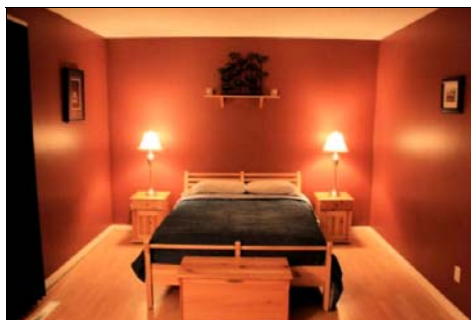
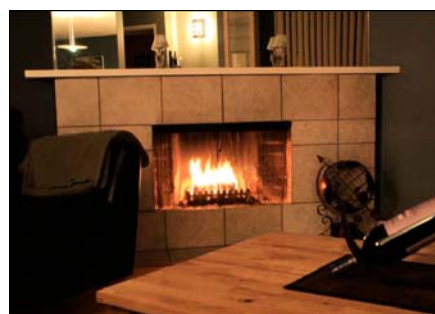




**ROYAL LePAGE**  
**Dynamic Real Estate**  
 INDEPENDENTLY OWNED AND OPERATED



*Welcome To Tuxedo*

**108-115 Swindon Way**

Living Area: 800 sq.ft.

Condo Fee: \$205.00 per month

Taxes: \$1,551.65 (Gross 2008)

For more information visit:

[www.winnipeg homes.com](http://www.winnipeg homes.com)



**Blair Sonnichsen**  
**Chris Pennycook**  
 989-5000

## ROOM MEASUREMENTS

Living Room:	12' x 13'4"	Wood burning tile-faced fireplace, picture window, mirror feature wall
Dining Room:	8' x 13'4"	Mirror feature wall
Kitchen:	8'4" x 7'6"	Fridge, stove, dishwasher, microwave, wine rack, garborator, loads of cabinets, walk-in pantry
Master Bedroom:	11' x 17'	Garden door to patio area & storage, wall to wall clothes closet, south facing
Bathroom:	4-piece	With laundry area, linoleum floor

### Additional Features

- Outdoor storage
- Central air conditioning
- Forced air furnace
- Tile faced wood burning fireplace
- Extended deep front entry closet storage
- Front patio area
- Freshly finished
- Close to outdoor pool
- Tennis courts
- Condo Corporation No. 355, Unit 108, Tuxedo Village
- Condo fee includes caretaker, hot water, insurance, landscaping/snow removal, management, parking (unit #67) & recreation facilities
- 1-year Unirisc Home Warranty available

**Asking Price:**                      \$129,900.00

*Thank you for viewing this beautiful Tuxedo condominium.*

**BLAIR SONNICHSEN**  
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