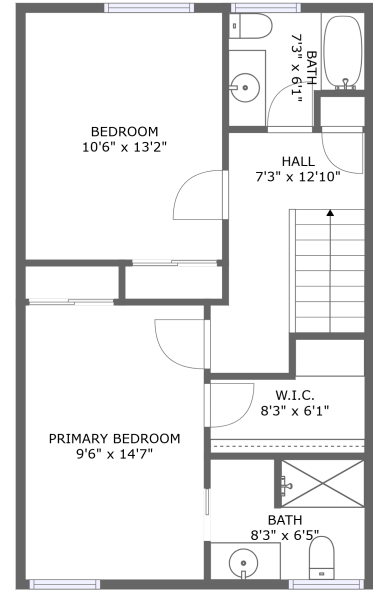
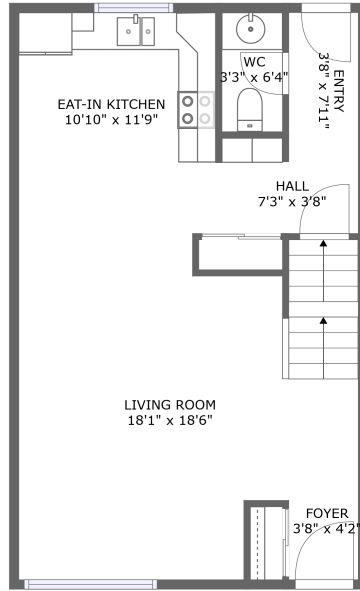
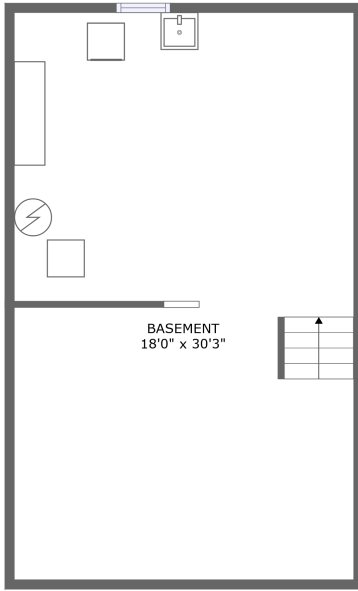


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Property Summary


 **0** garages

 **2** bedrooms

 **2** bathrooms

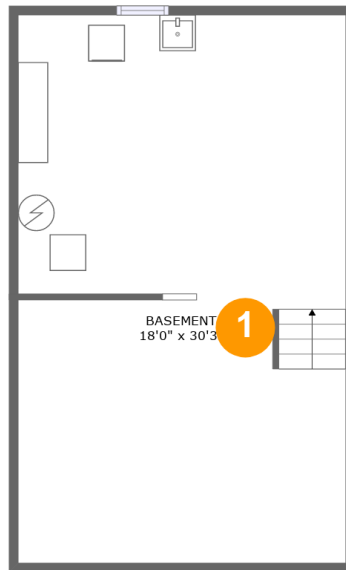
 **1** half baths

 **3** floors

 **1,162** Gross Living Area sqft

 **1,743** total sqft

**1445 Rothesay Street, Rossmere, River East,
Winnipeg, Manitoba, Canada, R2G 1V3, 45**



Room Dimensions

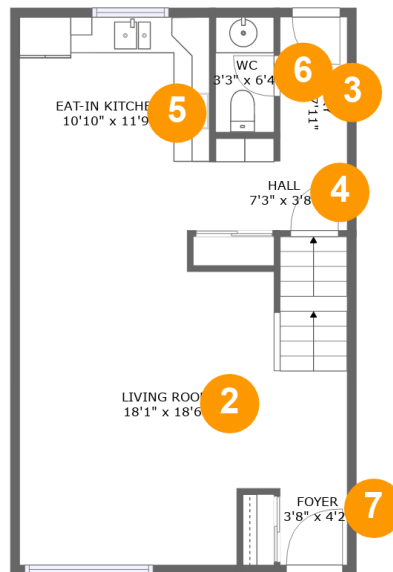
Floor 1

Total sqft: 581

Living area: 0

| # | Room name | Dimensions | Area (sqft) | Counted as Living Area |
|---|-----------|---------------|-------------|------------------------|
| 1 | Basement | 18'0" x 30'3" | 545 sq. ft | No |

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Room Dimensions

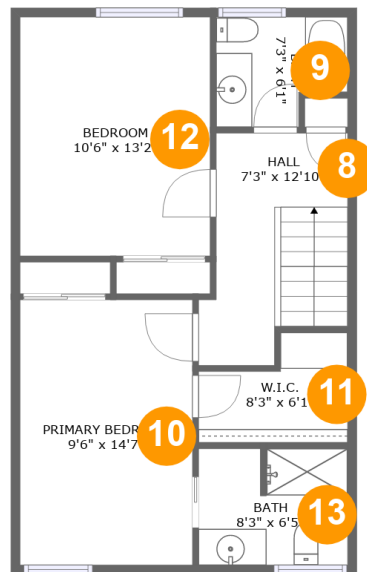
Floor 2

Total sqft: 581

Living area: 581

| # | Room name | Dimensions | Area (sqft) | Counted as Living Area |
|---|----------------|----------------|-------------|------------------------|
| 2 | Living Room | 18'1" x 18'6" | 295 sq. ft | Yes |
| 3 | Entry | 3'8" x 7'11" | 29 sq. ft | Yes |
| 4 | Hall | 7'3" x 3'8" | 32 sq. ft | Yes |
| 5 | Eat-in Kitchen | 10'10" x 11'9" | 125 sq. ft | Yes |
| 6 | Wc | 3'3" x 6'4" | 21 sq. ft | Yes |
| 7 | Foyer | 3'8" x 4'2" | 16 sq. ft | Yes |

1445 Rothesay Street, Rossmere, River East, Winnipeg, Manitoba, Canada, R2G 1V3, 45



Room Dimensions

Floor 3

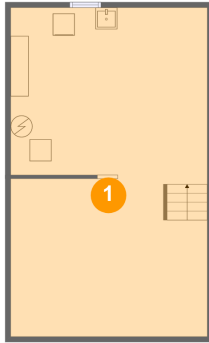
Total sqft: 581

Living area: 581

| # | Room name | Dimensions | Area (sqft) | Counted as Living Area |
|----|-----------------|---------------|-------------|------------------------|
| 8 | Hall | 7'3" x 12'10" | 88 sq. ft | Yes |
| 9 | Bath | 7'3" x 6'1" | 39 sq. ft | Yes |
| 10 | Primary Bedroom | 9'6" x 14'7" | 139 sq. ft | Yes |
| 11 | W.i.c. | 8'3" x 6'1" | 40 sq. ft | Yes |
| 12 | Bedroom | 10'6" x 13'2" | 138 sq. ft | Yes |
| 13 | Bath | 8'3" x 6'5" | 52 sq. ft | Yes |

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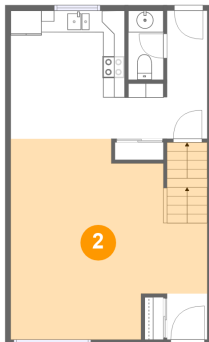
1 Floor 1 - Basement



Dimensions: 18'0" x 30'3"
Area: 545 sq. ft
Counted as Living Area: No

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

2 Floor 2 - Living Room

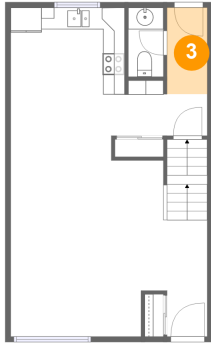


Dimensions: 18'1" x 18'6"
Area: 295 sq. ft
Counted as Living Area:
Yes

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

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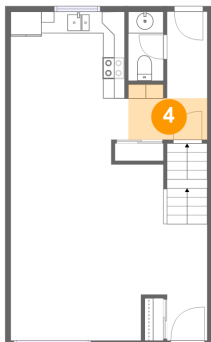
3 Floor 2 - Entry



Dimensions: 3'8" x 7'11"
Area: 29 sq. ft
Counted as Living Area:
Yes

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

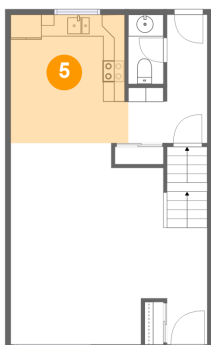
4 Floor 2 - Hall



Dimensions: 7'3" x 3'8"
Area: 32 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 2 - Eat-in Kitchen

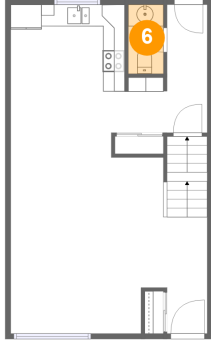


Dimensions: 10'10" x 11'9"
Area: 125 sq. ft
Counted as Living Area:
Yes

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

**1445 Rothesay Street, Rossmere, River East,
Winnipeg, Manitoba, Canada, R2G 1V3, 45**

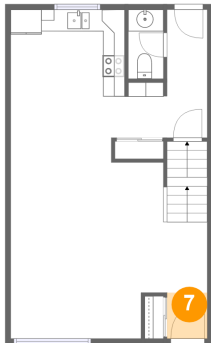
6 Floor 2 - Wc



Dimensions: 3'3" x 6'4"
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

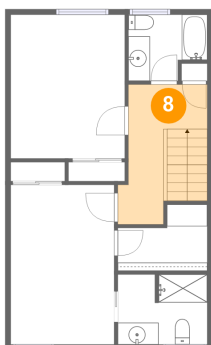
7 Floor 2 - Foyer



Dimensions: 3'8" x 4'2"
Area: 16 sq. ft
Counted as Living Area:
Yes

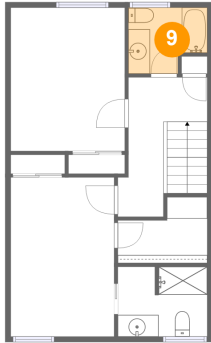
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

8 Floor 3 - Hall



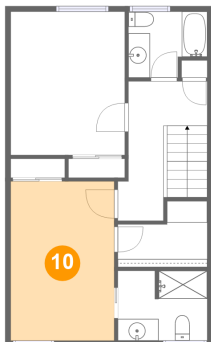
Dimensions: 7'3" x 12'10"
Area: 88 sq. ft
Counted as Living Area:
Yes

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

**1445 Rothesay Street, Rossmere, River East,
Winnipeg, Manitoba, Canada, R2G 1V3, 45****9 Floor 3 - Bath**

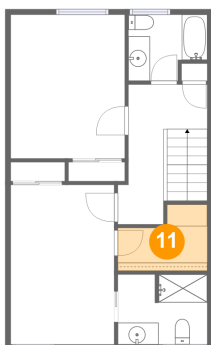
Dimensions: 7'3" x 6'1"
Area: 39 sq. ft
Counted as Living Area:
Yes

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

10 Floor 3 - Primary Bedroom

Dimensions: 9'6" x 14'7"
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

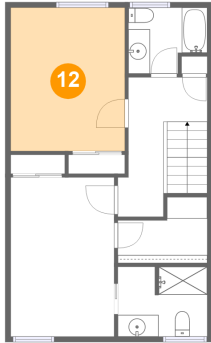
11 Floor 3 - W.i.c.

Dimensions: 8'3" x 6'1"
Area: 40 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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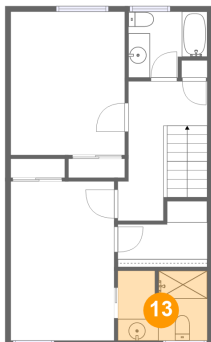
12 Floor 3 - Bedroom



Dimensions: 10'6" x 13'2"
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

13 Floor 3 - Bath



Dimensions: 8'3" x 6'5"
Area: 52 sq. ft
Counted as Living Area:
Yes

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