



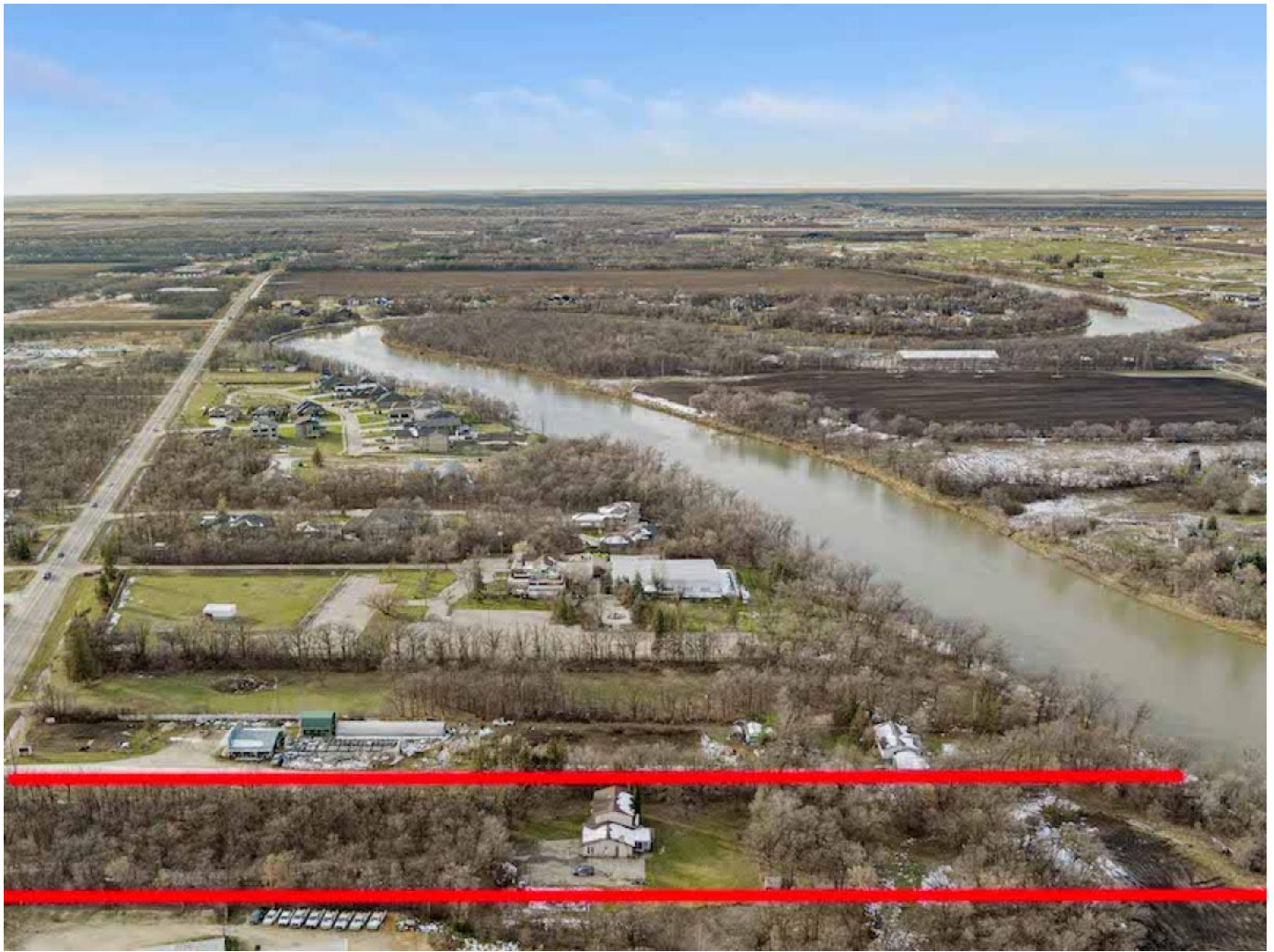




































Next



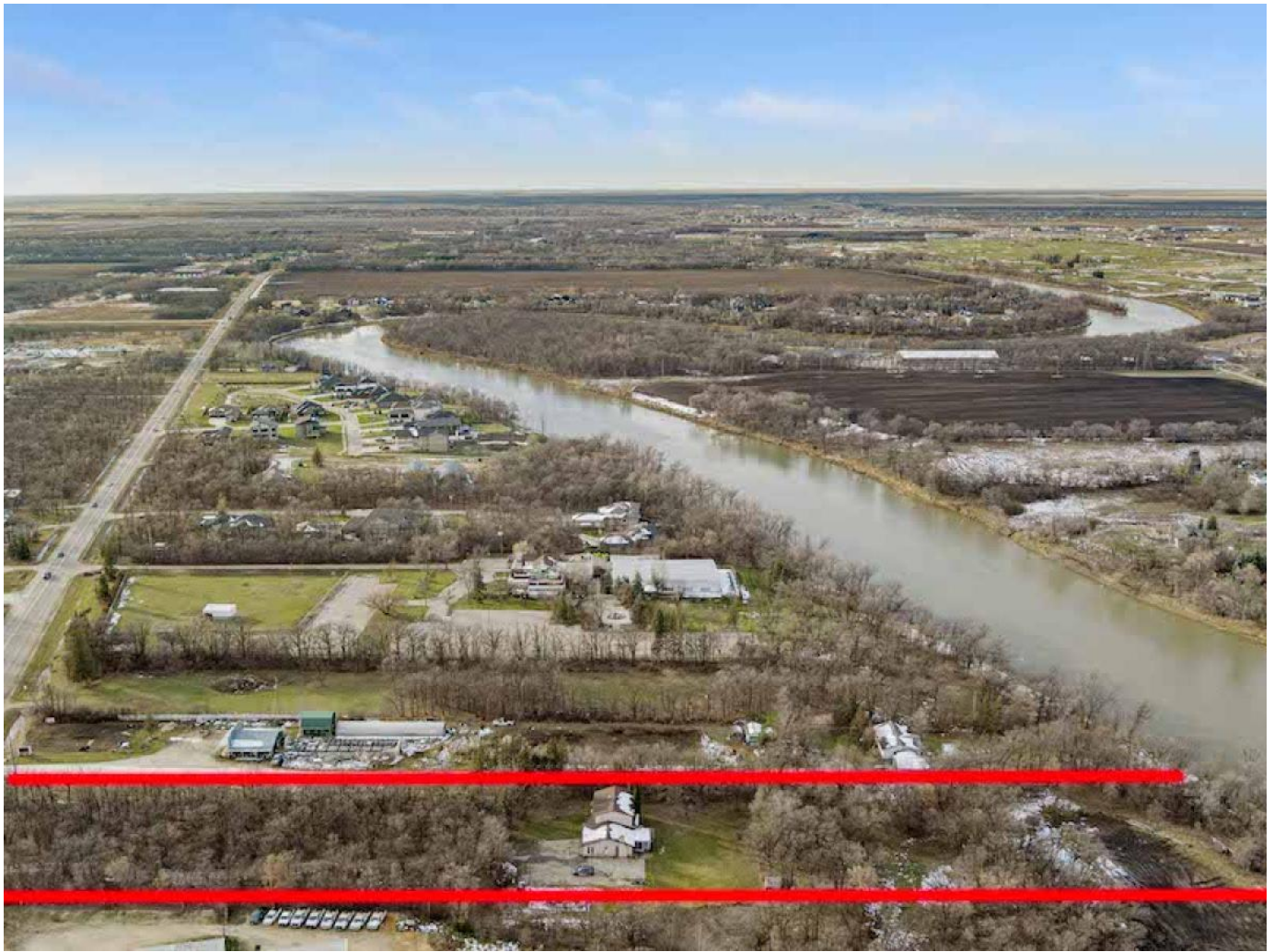


































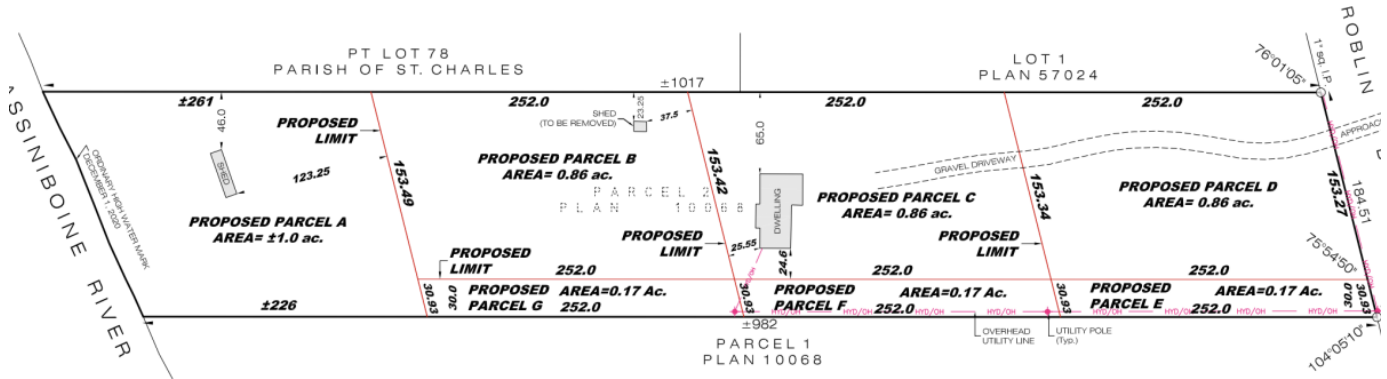


DIVISION APPLICATION MAP

ST OF
3 LOT 78
SH OF ST. CHARLES

EL 2 PLAN 10068 WLTO
OF HEADINGLEY, MANITOBA

CERTIFICATE OF TITLE:
3057736/1 (SEARCH DATE: DECEMBER 4, 2020)
REGISTERED OWNER:
MISLAV MATIC AND DELSY FE LABRADA VIAMONTES
LEGAL DESCRIPTION:
PARCEL 2 PLAN 10068 WLTO
IN PL 78 PARISH OF ST CHARLES
ENCUMBRANCES:
INSTRUMENTS NO. 5171466/1 AND 5171466/1.



HAS BEEN PREPARED
DIVISION APPLICATION
S ONLY.
OT A FINAL SURVEY.

RNES 1906
UNCAN
ENGINEERING & GEOMATICS

Donald Street
 Winnipeg, Manitoba
 R3L 0K6
 80-A, 5th Street
 Garden, Manitoba
 R6M 1C9

Our File: 2020/1218
Acad dwg: 20-1218 sketch-app
Field Book: 1386-88/89 BD
Drafter: Stu

SKETCH - all distances are in feet and decimals of a foot.
This survey was made between the 27th day of November, 2020, and the 1st day of December, 2020.

Signed

Daniel B. J. Gautron, M.L.S.
Dated this 17th day of February, 2021

Pag

Description

RIVERFRONT DEVELOPMENT OPPORTUNITY! Situated in a prime location just seconds from the Perimeter Highway is this private treed 4.48 acre lot featuring a 2,129 SF, 4 bedroom, 3.5 bathroom home with a 25x25 double attached garage and incredible river views. The spacious two storey home features a large oak kitchen, a stunning sunroom, a cozy wood burning fireplace, a fully finished lower level, and plenty of space to entertain your guests! This lot has the potential to be split into 4 lots. Close to schools, golf courses, shopping, and all other amenities!

Living Room (M) 23.25X11.83

Dining Room (M) 14.33X12.25

Kitchen (M) 12.17X9.67

Family Room (M) 22.92X11.42

Sunroom (M) 16X12

Two Piece Bath (M)

Primary Bedroom (U) 19.33X12.25

4 Piece En Bath (U)

Bedroom (U) 11.08X9.42

Bedroom (U) 11.08X9.42

Four Piece Bath (U)

Recreation Room (L) 22X17.17

Hobby Room (L) 11.25X10.58

Hobby Room (L) 9.92X9.67

Cold Room (L) 10X12

Three Piece Bath (L)

If you would like to view this property or are looking for additional information, please contact me.

Disclaimer: This information obtained is deemed to be reliable, but not guaranteed to the accuracy, correctness, and completeness of this information. Please note the information may change or withdrawal without notice.

\$894,900.00

Call Us: 204-989-7900

Email Us: derekdaneault@royallepage.ca

4Bedrooms

3.50Bath

2129SqFt

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