

116 Bridgetown Drive, Royalwood, St. Boniface, Winnipeg, Manitoba, Canada, R3X 2J8

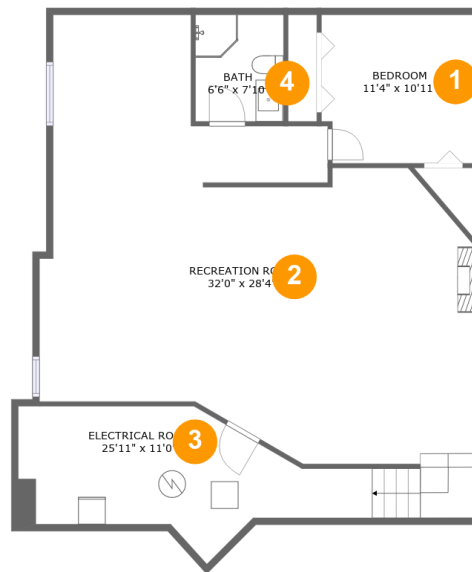


Property Summary

 **1** garages  **4** bedrooms  **3** bathrooms  **0** half baths

 **2** floors  **2,307** Gross Living Area sqft  **3,114** total sqft

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Room Dimensions

Floor 1

Total sqft: 1264

Living area: 1009

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Bedroom	11'4" x 10'11"	121 sq. ft	Yes
2	Recreation Room	32'0" x 28'4"	745 sq. ft	Yes
3	Electrical Room	25'11" x 11'0"	210 sq. ft	No
4	Bath	6'6" x 7'10"	51 sq. ft	Yes

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Room Dimensions

Floor 2

Total sqft: 1850

Living area: 1298

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
5	Dining Area	10'11" x 8'9"	96 sq. ft	Yes
6	Kitchen	13'5" x 15'7"	192 sq. ft	Yes
7	W.i.c.	5'1" x 5'9"	29 sq. ft	Yes
8	Garage	19'7" x 21'4"	412 sq. ft	No
9	Bath	4'10" x 7'5"	36 sq. ft	Yes
10	Living Room	12'9" x 15'5"	197 sq. ft	Yes
11	Bedroom	10'11" x 10'10"	106 sq. ft	No
12	Primary Bedroom	14'5" x 15'3"	191 sq. ft	Yes
13	Hall	11'4" x 3'10"	43 sq. ft	Yes
14	Hall	3'2" x 12'8"	40 sq. ft	Yes
15	Foyer	8'4" x 7'5"	58 sq. ft	Yes

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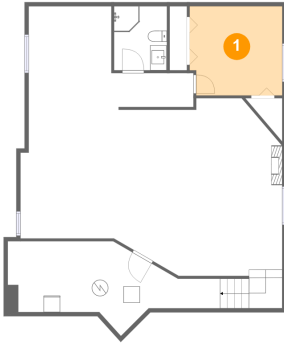
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#	Room name	Dimensions	Area (sqft)	Counted as Living Area
16	Laundry	7'6" x 4'4"	32 sq. ft	Yes
17	Bath	5'6" x 9'1"	50 sq. ft	Yes
18	Bedroom	10'11" x 10'9"	106 sq. ft	Yes

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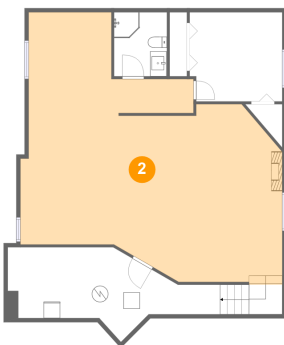
1 Floor 1 - Bedroom



Dimensions: 11'4" x 10'11"
Area: 121 sq. ft
Counted as Living Area:
Yes

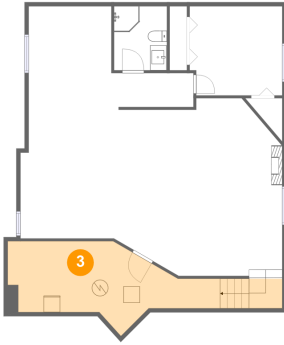
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

2 Floor 1 - Recreation Room



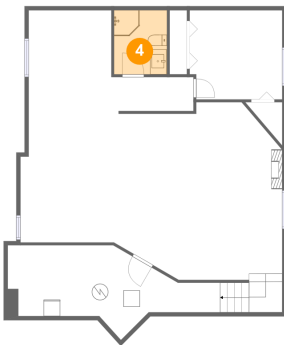
Dimensions: 32'0" x 28'4"
Area: 745 sq. ft
Counted as Living Area:
Yes

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

**116 Bridgetown Drive, Royalwood, St. Boniface,
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Dimensions: 25'11" x 11'0"
Area: 210 sq. ft
Counted as Living Area: No

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

4 Floor 1 - Bath

Dimensions: 6'6" x 7'10"
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

5 Floor 2 - Dining Area

Dimensions: 10'11" x 8'9"
Area: 96 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 - Kitchen



Dimensions: 13'5" x 15'7"
Area: 192 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 - W.i.c.



Dimensions: 5'1" x 5'9"
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

8 Floor 2 - Garage



Dimensions: 19'7" x 21'4"
Area: 412 sq. ft
Counted as Living Area: No

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

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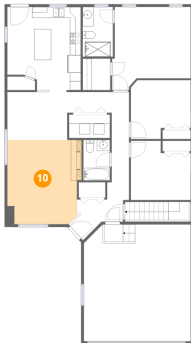
9 Floor 2 - Bath



Dimensions: 4'10" x 7'5"
Area: 36 sq. ft
Counted as Living Area:
Yes

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

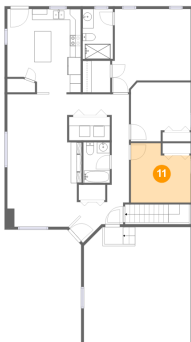
10 Floor 2 - Living Room



Dimensions: 12'9" x 15'5"
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

11 Floor 2 - Bedroom



Dimensions: 10'11" x 10'10"
Area: 106 sq. ft
Counted as Living Area: No

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

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12 Floor 2 - Primary Bedroom



Dimensions: 14'5" x 15'3"
Area: 191 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 - Hall



Dimensions: 11'4" x 3'10"
Area: 43 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 - Hall



Dimensions: 3'2" x 12'8"
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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15 Floor 2 - Foyer



Dimensions: 8'4" x 7'5"
Area: 58 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 - Laundry



Dimensions: 7'6" x 4'4"
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

17 Floor 2 - Bath



Dimensions: 5'6" x 9'1"
Area: 50 sq. ft
Counted as Living Area:
Yes

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

**116 Bridgetown Drive, Royalwood, St. Boniface,
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18 Floor 2 - Bedroom



Dimensions: 10'11" x 10'9"
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