



ROYAL LEPAGE
Dynamic Real Estate
INDEPENDENTLY OWNED AND OPERATED



Welcome To Charleswood

6 Woodstock Lane

Living Area: 1153 sq.ft.

Lot Size: 45' x 105'

Taxes: \$2,992.91 (Gross 2008)

For more information visit:
www.winnipeg homes.com



Blair Sonnichsen
989-5000

ROOM MEASUREMENTS

MAIN LEVEL

Living Room:	17' x 12'8"	Hardwood floors, wood burning fireplace, picture window overlooking back yard, garden door to Sun Room
Dining Room:	10'8" x 8'4"	Hardwood floors, picture window
Kitchen:	10' x 9'3"	Loads of counter space, new Maple kitchen, built-in dishwasher, stove, ceramic tile back splash, track lighting, corner display cabinet
Sun Room:	11' x 8'8"	Sky lights, ceiling fan, access to back yard
Bathroom:	2-piece	

UPPER LEVEL

Master Bedroom:	13'6" x 13'	Wall to wall carpet, double clothes closet
Bedroom:	10'6" x 8'8"	Wall to wall carpet, double clothes closet
Bedroom:	8'8" x 8'	Wall to wall carpet, single clothes closet
Bathroom:	4-piece	

LOWER LEVEL

Rec Room:	15' x 11'	Wall to wall carpet
Bathroom:	3-piece	

Additional Features

- Maple Kitchen (2006)
- Doors & windows upgraded in 2005
- Hardwood floors & carpeting in 2004
- Bathtub & shower upgraded in 2008
- Exterior painted in 2006
- Hot water tank replaced in 2007
- Washer, dryer, stove, dishwasher, central air & auto door opener included
- 1-year Unirisc Home Warranty available

Asking Price: **\$229,900.00**

Thank you for viewing this beautiful Charleswood home.

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