

|            |                   |             |            |
|------------|-------------------|-------------|------------|
| District:  | RM of Rockwood    | MLS:        | 1801389    |
| Address:   | 44 Grace Avenue   | Bedrooms:   | 3          |
| Zoning:    | Residential/Agric | 2017 Taxes: | \$2,322.34 |
| Occupancy: | Owner             | Year Built: | 2007       |

|                  |             |                 |                   |
|------------------|-------------|-----------------|-------------------|
| Style:           | GRANDEUR MH | PRICE:          | \$247,000         |
| Lot:             | 40 acres    | Front Exposure: | Northeast         |
| Size:            | 1520 sq.ft. | Exterior:       | Vinyl             |
| Possession Date: | TBD         | Flooring:       | Vinyl, w-w carpet |
| Heating:         | Forced Air  | Heat Fuel:      | Electric          |

| Main Level:    |                 |                 |                 |
|----------------|-----------------|-----------------|-----------------|
| Living Room:   | 18.75' x 14.08' | Bedroom 1:      | 12.42' x 8.33'  |
| Bedroom 2:     | 8.58' x 7.83'   | Masterbdrm:     | 13.67' x 13.50' |
| Kitchen Style: | Eat-in          | Kitchen:        | 18.75' x 16.01' |
| 4-pce Ensuite: | 8.83' x 7.25'   | Porch: Unheated | 12.0' x 6.0'    |
| Laundry Rm:    | 7.83' x 7.0'    | Sunrm Area:     | 16.01' x 10.08' |

| Parking: |           |
|----------|-----------|
| Garage:  | No Garage |

#### Included in Price:

b/l dshwr, china cabinet, central air, SHE shed, 2 vinyl sheds

#### Remarks:

ONE chance to make it yours! Great HORSE/HOBBY farm property featuring 1,520 sq.ft. 2007 GRANDEUR MH on 40 ACRES w/3 bdrms, 2 bths, SUNRM area, porch and EXPANSIVE front DECK AREA for you to sit back and INHALE COUNTRY LIVING. Situated NE on the property with views of the CORRAL and PASTURE, you will enjoy all the benefits of PRIVACY yet relish in the conveniences of being on the cusp of town. Literally, the BEST of both WORLDS. OPEN CONCEPT LIVING w/front sunrm area wrapped w/5 wdws & INSPIRING VIEWS of the front yard. Steps away is 1st br & a 4 pce bth. The lvngrm w/cath clg & lge picture wdw opens to SPACIOUS eat-in kit w/illum pantry, TWO-TIERED BREAKFAST BAR & skylight welcoming the warmth of the suns rays. The mstrbdrm is a spacious 14'x13' & feats 4-pce ENSUITE w/soaker tub & illum wicc. Need a little ME TIME? escape to the "SHE shed", sit back & enjoy a glass of wine. Some elec fencing in place, lean-to, 2 vinyl sheds. Central air, 200 amp, F/A elec furn. Call today, these don't come along often.

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.

