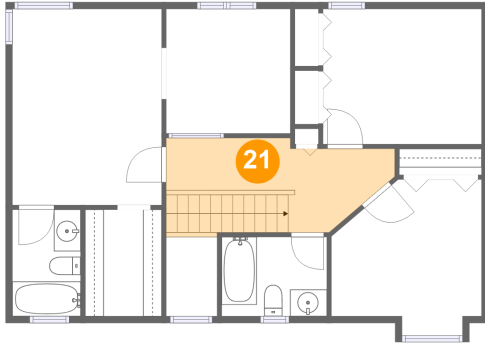


Dimensions: 5'8" x 7'11"
Area: 45 sq. ft
Counted as Living Area:
Yes

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

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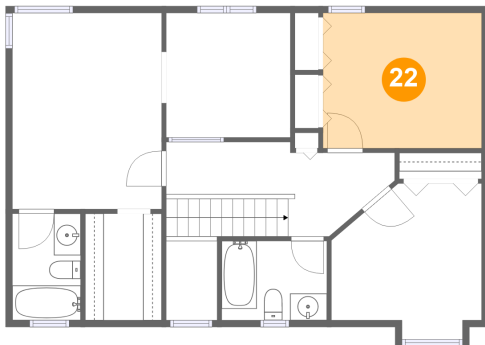
21 Floor 3 - Hall



Dimensions: 17'0" x 6'2"
Area: 105 sq. ft
Counted as Living Area:
Yes

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

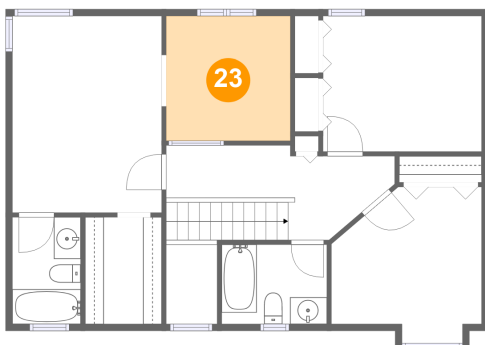
22 Floor 3 - Bedroom



Dimensions: 11'10" x 10'0"
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

23 Floor 3 - Office



Dimensions: 9'3" x 9'3"
Area: 86 sq. ft
Counted as Living Area:
Yes

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