






7 The Bridle Path, Betsworth, Assiniboine South, Winnipeg, Manitoba, Canada, R3R 3B4

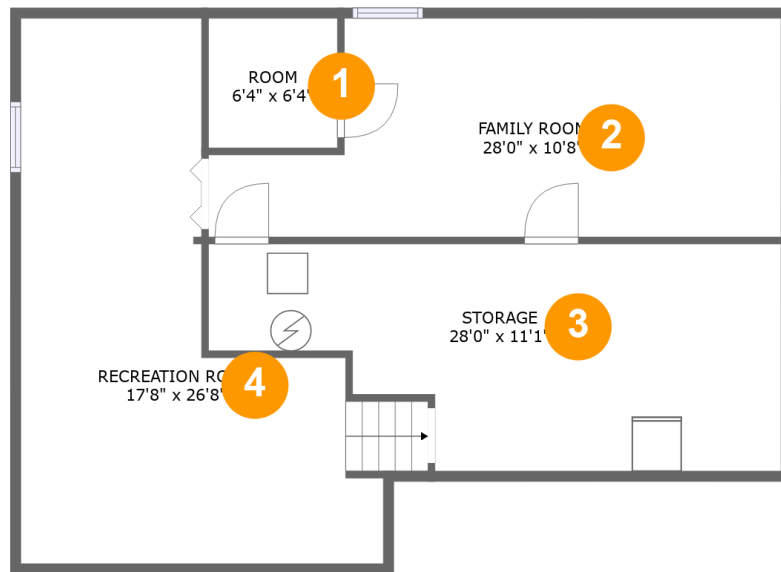


Property Summary

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

 **3** floors
  **2,699** Gross Living Area sqft
  **4,569** total sqft

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Room Dimensions

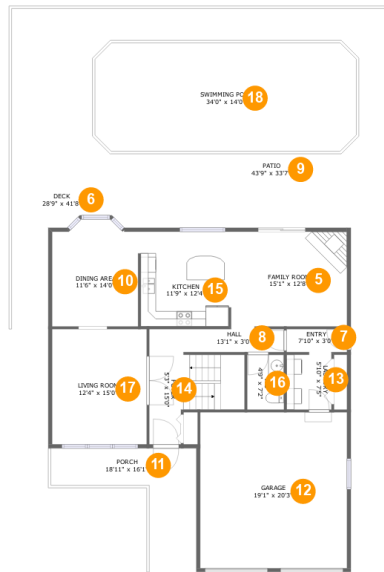
Floor 1

Total sqft: 968

Living area: 699

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Room	6'4" x 6'4"	40 sq. ft	Yes
2	Family Room	28'0" x 10'8"	255 sq. ft	Yes
3	Storage	28'0" x 11'1"	254 sq. ft	No
4	Recreation Room	17'8" x 26'8"	328 sq. ft	Yes

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Room Dimensions

Floor 2

Total sqft: 2649

Living area: 1048

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
5	Family Room	15'1" x 12'8"	187 sq. ft	Yes
6	Deck	28'9" x 41'8"	369 sq. ft	No
7	Entry	7'10" x 3'0"	24 sq. ft	Yes
8	Hall	13'1" x 3'0"	39 sq. ft	Yes
9	Patio	43'9" x 33'7"	1117 sq. ft	No
10	Dining Area	11'6" x 14'0"	148 sq. ft	Yes
11	Porch	18'11" x 16'1"	170 sq. ft	No
12	Garage	19'1" x 20'3"	388 sq. ft	No
13	Laundry	5'10" x 7'5"	43 sq. ft	Yes
14	Foyer	5'3" x 15'0"	122 sq. ft	Yes
15	Kitchen	11'9" x 12'4"	145 sq. ft	Yes

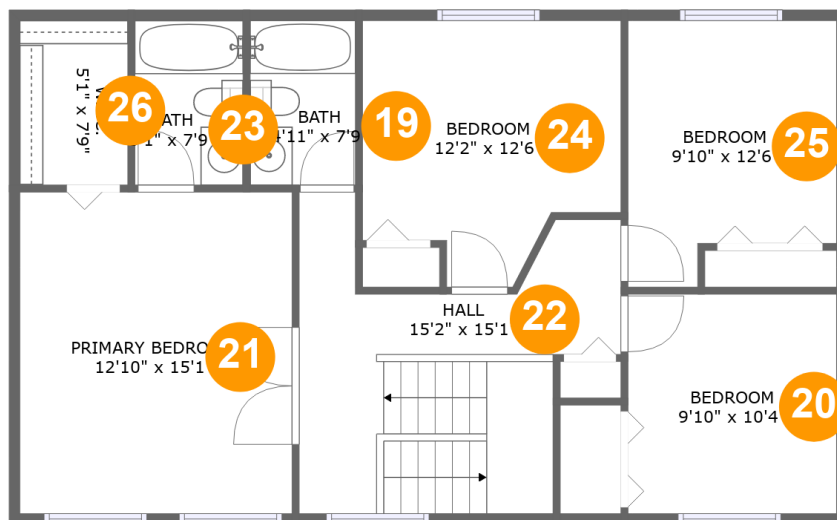
Scan captured on Fri, 02 Aug 2024 19:29:30 GMT

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#	Room name	Dimensions	Area (sqft)	Counted as Living Area
16	Wc	4'9" x 7'2"	34 sq. ft	Yes
17	Living Room	12'4" x 15'0"	185 sq. ft	Yes
18	Swimming Pool	34'0" x 14'0"	471 sq. ft	No

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Room Dimensions

Floor 3

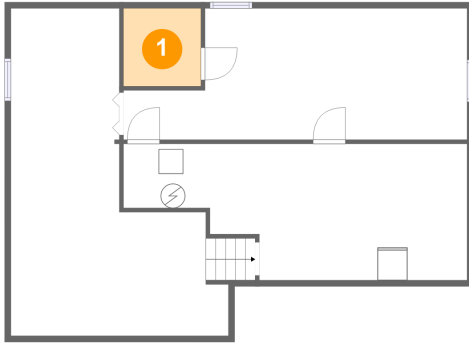
Total sqft: 952

Living area: 952

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
19	Bath	4'11" x 7'9"	38 sq. ft	Yes
20	Bedroom	9'10" x 10'4"	101 sq. ft	Yes
21	Primary Bedroom	12'10" x 15'1"	193 sq. ft	Yes
22	Hall	15'2" x 15'1"	159 sq. ft	Yes
23	Bath	5'1" x 7'9"	39 sq. ft	Yes
24	Bedroom	12'2" x 12'6"	129 sq. ft	Yes
25	Bedroom	9'10" x 12'6"	109 sq. ft	Yes
26	W.i.c.	5'1" x 7'9"	39 sq. ft	Yes

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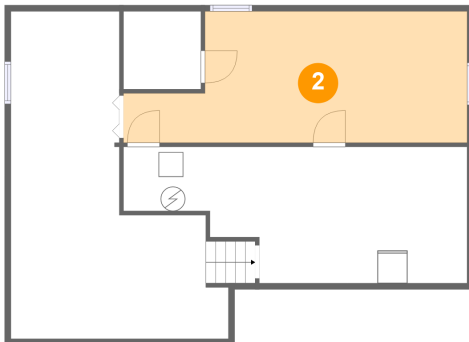
1 Floor 1 - Room



Dimensions: 6'4" x 6'4"
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

2 Floor 1 - Family Room

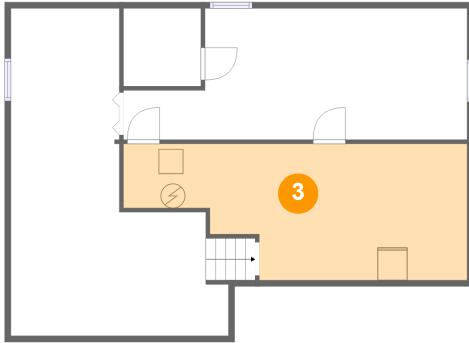


Dimensions: 28'0" x 10'8"
Area: 255 sq. ft
Counted as Living Area:
Yes

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

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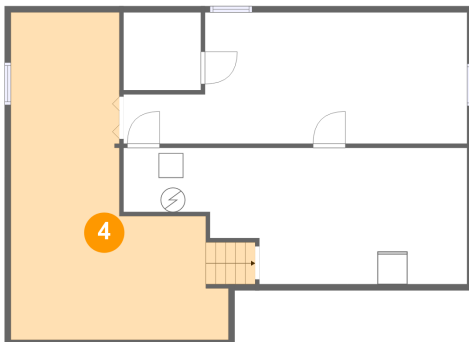
3 Floor 1 - Storage



Dimensions: 28'0" x 11'1"
Area: 254 sq. ft
Counted as Living Area: No

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

4 Floor 1 - Recreation Room



Dimensions: 17'8" x 26'8"
Area: 328 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 - Family Room



Dimensions: 15'1" x 12'8"
Area: 187 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 - Deck



Dimensions: 28'9" x 41'8"
Area: 369 sq. ft
Counted as Living Area: No

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

7 Floor 2 - Entry



Dimensions: 7'10" x 3'0"
Area: 24 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 - Hall



Dimensions: 13'1" x 3'0"
Area: 39 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 - Patio



Dimensions: 43'9" x 33'7"
Area: 1117 sq. ft
Counted as Living Area: No

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

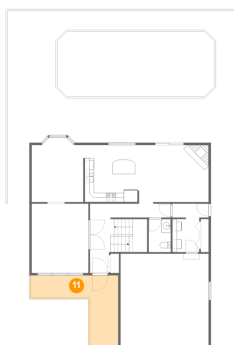
10 Floor 2 - Dining Area



Dimensions: 11'6" x 14'0"
Area: 148 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 - Porch



Dimensions: 18'11" x 16'1"
Area: 170 sq. ft
Counted as Living Area: No

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

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12 Floor 2 - Garage



Dimensions: 19'1" x 20'3"
Area: 388 sq. ft
Counted as Living Area: No

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

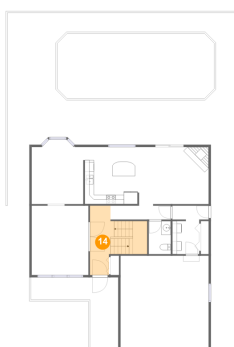
13 Floor 2 - Laundry



Dimensions: 5'10" x 7'5"
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 - Foyer



Dimensions: 5'3" x 15'0"
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

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15 Floor 2 - Kitchen



Dimensions: 11'9" x 12'4"
Area: 145 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 - Wc



Dimensions: 4'9" x 7'2"
Area: 34 sq. ft
Counted as Living Area:
Yes

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

17 Floor 2 - Living Room



Dimensions: 12'4" x 15'0"
Area: 185 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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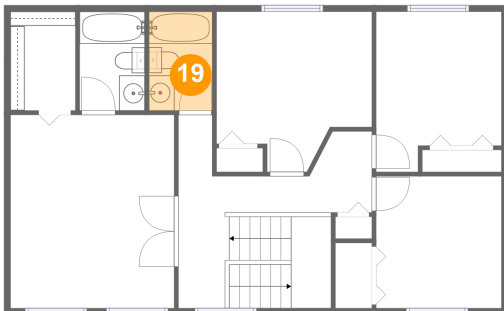
18 Floor 2 - Swimming Pool



Dimensions: 34'0" x 14'0"
Area: 471 sq. ft
Counted as Living Area: No

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

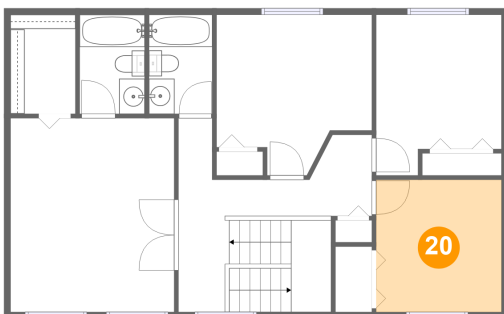
19 Floor 3 - Bath



Dimensions: 4'11" x 7'9"
Area: 38 sq. ft
Counted as Living Area:
Yes

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

20 Floor 3 - Bedroom

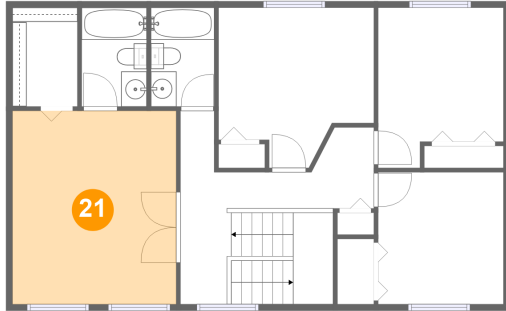


Dimensions: 9'10" x 10'4"
Area: 101 sq. ft
Counted as Living Area:
Yes

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

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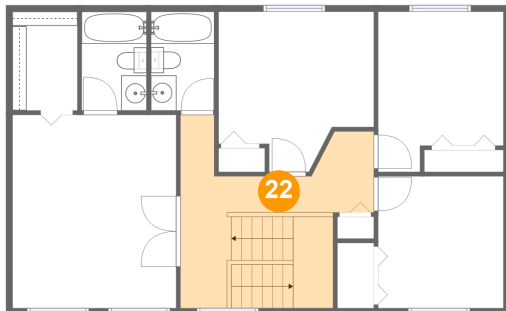
21 Floor 3 - Primary Bedroom



Dimensions: 12'10" x 15'1"
Area: 193 sq. ft
Counted as Living Area:
Yes

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

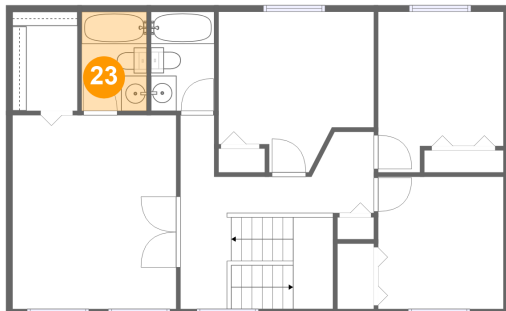
22 Floor 3 - Hall



Dimensions: 15'2" x 15'1"
Area: 159 sq. ft
Counted as Living Area:
Yes

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

23 Floor 3 - Bath

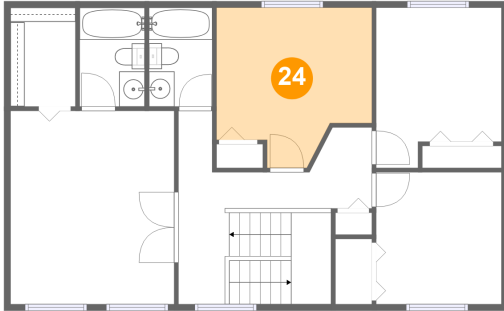


Dimensions: 5'1" x 7'9"
Area: 39 sq. ft
Counted as Living Area:
Yes

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

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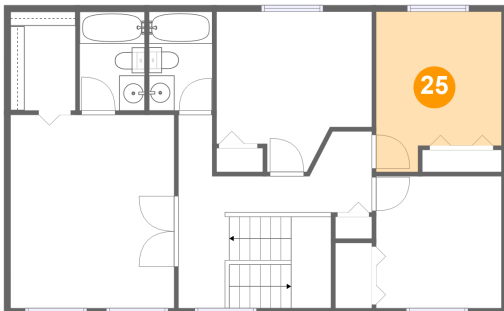
24 Floor 3 - Bedroom



Dimensions: 12'2" x 12'6"
Area: 129 sq. ft
Counted as Living Area:
Yes

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

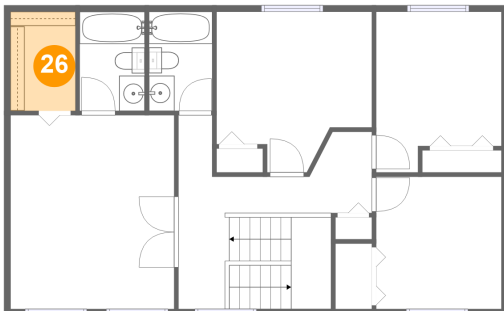
25 Floor 3 - Bedroom



Dimensions: 9'10" x 12'6"
Area: 109 sq. ft
Counted as Living Area:
Yes

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

26 Floor 3 - W.i.c.



Dimensions: 5'1" x 7'9"
Area: 39 sq. ft
Counted as Living Area:
Yes

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