

38101, Clearsprings Rd E, Ste Anne, Manitoba, Canada

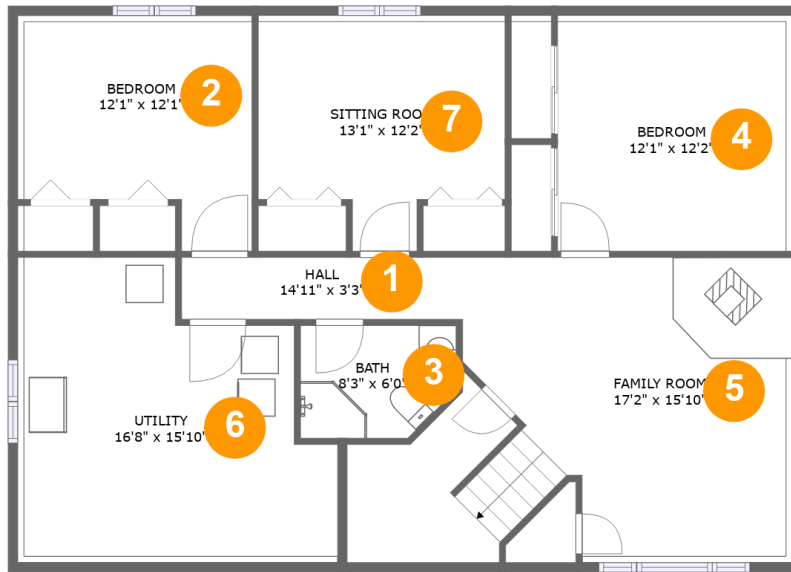


Property Summary

 **1** garages
  **4** bedrooms
  **2** bathrooms
  **1** half baths

 **2** floors
  **2,671** Gross Living Area sqft
  **3,504** total sqft

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Room Dimensions

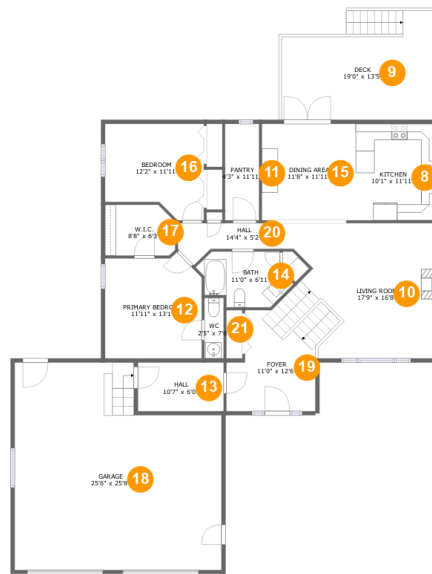
Floor 1

Total sqft: 1261

Living area: 1261

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Hall	14'11" x 3'3"	49 sq. ft	Yes
2	Bedroom	12'1" x 12'1"	131 sq. ft	Yes
3	Bath	8'3" x 6'0"	46 sq. ft	Yes
4	Bedroom	12'1" x 12'2"	155 sq. ft	Yes
5	Family Room	17'2" x 15'10"	308 sq. ft	Yes
6	Utility	16'8" x 15'10"	229 sq. ft	Yes
7	Sitting Room	13'1" x 12'2"	137 sq. ft	Yes

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Room Dimensions

Floor 2

Total sqft: 2243

Living area: 1410

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
8	Kitchen	10'1" x 11'11"	120 sq. ft	Yes
9	Deck	19'0" x 13'5"	207 sq. ft	No
10	Living Room	17'9" x 16'8"	260 sq. ft	Yes
11	Pantry	4'3" x 11'11"	50 sq. ft	Yes
12	Primary Bedroom	11'11" x 13'1"	146 sq. ft	Yes
13	Hall	10'7" x 6'0"	64 sq. ft	Yes
14	Bath	11'0" x 6'11"	63 sq. ft	Yes
15	Dining Area	11'8" x 11'11"	139 sq. ft	Yes
16	Bedroom	12'2" x 11'11"	128 sq. ft	Yes
17	W.i.c.	8'8" x 6'3"	52 sq. ft	Yes
18	Garage	25'6" x 25'8"	585 sq. ft	No

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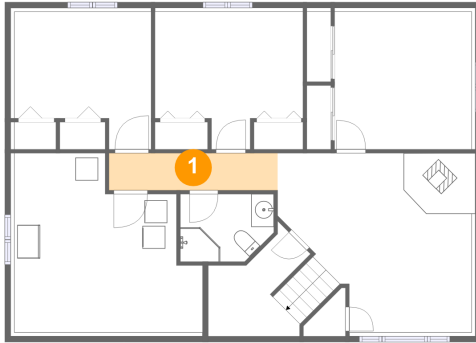
Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

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Anne, Manitoba, Canada**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
19	Foyer	11'0" x 12'6"	141 sq. ft	Yes
20	Hall	14'4" x 5'2"	50 sq. ft	Yes
21	Wc	2'5" x 7'6"	18 sq. ft	Yes

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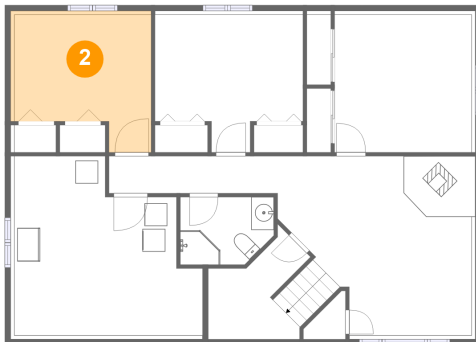
1 Floor 1 - Hall



Dimensions: 14'11" x 3'3"
Area: 49 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 - Bedroom

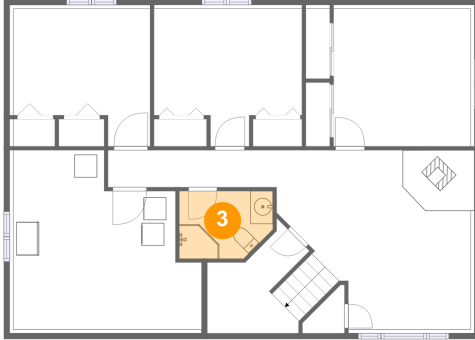


Dimensions: 12'1" x 12'1"
Area: 131 sq. ft
Counted as Living Area:
Yes

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

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3 Floor 1 - Bath



Dimensions: 8'3" x 6'0"
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

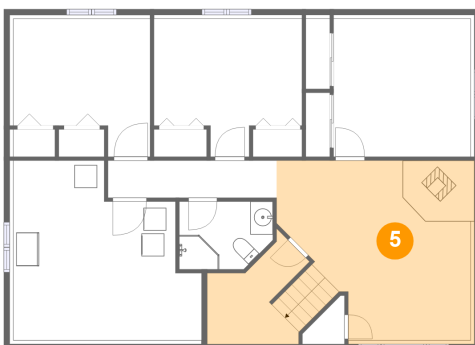
4 Floor 1 - Bedroom



Dimensions: 12'1" x 12'2"
Area: 155 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 - Family Room

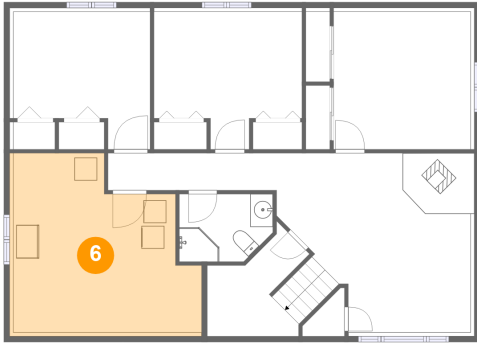


Dimensions: 17'2" x 15'10"
Area: 308 sq. ft
Counted as Living Area:
Yes

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

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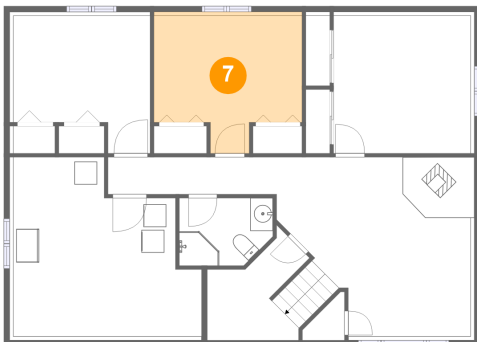
6 Floor 1 - Utility



Dimensions: 16'8" x 15'10"
Area: 229 sq. ft
Counted as Living Area:
Yes

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

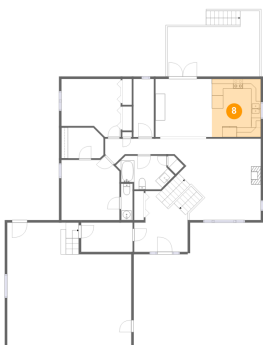
7 Floor 1 - Sitting Room



Dimensions: 13'1" x 12'2"
Area: 137 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: 10'1" x 11'11"
Area: 120 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 - Deck



Dimensions: 19'0" x 13'5"
Area: 207 sq. ft
Counted as Living Area: No

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

10 Floor 2 - Living Room



Dimensions: 17'9" x 16'8"
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

11 Floor 2 - Pantry



Dimensions: 4'3" x 11'11"
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

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12 Floor 2 - Primary Bedroom



Dimensions: 11'11" x 13'1"
Area: 146 sq. ft
Counted as Living Area:
Yes

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

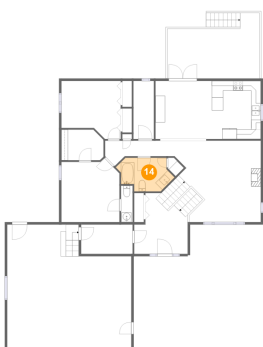
13 Floor 2 - Hall



Dimensions: 10'7" x 6'0"
Area: 64 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 - Bath



Dimensions: 11'0" x 6'11"
Area: 63 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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15 Floor 2 - Dining Area



Dimensions: 11'8" x 11'11"
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

16 Floor 2 - Bedroom



Dimensions: 12'2" x 11'11"
Area: 128 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 - W.i.c.



Dimensions: 8'8" x 6'3"
Area: 52 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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18 Floor 2 - Garage



Dimensions: 25'6" x 25'8"
Area: 585 sq. ft
Counted as Living Area: No

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

19 Floor 2 - Foyer



Dimensions: 11'0" x 12'6"
Area: 141 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 2 - Hall



Dimensions: 14'4" x 5'2"
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

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21 Floor 2 - Wc



Dimensions: 2'5" x 7'6"
Area: 18 sq. ft
Counted as Living Area:
Yes

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