

District:	RM of Rockwood	MLS:	1923255
Legal:	Lot 5, Plan 19303	Bedrooms:	3 + office
Zoning:	Residential	2018 Gross Taxes:	\$2,065.49
Occupancy:	Owner	Year Built:	1993

Style:	Bungalow	PRICE:	\$458,000
Lot:	18.03 acres	Landscaped:	Yes, beautifully
Front Exposure:	East	Fenced:	Yes, back section
Size:	1,680 sq. ft.	Exterior:	Wood/comp siding
(Lower):	None, concrete slab	Flooring:	Vinyl, laminate
Heating:	F/A elec fur/SOLAR	Fireplace:	No
Possession Date:	TBD		

Main Level:			
Entrance Area:	15.42' x 6.83'	Living Rm:	16.42' x 11.0'
Dining Area:	18.0' x 8.42'	Kitchen:	14.0' x 13.42'
5-pce Ensuite:	13.42' x 9.33'	Master Bedroom:	16.08' x 13.42'
Bedroom 2:	10.83' x 9.92'	Bedroom 3:	10.83' x 10.0'
2-pce Bath/Utility:	13.33' x 6.75'	Hobby Area:	11.25' x 7.75'

Parking:	30' x 26' insulated, heated garage, 2 insul drs, conc flr, 2 auto openers, 6 flourescent lights. Welding plug.
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A RANCHERS DREAM! A pristine property SHOWCASING the 4 HALLMARK CORNERSTONES of a great build...#1) SOLID CONSTRUC #2) excellent LOCATION, #3) FUNCTIONAL INTERIOR/exterior design #4) VALUE. Welcome to our 18.03 AC ranch feat 1680sf ONE-LEVEL BNG blt 1993. Conductive to it's surroundings, the flr plan is OPEN, FREE-FLOWING & welcomes the warmth of the sun w/EAST/WEST exposure. The IMPRESSIVE eat-in kit feats a BLEND OF CONTRASTING ELEMENTS, DBL OVENS, JENN AIR cooktop & custom contoured BREAKFAST BAR. The HEART of this home INTEGRATES the dining, kit & lvngrm areas CONTRIBUTING to an open COUNTRY vibe. There are 3 COMFORTABLE, spacious bdrms & an office that could EASILY CONVERT to a 4th br. The mstrbdrm feats patio drs to an EXTRAORDINARY, TRANQUIL outdr TERRACE feat pergola, SOOTHING waterfall, paths & blt-in bar-b-que. This bng is powered by SOLAR ENERGY thereby reaping health & environmental benefits. The RANCH is PERFECT for horses, cattle w/2 Ritchie waterers, corrals. fencing. bud box & so. so more!

