

District:	RM of Rockwood	MLS:	1704445
Lot Size:	150' x 116'	Bedrooms:	2
Zoning:	Residential	2016 Taxes:	\$2644.39
Occupancy:	Owner	Year Built:	1912

Style:	1 ½ storey	PRICE:	\$197,000
Lot:	Normal	Front Exposure:	South
Size:	1350 square feet	Exterior:	Vinyl
Possession Date:	TBD	Flooring:	Laminate, vinyl
Heating:	Forced Air	Heat Fuel:	Electric

Main Level:			
Entrance:	13.7' x 4.0'	Kitchen:	9.6' x 17.6'
Living Room:	13.10' x 14.2'	Sunroom:	17.10' x 4.7'
Kitchen Style:	Eat-in	Bedroom:	13.7' x 10.3'
3-pce bathroom:	8.0' x 7.10'		

Upper Level:			
Bedroom:	13.1' x 14.1'	Dressing Area:	10.2' x 9.0'
4-pce Bath:	10.2' x 7.7'		

**Included in Price:**

Fridge, stove, built in microwave, built-in dishwasher. All Samsung appliances.

**Remarks:**

Tired of high prices? Well, this SHOWSTOPPING value is PRICED TO IMPRESS under \$200k! Convenient location that is commuter distance to Winnipeg & spread OVER 3 LOTS (150'x116') that back onto GREENSPACE & a PLAYGROUND! It's E-Z to fall in love w/this 1350sf, 2 bdrm, 2 bth, 1 1/2 story home in a quaint town w/established MUNICIPAL SERVICES. First, you are welcomed by a SPACIOUS ENTRANCE area w/E-Z keep laminate flring & closet/MAIN FLOOR LAUNDRY area. The bdrm on the mn floor is just steps to a BEAUTIFULLY RENOVATED 3-pce bth w/ O/S corner shower unit. Oh!... and then the eat-in kitchen which few compare...tall cappuccino cabinets w/brushed nickel pulls, soft close drawers, ceramic dbl sink, b/i dshwr, b/i microwave, fridge & stove for the perfect outfitting. The COMFORTABLE south lngrm w/dr to 3-season SUNRM feats ambient recessed lighting & 2 bright wdws. Upstairs simply put, is the master LOFT-STYLE bdrm complete w/4-pce ensuite & sunlit dressing area. Come take a look. Few compare in this price range!



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.