

District:	RM of Rockwood	MLS:	1807261
Legal:	Lot 4: Plan 19298	Bedrooms:	3
Zoning:	Residential/FP	2016 Taxes:	\$2,147.48
Occupancy:	Owner	Year Built:	Unknown

Style:	SP3L	PRICE:	\$399,900
Lot:	39.38 acres	Landscaped:	Yes
Front Exposure:	North	Fenced:	Yes
Size:	1250 sq.ft.	Exterior:	Stone, siding
(Lower):	520 sq.ft.	Flooring:	Laminate, vinyl, DuraCeramic
Heating:	F/A Electric	Fireplace:	Wood stoove
Possession Date:	TBD		

Main Level:		Upper Level:	
Living Room:	15.08' x 12.0'	Master Bedroom:	14.83' x 12.42'
Dining Area:	13.25' x 9.58'	Bedroom 2:	10.25' x 8.0'
Kitchen Style:	Eat-in	Bedroom 3:	10.25' x 9.67'
Kitchen:	15.0' x 12.75'	4-piece bath:	9.25' x 5.0'
		2-piece ensuite:	5.17' x 5.0'

Basement/Lower Level:			
Rec Room:	16.75' x 16.33'	2-piece bath:	7.50' x 5.50'
Laundry Room:	9.0' x 7.0'		
Included in Price:			

Fridge, stove, washer, dryer, shed, built-in dshwr, central vac, water softener

Remarks:

SUN KISSED HORSE COUNTRY LIVING! BEAUTIFUL 39ac HORSE LOVERS/HOBBY FARM located on pavement w/i 50 mins to the city & 5 mins to full service town. MOVE-IN READY & impeccably kept 1250sf, 3 br, 3 bth SP3L feat professionally landscaped yard, GROOMED TRAILS, fenced PASTURE AREAS, raised VEGETABLE beds, BARN, fenced DOG RUN, chicken barn. Spacious lvngrm opens to the dn area w/patio drs to south deck & GAZEBO AREA w/ornamental grasses. The eat-in kit feats AMPLE STORAGE, Corian cnttrtps, b/i dshwr, OTR mic, E-Z keep DuraCeramic flring & wrapped in bead board ensuring an AUTHENTIC COUNTRY FEEL. The upper lvl feats 3 brs & RENOVATED 4-pce bth. Mstrbr has stunning backyard views & 2-pce ENSUITE. The lower lvl is a COWBOY-GIRL entertainment DREAM finished in wood w/wood stove, 2-pce bth & CHEERY & BRIGHT Indryrm. Your gang will LOVE HORSIN' AROUND in the insul TACK SHACK where good times roll complete w/saddle racks. There are groomed wide trails throughout the 39 acs so every day is an adventure! A MUST SEE!

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.