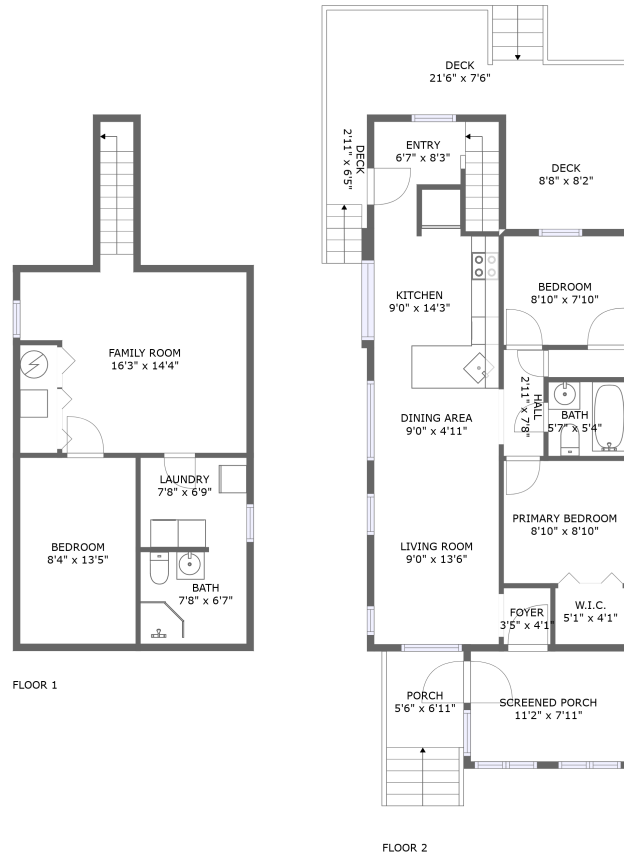


1286 Dominion Street, Sargent Park, Downtown Winnipeg, Winnipeg, Manitoba, Canada, R3E 2P8



Property Summary


 **0** garages

 **3** bedrooms

 **2** bathrooms

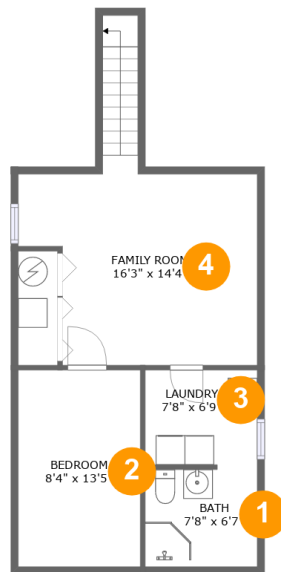
 **0** half baths

 **2** floors

 **948** Gross Living Area sqft

 **1,593** total sqft

1286 Dominion Street, Sargent Park, Downtown Winnipeg, Winnipeg, Manitoba, Canada, R3E 2P8



Room Dimensions

Floor 1

Total sqft: 517

Living area: 275

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Bath	7'8" x 6'7"	51 sq. ft	Yes
2	Bedroom	8'4" x 13'5"	112 sq. ft	Yes
3	Laundry	7'8" x 6'9"	50 sq. ft	Yes
4	Family Room	16'3" x 14'4"	214 sq. ft	No

1286 Dominion Street, Sargent Park, Downtown Winnipeg, Winnipeg, Manitoba, Canada, R3E 2P8



Room Dimensions

Floor 2

Total sqft: 1076

Living area: 673

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
5	Screened Porch	11'2" x 7'11"	89 sq. ft	No
6	Kitchen	9'0" x 14'3"	108 sq. ft	Yes
7	Porch	5'6" x 6'11"	60 sq. ft	No
8	Deck	2'11" x 6'5"	30 sq. ft	No
9	W.i.c.	5'1" x 4'1"	21 sq. ft	Yes
10	Primary Bedroom	8'10" x 8'10"	78 sq. ft	Yes
11	Bath	5'7" x 5'4"	30 sq. ft	Yes
12	Deck	8'8" x 8'2"	71 sq. ft	No
13	Deck	21'6" x 7'6"	139 sq. ft	No
14	Dining Area	9'0" x 4'11"	44 sq. ft	Yes
15	Living Room	9'0" x 13'6"	122 sq. ft	Yes

Scan captured on Mon, 19 Aug 2024 20:48:37 GMT

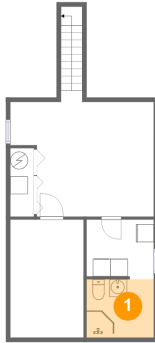
Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

**1286 Dominion Street, Sargent Park, Downtown
Winnipeg, Winnipeg, Manitoba, Canada, R3E 2P8**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
16	Bedroom	8'10" x 7'10"	69 sq. ft	Yes
17	Entry	6'7" x 8'3"	60 sq. ft	Yes
18	Hall	2'11" x 7'8"	22 sq. ft	Yes
19	Foyer	3'5" x 4'1"	14 sq. ft	Yes

1286 Dominion Street, Sargent Park, Downtown Winnipeg, Winnipeg, Manitoba, Canada, R3E 2P8

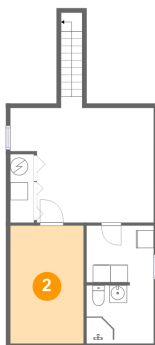
1 Floor 1 - Bath



Dimensions: 7'8" x 6'7"
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

2 Floor 1 - Bedroom



Dimensions: 8'4" x 13'5"
Area: 112 sq. ft
Counted as Living Area:
Yes

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

1286 Dominion Street, Sargent Park, Downtown Winnipeg, Winnipeg, Manitoba, Canada, R3E 2P8

3 Floor 1 - Laundry



Dimensions: 7'8" x 6'9"
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

4 Floor 1 - Family Room



Dimensions: 16'3" x 14'4"
Area: 214 sq. ft
Counted as Living Area: No

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

5 Floor 2 - Screened Porch



Dimensions: 11'2" x 7'11"
Area: 89 sq. ft
Counted as Living Area: No

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

1286 Dominion Street, Sargent Park, Downtown Winnipeg, Winnipeg, Manitoba, Canada, R3E 2P8

6 Floor 2 - Kitchen



Dimensions: 9'0" x 14'3"
Area: 108 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 - Porch



Dimensions: 5'6" x 6'11"
Area: 60 sq. ft
Counted as Living Area: No

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

8 Floor 2 - Deck

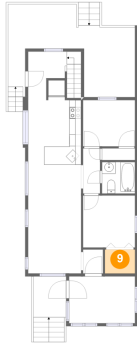


Dimensions: 2'11" x 6'5"
Area: 30 sq. ft
Counted as Living Area: No

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

1286 Dominion Street, Sargent Park, Downtown Winnipeg, Winnipeg, Manitoba, Canada, R3E 2P8

9 Floor 2 - W.i.c.



Dimensions: 5'1" x 4'1"
Area: 21 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 - Primary Bedroom



Dimensions: 8'10" x 8'10"
Area: 78 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 - Bath

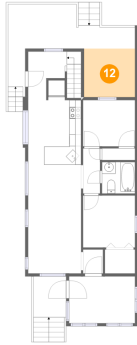


Dimensions: 5'7" x 5'4"
Area: 30 sq. ft
Counted as Living Area:
Yes

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

1286 Dominion Street, Sargent Park, Downtown Winnipeg, Winnipeg, Manitoba, Canada, R3E 2P8

12 Floor 2 - Deck



Dimensions: 8'8" x 8'2"
Area: 71 sq. ft
Counted as Living Area: No

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

13 Floor 2 - Deck



Dimensions: 21'6" x 7'6"
Area: 139 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

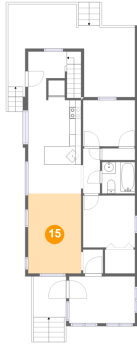


Dimensions: 9'0" x 4'11"
Area: 44 sq. ft
Counted as Living Area: Yes

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

1286 Dominion Street, Sargent Park, Downtown Winnipeg, Winnipeg, Manitoba, Canada, R3E 2P8

15 Floor 2 - Living Room



Dimensions: 9'0" x 13'6"
Area: 122 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 - Bedroom



Dimensions: 8'10" x 7'10"
Area: 69 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 - Entry



Dimensions: 6'7" x 8'3"
Area: 60 sq. ft
Counted as Living Area:
Yes

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

1286 Dominion Street, Sargent Park, Downtown Winnipeg, Winnipeg, Manitoba, Canada, R3E 2P8

18 Floor 2 - Hall



Dimensions: 2'11" x 7'8"
Area: 22 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 - Foyer



Dimensions: 3'5" x 4'1"
Area: 14 sq. ft
Counted as Living Area:
Yes

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