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| District: | RM of Rockwood | MLS: | 1719386 |
| Legal: | SE 13-17-2E | Bedrooms: | 3 |
| Zoning: | Residential/Ag | 2017 Gross Taxes: | \$518.66 |
| Occupancy: | Vacant | Year Built: | 1976 |

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| Style: | MH – Bungalow | PRICE: | \$175,000 |
| Lot: | 660'x2640' | Landscaped: | Yes |
| Front Exposure: | North | Fenced: | Partly |
| Size: | 1060 sq.ft. | Exterior: | Aluminum/vinyl siding |
| (Lower): | Crawl space | Flooring: | Laminate and vinyl |
| Heating: | F/A | Heating Fuel: | Electric |
| Possession Date: | Immediate | | |

| Main Level: | | | |
|-----------------|----------------|-----------------|-----------------|
| Entrance Area: | 15.42' x 9.42' | Living Rm: | 14.75' x 13.08' |
| Eat-in Kitchen: | 16.0' x 10.08' | Den: | 12.0' x 11.50' |
| 4-pce Bath: | 10.08' x 7.33' | Bedroom 1: | 10.25' x 7.0' |
| Bedroom 2: | 10.0' x 6.83' | Master Bedroom: | 11.17' x 10.42' |

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| Parking: | 31' x 18' lean-to, dirt floor |
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WANT ACREAGE? Been searching for AFFORDABLE COUNTRY LIVING? Need PRIVACY? Well, look no further as your search may have just ended. These don't come up often at this LOW PRICE POINT so act quickly. PRIVATE COUNTRY SETTING wrapped in towering mature trees, FENCED FOR HORSES & dotted w/outbldgs. NEEDING SOME REPAIR & priced at only \$175,000 this 1060sf, 3 br, 1 bth Viscount MH has ALREADY SEEN SOME UPGRADES incl: bth reno '16, shingles '12, flring '09 & more. The lvng space is SPACIOUS with lvngrm/kit combo paved in laminate flring then COMPLIMENTED w/patio drs to a den area that was finished in '12. The den is the perfect 3-season retreat after dinner, for entertaining or for the kids to play w/addtl dr to the outside. There are 2 Jack n' Jill style bdrms w/ respective closets & laminate flring. A few steps to the mstrbdrm w/dbl closet & ceiling fan. There is also a 80'x25' machine shed/lean-to, 31'x18' storage lean-to & 20'x10' shed, 200 amp service. Appl incl & move-in ready. SEIZE THIS OPPORTUNITY NOW!



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.