



# 88 Wyndstone Circle

Stylish and classy define this beautiful condo. Enjoy a turn key lifestyle in this sought after gated community.

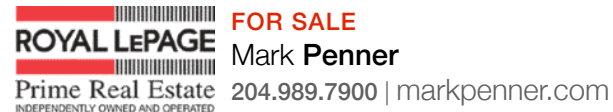
**\$289,900**  
**1317 Square Feet**  
**2BR/2BTH**  
**Sunroom**



The perfect combo of Value and Style in Country Villas! This 1300+sqft home features a functional layout, great location and an array of stylish upgrades. The spacious front porch leads to the welcoming foyer which segues naturally to the formal den/office or 2nd bedroom option. The naturally bright living room features great views of the yard/ common space and is open to the formal dining area. The spacious sunroom is yet another added bonus to this great home. The functional kitchen features plenty of storage and prep space, oak cabinetry and upgraded fixtures throughout. The massive master bedroom is home to a large walk-in closet and classy 4pc en-suite. The double attached garage is insulated and great for additional storage. The main floor laundry room with included washer and dryer features more storage space and newly installed shelving. Great Value in Country Villas. \*This home has no basement. Some additional storage in crawl space.



**Mark Penner**  
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88 Wyndstone Circle , Winnipeg R2J 1L9  
 MLS® #: 1629877 Status: Active  
 Area: 3P Nghbrhd: East St Paul

**Property Type**



Type: Single Family Detached Liv Area: 122.35 M2/1,317 SF  
 Use: Fin Bsmnt: 0.00 M2/0 SF  
 Style: BNG Lot Front: 12.19 M/40 F  
 Yr Built: 2001 Lot Dpth:  
 Age: Lot Area:  
 Tax Amt: \$2,831.58 Tax Yr: 2015  
 Ed Tax: Imprv: \$0.00  
 Spc Lvy: Payout:

Linc #: 0121R076366000  
 Schl Div: RETSD  
 Legal:  
 Add Lgl: 161-36349

RMA: 8 BDA: 2 TBD: 2 Baths: F0/H0

**Condominium Corporation Information**

Corp #: 392 Unit: 161 % Ownr: 0.614 Reserve: \$926,400  
 Strg #: 88 Prk Unit #: 88 M Appr: Rsrv Dt: 09/30/2016  
 Name: The Country Villas # Units: 1 # Project: 163  
 C Fee: \$386.31 Monthly Unit Loc: Mg Cmp: Rancho/ Sue Gagne 204-255-9788  
 Includes: Contribution to Reserve Fund, Insurance-Common Area, Landscaping/Snow Removal, Management, Recreation Facility  
 Restrict: Other-Remarks

**Remarks & Directions**

Remarks: The perfect combo of Value and Style in Country Villas! This 1300+sqft home features a functional layout, great location and an array of stylish upgrades. The spacious front porch leads to the welcoming foyer which segues naturally to the formal den/office or 2nd bedroom option. The naturally bright living room features great views of the yard/common space and is open to the formal dining area. The spacious sunroom is yet another added bonus to this great home. The functional kitchen features plenty of storage and prep space, oak cabinetry and upgraded fixtures throughout. The massive master bedroom is home to a large walk-in closet and classy 4pc en-suite. The double attached garage is insulated and great for additional storage. The main floor laundry room with included washer and dryer features more storage space and newly installed shelving. Great Value in Country Villas. \*This home has no basement.

**Dir/GPS:**

**General Information**

Basement: Crawl space B Dev:  
 Fireplace: Shape: Normal FP Fuel: # FP:  
 Lot Dim: Survey: Fndtion: Concrete  
 Frnt Exp: Exterior: Stone, Stucco Cnstrct: Wood Frame  
 Roof: Shingle Water: Municipal/Community  
 Flooring: Wall-to-wall carpet, Laminate, Vinyl Sewer: Municipal/Community  
 Heating: Forced Air H Fuel: Natural gas  
 Gas: Hydro:  
 Parking: Double Attached, Insulated; Enclsd: 2  
 Remodel: Other remarks  
 Site Influ: Golf Nearby, Low maintenance landscaped, Landscape, Private Setting, Shopping Nearby, Treed Lot  
 Features: Air Conditioning-Central, High-Efficiency Furnace, No Smoking Home, Porch, Sump Pump, Sunroom  
 Amenities: Fitness workout facility, In-Suite Laundry, Party Room, Professional Management, Security Entry

Information deemed reliable but cannot be guaranteed | Tax Amount includes Education Tax, Improvements, Special Levies | Mark Penner | 11/28/2016 - 11:50AM

