

District:	City of Selkirk	MLS:	1808968
Legal:	6664 McPhillips Rd	Bedrooms:	3
Zoning:	Residential/Ag	2016 Gross Taxes:	\$4,974.21
Occupancy:	Owner	Year Built:	2005

Style:	Raised Bungalow	PRICE:	\$399,900
Lot:	33.57 acres	Landscaped:	Yes
Front Exposure:	East	Fenced:	Corrals only
Size:	1100 sq. ft.	Exterior:	Vinyl, stucco
(Lower):	Mostly finished	Flooring:	Laminate, w-w carpet, vinyl
Heating:	F/A Electric	Fireplace:	No
Possession Date:	TBD		

Main Level:			
Entrance Area:	10.0' x 5.33'	Living Rm:	15.5' x 14.25'
Eat-in kitchen:	21.17' x 9.83'	Mstrbrdm:	13.0' x 12.0'
3-pce Bath:	9.67' x 5.0'	Bedroom:	10.08' x 10.0'
3-pce Ensuite:	7.5' x 5.0'	Mudrm:	15.17' x 4.33'

Basement:			
Rec Room:	16.75' x 16.75'	Utility Rm:	10.75' x 12.50'
Bedroom 1:	16.83' x 11.25'	3-pce bath:	7.42' x 5.0'
Storage Room:	11.0' x 8.67'	Laundry Room:	9.08' x 8.83'

Parking:	AT/2 20'x24'
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HORSE FARM BEST of BOTH WORLDS! Mins to beautiful Selkirk & offering GORGEOUS '05 btl 3 bdrm, 3 bth bngr on 33 acs! FENCED CORRAL, pasture, shelter & sand-based 130'x72' RIDING RING awaits. Move-in ready, fall in love w/the SUN-KISSED east bright lvngrm w/vaulted clgs. Open to the dn area the WELL-EQUIPPED kit w/west views incl walk-in pantry, b/i dshwr, 3-seat brkfst br & GARDEN DRS to 15'x14' deck. It is here that you will enjoy SIZZLING SUNSETS while watching over your FUR-CHILDREN & entertaining friends & family. Comfortable west Mstrbrdm ACCOMMODATES KING BED & feats WICC, 3-pce ensuite & is steps to mn flr bth. Addtl mn flr br faces EAST and CHEERFUL w/closet. Bsmt feats FAB RECRM w/bright wdws, Indry rm w/chute, 3-pce bth & STORAGE RM for TACK & xtra's! Spacious 17'x11' rm feats w-w carpet, wicc w/addtl storage area under stairs. MUDRM accommodates everyone after a DAY of PLAY. HRV, sump pump, 200 amp, F/A elec, C/A, FENCED DOG RUN, AT/2 24'x20'. Don't HEM & HAW...say YEE-HAW & giddy-up on over!

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. I recommend to the Buyer(s) that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.