

District:	RM of Alexander	Legal Description:	Lot 5, Blk 3, Plan 13671
Town/Province:	Belair, Manitoba	Total Bedrooms:	4
Lot Frontage:	99.0'	2016 Taxes:	\$4,926.33
Occupancy:	Owner	Year Built:	1989 / Renovated 2007

Style:	Two Story Chalet w/ Loft	Price:	\$699,000 (Canadian dollars )
Residence Sq Ft:	5390 sq ft (+/-)	Garage Sq Ft:	1428 sq ft
Fitness Centre Sq Ft:	1008 sq ft (+/-)	Covered Patio sq ft:	532 sq ft
Carport Sq Ft:	840 sq ft	Open Porch Area:	112 sq ft
Decking sq ft:	888 sq ft	Exterior:	Wood siding, stone
Possession Date:	TBD	Flooring:	16" ceramic tile, carpet, vinyl
Heating:	Forced air/Baseboards	Heat Fuel:	Electricity

Entrance Foyer:	12.2' x 6.10'	Master Bedroom:	19.2' x 16.8'
Living Room:	23.1' x 16.0'	Ensuite 1: (2-piece)	4.10' x 4.10'
Kitchen:	34.4' x 19.4'	Ensuite 2: (6-piece):	13.3' x 10.0'
Kitchen Style:	Eat-in with Breakfast Bar	Walk-in Wardrobe:	12.7' x 11.11'
Office/Study:	18.50' x 11.10'	Bedroom 3:	12.8' x 11.9'
4-Season Sunroom:	18.10' x 15.11'	Bedroom 4:	12.8' x 11.2'
3-Season Sunroom:	18.8' x 17.0'	Bathroom (4-piece):	10.10' x 4.10'
Bedroom 1:	12.10' x 12.0'	Loft Closet Storage (3rd level):	15.0' x 6.0'
Utility Room:	16.0' x 10.10'	Outdoor Deck Area:	19.8' x 10.0'
Bathroom (3-piece):	10.0' x 4.10'		

Other:

Asphalt roof, security systems, 400 amp electrical service, copper plumbing, heating consists of F/A furnace and baseboards with heating source being electricity, hard wired smoke detection, monitored security system. Tiki huts, greenhouse, shed and outside boiler included.

Remarks:

All measurements +/- jogs. All furnishings and equipment negotiable for turnkey opportunity.  
Please contact Listing Agent for further details.

*Daphne*  
SHEPHERD

204.886.2000

[www.eaglerest.ca](http://www.eaglerest.ca)

204.782.5397

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