

District:	RM of St. Andrews	MLS:	1919077
Address:	2348 Huminicki Road	Bedrooms:	3
Zoning:	Residential	2016 Taxes:	2,329.64
Occupancy:	Owner	Year Built:	Unknown

Style:	2-storey	PRICE:	\$272,000
Lot:	4 acres (400'x435')	Landscaped:	Yes
Front Exposure:	South	Fenced:	Corral area
Size:	2075 sq. ft.	Exterior:	Vinyl
Flooring:	w-w carpet, laminate, vinyl	Heating:	F/A & baseboard
Heating Fuel:	Electric	Possession:	TBD

Main Level:		Main Level (continued):	
Living Room:	18.33' x 15.0'	Bedroom:	12.75' x 9.50'
Eat-in Kitchen:	15.17' x 20.83''	4-pce bath:	9.58' x 6.92'
Mudroom:	11.67' x 7.33'	Upper Level:	
Laundry Room:	8.75' x 7.58'	Master Bdrm:	18.92' x 15.50'
Office:	13.0' x 9.83'	3-pce Ensuite:	8.42' x 5.58'
Bedroom:	12.75' x 9.42'		

Detached O/S Single Garage:
34'x22' concrete flr, power, workshop area, single door

Included in Price:

Fridge, stove, built-in dshwr, washer, dryer, water softener

Remarks:

PRICE ADJUSTMENT & IMMEDIATE POSSESSION! SECLUDED & PRIVATE w/i 30 mins to Winnipeg. PERFECT sized, HARD-TO-COME-BY acreage w/the seclusion of a BEAUTIFULLY TREED location 1 min off pvmt. A home that BOASTS A LOT OF HEART w/room for everyone incl HORSES and/or HOBBY FARM CRITTERS in a location you'll never tire of offering the BEST OF BOTH worlds. Mins to a full service town, OR 35 mins to Wpg OR 15 mins to LAKE LIFE! Lovely 2075sf, 3 br, 2 bth 2-storey w/an OPEN & INVITING flr plan w/spacious lvngrm, wood stove & patio drs to 16x16 SOUTH DECK. The contemporary eat-in kit area is open & SUMMONS THE SUNS RAYS & country FRESH AIR. The spacious kitchen feats a mega pic wdw, b/i dshwr & plenty of storage for a GROWING FAMILY. The mn flr brs are spacious & central to the 4pce bth. The PIECE DE RESISTANCE is the mstrbdm which is truly ABOVE THE REST! A complete PRIVATE OASIS w/wicc, 3-pce ensuite & balcony overlooking your acreage. '11 shingles. It's time to BREAK FREE FROM THE CHAOS & embrace country living!



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.

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