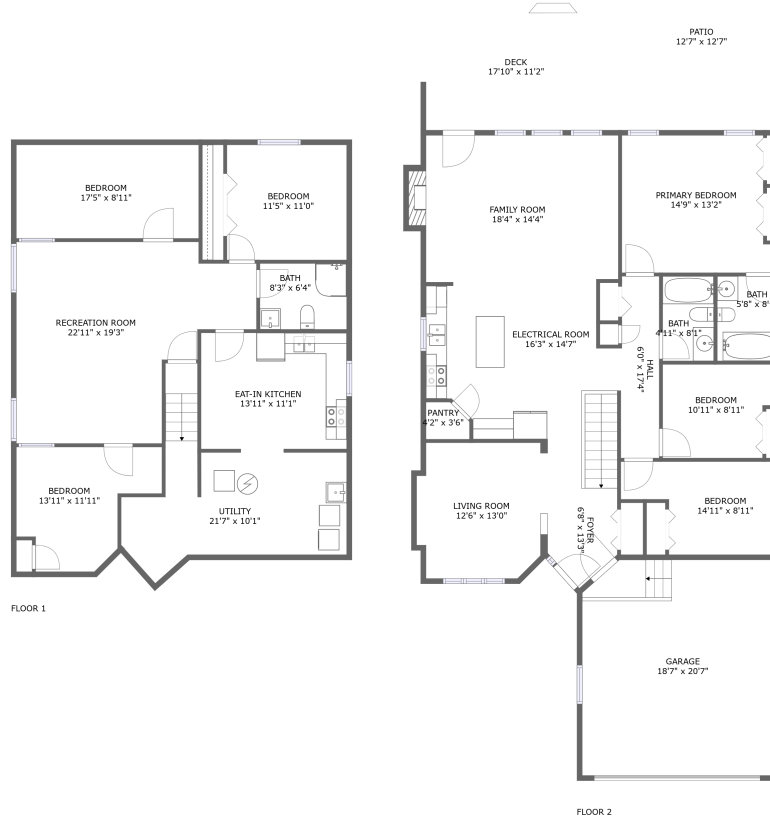


# 19 Gardenton Avenue, Mandalay West, Seven Oaks, Winnipeg, Manitoba, Canada, R2R 2W6

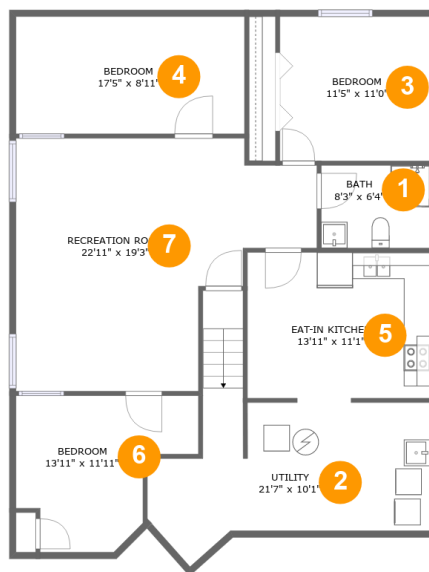


## Property Summary

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

**2** floors    **2,027** Gross Living Area sqft    **3,523** total sqft

# 19 Gardenton Avenue, Mandalay West, Seven Oaks, Winnipeg, Manitoba, Canada, R2R 2W6



## Room Dimensions

Floor 1

Total sqft: 1330

Living area: 1086

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Bath	8'3" x 6'4"	52 sq. ft	Yes
2	Utility	21'7" x 10'1"	226 sq. ft	No
3	Bedroom	11'5" x 11'0"	126 sq. ft	Yes
4	Bedroom	17'5" x 8'11"	156 sq. ft	Yes
5	Eat-in Kitchen	13'11" x 11'1"	154 sq. ft	Yes
6	Bedroom	13'11" x 11'11"	126 sq. ft	Yes
7	Recreation Room	22'11" x 19'3"	342 sq. ft	Yes

# 19 Gardenton Avenue, Mandalay West, Seven Oaks, Winnipeg, Manitoba, Canada, R2R 2W6



## Room Dimensions

Floor 2

Total sqft: 2193

Living area: 941

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
8	Patio	12'7" x 12'7"	123 sq. ft	No
9	Bath	5'8" x 8'1"	46 sq. ft	Yes
10	Bath	4'11" x 8'1"	39 sq. ft	Yes
11	Pantry	4'2" x 3'6"	13 sq. ft	No
12	Living Room	12'6" x 13'0"	151 sq. ft	Yes
13	Garage	18'7" x 20'7"	377 sq. ft	No
14	Bedroom	14'11" x 8'11"	108 sq. ft	Yes
15	Electrical Room	16'3" x 14'7"	216 sq. ft	No
16	Family Room	18'4" x 14'4"	271 sq. ft	No
17	Primary Bedroom	14'9" x 13'2"	181 sq. ft	Yes
18	Hall	6'0" x 17'4"	73 sq. ft	Yes

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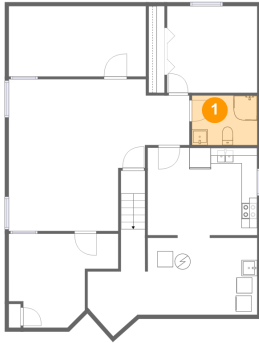
Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

**19 Gardenton Avenue, Mandalay West, Seven Oaks, Winnipeg, Manitoba, Canada, R2R 2W6**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
19	Deck	17'10" x 11'2"	195 sq. ft	No
20	Foyer	6'8" x 13'3"	100 sq. ft	Yes
21	Bedroom	10'11" x 8'11"	91 sq. ft	Yes

# 19 Gardenton Avenue, Mandalay West, Seven Oaks, Winnipeg, Manitoba, Canada, R2R 2W6

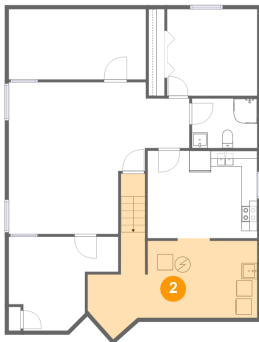
## 1 Floor 1 - Bath



Dimensions: 8'3" x 6'4"  
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

## 2 Floor 1 - Utility

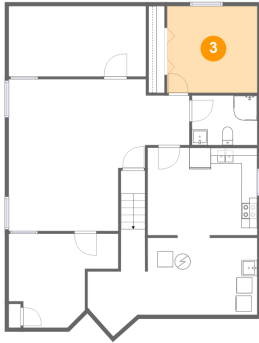


Dimensions: 21'7" x 10'1"  
Area: 226 sq. ft  
Counted as Living Area: No

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

# 19 Gardenton Avenue, Mandalay West, Seven Oaks, Winnipeg, Manitoba, Canada, R2R 2W6

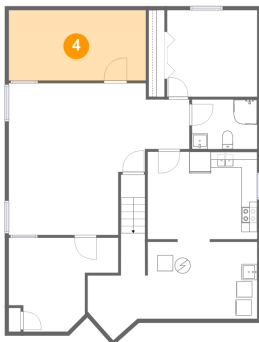
## 3 Floor 1 - Bedroom



Dimensions: 11'5" x 11'0"  
Area: 126 sq. ft  
Counted as Living Area:  
Yes

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

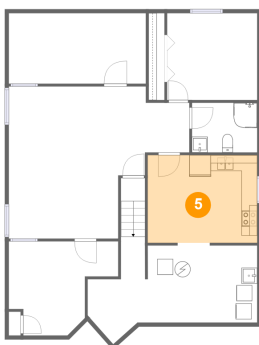
## 4 Floor 1 - Bedroom



Dimensions: 17'5" x 8'11"  
Area: 156 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 - Eat-in Kitchen

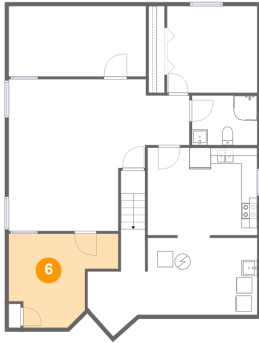


Dimensions: 13'11" x 11'1"  
Area: 154 sq. ft  
Counted as Living Area:  
Yes

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

# 19 Gardenton Avenue, Mandalay West, Seven Oaks, Winnipeg, Manitoba, Canada, R2R 2W6

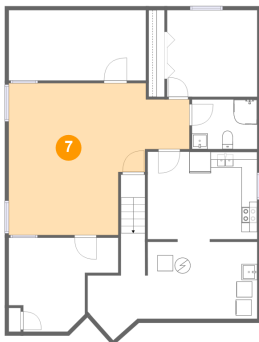
## 6 Floor 1 - Bedroom



Dimensions: 13'11" x 11'11"  
Area: 126 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 1 - Recreation Room



Dimensions: 22'11" x 19'3"  
Area: 342 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 - Patio



Dimensions: 12'7" x 12'7"  
Area: 123 sq. ft  
Counted as Living Area: No

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

# 19 Gardenton Avenue, Mandalay West, Seven Oaks, Winnipeg, Manitoba, Canada, R2R 2W6

## 9 Floor 2 - Bath



Dimensions: 5'8" x 8'1"  
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

## 10 Floor 2 - Bath



Dimensions: 4'11" x 8'1"  
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

## 11 Floor 2 - Pantry



Dimensions: 4'2" x 3'6"  
Area: 13 sq. ft  
Counted as Living Area: No

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



# 19 Gardenton Avenue, Mandalay West, Seven Oaks, Winnipeg, Manitoba, Canada, R2R 2W6

## 12 Floor 2 - Living Room



Dimensions: 12'6" x 13'0"  
Area: 151 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 - Garage



Dimensions: 18'7" x 20'7"  
Area: 377 sq. ft  
Counted as Living Area: No

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

## 14 Floor 2 - Bedroom



Dimensions: 14'11" x 8'11"  
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

# 19 Gardenton Avenue, Mandalay West, Seven Oaks, Winnipeg, Manitoba, Canada, R2R 2W6

## 15 Floor 2 - Electrical Room



Dimensions: 16'3" x 14'7"  
Area: 216 sq. ft  
Counted as Living Area: No

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

## 16 Floor 2 - Family Room



Dimensions: 18'4" x 14'4"  
Area: 271 sq. ft  
Counted as Living Area: No

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

## 17 Floor 2 - Primary Bedroom



Dimensions: 14'9" x 13'2"  
Area: 181 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 Gardenton Avenue, Mandalay West, Seven Oaks, Winnipeg, Manitoba, Canada, R2R 2W6

## 18 Floor 2 - Hall



Dimensions: 6'0" x 17'4"  
Area: 73 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 - Deck



Dimensions: 17'10" x 11'2"  
Area: 195 sq. ft  
Counted as Living Area: No

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

## 20 Floor 2 - Foyer



Dimensions: 6'8" x 13'3"  
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

# 19 Gardenton Avenue, Mandalay West, Seven Oaks, Winnipeg, Manitoba, Canada, R2R 2W6

## 21 Floor 2 - Bedroom



Dimensions: 10'11" x 8'11"  
Area: 91 sq. ft  
Counted as Living Area:  
Yes

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