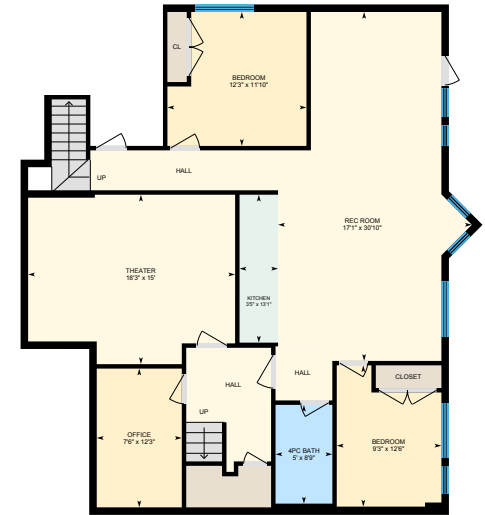
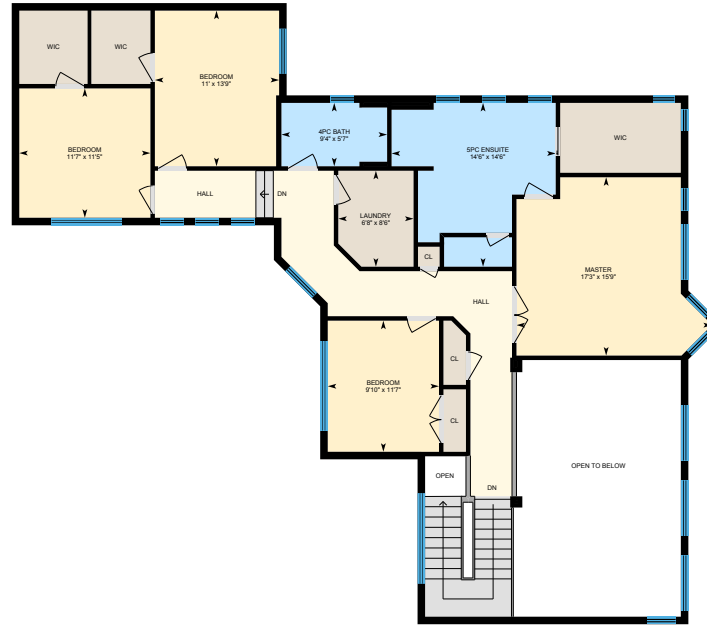


49 Waterton Dr, Winnipeg, MB

Main Building: Total Exterior Area Above Grade 3252 sq ft



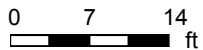
Main floor
Exterior Area 1668 sq ft



2nd floor
Exterior Area 1585 sq ft



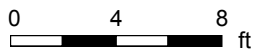
Basement (Below Grade)
Exterior Area 1485 sq ft



PREPARED: Aug, 2019

49 Waterton Dr, Winnipeg, MB

Main floor Total Exterior Area 1668 sq ft
Total Interior Area 1553 sq ft



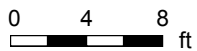
PREPARED: Aug, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

49 Waterton Dr, Winnipeg, MB

2nd floor Total Exterior Area 1585 sq ft
Total Interior Area 1417 sq ft



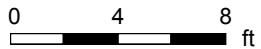
PREPARED: Aug, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

49 Waterton Dr, Winnipeg, MB

Basement Total Exterior Area 1485 sq ft
Total Interior Area 1368 sq ft



PREPARED: Aug, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

49 Waterton Dr, Winnipeg, MB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc Bath: 5'1" x 6'5"
Breakfast: 17'4" x 6'11"
Dining: 11'5" x 12'11"
Family: 14'7" x 21'7"
Kitchen: 14'6" x 16'11"
Living: 10'8" x 13'8"

2ND FLOOR

4pc Bath: 9'4" x 5'7"
5pc Ensuite: 14'6" x 14'6"
Bedroom: 11' x 13'9"
Bedroom: 11'7" x 11'5"
Bedroom: 9'10" x 11'7"
Laundry: 6'8" x 8'6"
Master: 17'3" x 15'9"

BASEMENT

4pc Bath: 5' x 8'9"
Bedroom: 9'3" x 12'6"
Bedroom: 12'3" x 11'10"
Kitchen: 3'5" x 13'1"
Office: 7'6" x 12'3"
Rec Room: 17'1" x 30'10"
Theater: 18'3" x 15'

Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>.

Main Building

MAIN FLOOR

Interior Area: 1553 sq ft
Perimeter Wall Length: 172 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1668 sq ft

2ND FLOOR

Interior Area: 1417 sq ft
Perimeter Wall Length: 252 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1585 sq ft

BASEMENT (Below Grade)

Interior Area: 1368 sq ft
Perimeter Wall Length: 175 ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1485 sq ft

Total Above Grade Floor Area

Main Building Interior: 2970 sq ft
Main Building Exterior: 3252 sq ft