



ROYAL LePAGE
Dynamic Real Estate
 INDEPENDENTLY OWNED AND OPERATED



Welcome To Stonewall

78113 Road 5E

Living Area: 2176 sq.ft.

Taxes: \$4,583.02 (Gross 2008)

For more information visit:

www.winnipeg homes.com



Blair Sonnichsen
 989-5000

ROOM MEASUREMENTS

MAIN LEVEL

Living Room:	9' x 12'1"	Wall to wall carpet
Dining Room:	9'2" x 12'1"	Wall to wall carpet
Family Room:	14' x 17'	Wall to wall carpet, wood burning open fireplace, exterior wood door access, open to dinette & kitchen
Kitchen:	16'6" x 13'6"	Garden door to deck & hot tub, oak kitchen with banks of cabinets, bay window, double stainless steel sink, large walk-in pantry, fridge & stove included
Study:	9.67' x 11'1"	Wall to wall carpet

Large back landing with access to garage & 2-piece bath

UPPER LEVEL

Master Bedroom:	16' x 12'	Wall to wall carpet, walk-in clothes closet, 3-piece ensuite
Bedroom:	11' x 12'8"	Wall to wall carpet, walk-in clothes closet
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Den/Sitting Room:	10'5" x 9'1"	Wall to wall carpet, could also be used as an office

Door to balcony on second floor

BASEMENT

Rec Room:	12' x 23'	Wall to wall carpet
4th Bedroom:	9'3" x 13'	Wall to wall carpet, clothes closet

Laundry area with second staircase down from garage

Additional Features

- Custom home built in 1996 by Wise Choice Builders
- Home design by Strike Didur & Associates
- Silent floor joists
- Ejector septic system with concrete holding tank
- HVAC system in home
- Geothermal heating
- Sump pump
- \$290.00 per month (estimated) electrical costs
- Tiered deck
- Professionally landscaped lot with sprinkler system
- 20 acre yard site (5 acres fenced for horses)
- 60 acres cultivated land
- 30' x 60' tractor shed & barn with wired electric heat & water hydrant for livestock
- Additional 80 acres available for purchase
- 1-year Unirisc Home Warranty available

Asking Price: \$574,900.00

Thank you for viewing this beautiful Stonewall property.

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