

District:	RM of Armstrong	MLS:	1901905
Legal:	Lot 3 Plan 44062	Bedrooms:	3 + 1
Zoning:	Residential	2017 Gross Taxes:	\$4,836.58
Occupancy:	Vacant	Year Built:	2010

Style:	Raised Bungalow	PRICE:	\$287,000
Lot:	100' x 436'	Landscaped:	Yes, beautifully
Front Exposure:	South	Fenced:	No
Size:	1370 square feet	Exterior:	Vinyl
(Lower):	Insulated/drywalled	Flooring:	Marble tile, hrdwd
Heating:	F/A Electric	Fireplace:	No

#### Main Level:

Living Rm:	23.17' x 14.58'	Kitchen:	21.67' x 12.33'
Master bdrm:	14.92' x 11.92'	Bedroom 2:	12.92' x 9.92'
Bedroom 3:	11.08' x 10.0'	4-pce Ensuite/Mn:	11.83' x 9.5'

#### Lower Level:

Rec Room:	25.75' x 18.25'	Bedroom 4:	12.92' x 12.0'
Addt/Bike Park Area	27.25' x 12.42'	3-pce Bath:	8.58' x 5.0'

#### Workshop and Outbuildings:

30' x 40' workshop w/200 amp panel, 220v plus, F/A electric furnace, concrete flr, insulated, insulated shop doors with dual Lift Master Openers, storage shelving, water tap, ceiling fans. Additional 12' x 18' metal clad shed and 11' x 10' vinyl clad shed matching shop and home exterior.

#### Remarks:

DEFINITELY worth the trip & PART OF THE FUN is getting here. IF an OUTSTANDING HOME & INSULATED SHOP are on your "MUST-HAVE" list then look no further! SOLID 1,370sqft raised bng feats 3+1 brs, STUNNING open kit w/cappuchino cabs w/undermnt accent lighting, BRUSHED NICKEL accents, marble tiled flr, center island, slide-out pantry, 3-seat brkfast bar & all open to BRIGHT LVNG RM paved in HRDWDS. Spacious Mstrbdrm w/hrdwd & beautiful 4-pce ENSUITE/mn bth w/marble flr & MAAX jetted tub. FAB 30'x40' HEATED/INSUL WRKSHP w/insul 12' insul drs & dual Lift Master openers, 200 amp panel w/220v for ALL theTOOLS & TOYS! OWN A MOTORCYCLE? know someone who does? Ever dreamed of prking THE BIKE INSIDE your home? Well, we've got that covered too! SPECIALLY DESIGNED so that you can drive your baby inside & enjoy the BRAGGING RIGHTS of looking at & POLISHING YOUR IRON year-round! MN FLR LNDRY, exceptional ENTERTAINMENT SPACE both levels, beautifully landscpd 1 ACRE yard, central air, RAISED PORCH, no gravel!  
Shows AAA+