



**Features of this Condo:**

- Updated window and patio door
- Modern Paint Palette
- In-suite storage
- Updated light fixtures
- Pet friendly
- Three appliances included
- Window coverings included
- Same level laundry
- Tennis court
- Outdoor swimming pool
- Clubhouse - available for event rentals
- On site manager

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 Winnipeg REALTORS® Silver Medallion Team Award 2015  
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# 209-460 Kenaston Boulevard

## Kenaston Village



**709 Square Feet**  
**Year Built: 1977**  
**Winnipeg Condo Corporation: 118**  
**Owner's Interest: 0.537%**  
**2016 Gross Taxes: \$1856.57.72**  
**Parking Stall: Included**  
**Reserve Fund: \$449,407.89 as of December 31, 2016**

**Condo Fees: \$339.21 per month**  
**Condo Fees Include: Cable Television, Contribution to the Reserve Fund, Caretaker, Hot Water, and Insurance on the Common Area, Landscaping Snow Removal, Professional Management, Parking, Recreation Facility and Water**

**The Complex:**

Kenaston Village is home to 168 suites in the complex. It offers an on-site office and is professionally managed by Stevenson Management Services Ltd. The grounds consist of an outdoor swimming pool, duck pond with walking path surrounding, tennis courts and a clubhouse. There is visitor parking, is pet friendly and bbq's are allowed on the balconies (certain conditions apply). A nice private environment situated amongst the trees within walking distance of most amenities which include restaurants, shopping, doctors, dentists and transportation. The buildings have secure entries, same level laundry rooms and recently renovated hallways.

**The Suite:**

This one bedroom suite is situated on the second floor allowing for greater security. It offers a large balcony with a newer patio door. There is laminate flooring, a modern paint palette, newer light fixtures and in-suite storage.



### Front Entry

The door offers a peep hole, security chain and a dead bolt. There is a double coat closet, an overhead light fixture plus access to the in-suite storage.

### Living Room: 13.57 x 13.29

The spacious living room offers laminate flooring and a contemporary paint palette, newer patio door with draperies and an in-wall air conditioner. It opens to the dining room and hallway to the bedroom and bath.

### Dining Room: 7.50 x 7.30

The dining room has laminate flooring and a newer overhead light fixture. The paint palette is contemporary.

### Kitchen: 10.00 x 7.50

Lovely kitchen with built-in dishwasher, white cabinetry, newer overhead light fixture, a single stainless steel sink, hood fan which vents to the exterior, breakfast bar and is home to the electrical panel.



### Storage Room: 6.83 x 5.15 (plus jog)

This room is conveniently located close to the front door and offers excellent additional space for seasonal items. There is a light fixture, vinyl flooring and built-in shelving.

### Master Bedroom: 13.02 x 10.35 (plus jog for closet)

The master bedroom offers newer wall-to-wall carpeting, a newer window with coverings, and wall-to-wall closets.

### Four Piece Bath

The four piece bath is spacious and offers a large vanity with a drawer and four cabinets. There is tile flooring, newer over the vanity light fixture, a GFIC outlet, medicine cabinet and a tiled tub surround.

