



1 JESSIE STREET - OAKBANK
LOT 2 PLAN 74900

OFFERED AT
\$274,900.
Inc lot & net GST

MLS #1113566/Office #RN1150/ S/C 2% net of GST

RE/MAX PERFORMANCE REALTY
246 Main Street, Steinbach, MB
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SHIRLEY FEHR
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1225 SQ FT BILEVEL STYLE SIDE X SIDE

MAIN FLOOR PLAN:

- 17' x 12' Living Room with 2 big bright windows and garden door leading to attached and covered deck.
- 9.6' x 12.2' Kitchen has corner pantry and center island with dual sinks.
- 17' x 9.10' Dining Room
- 11.10' x 14.11' Master Bedroom with bright window, features his & hers closets with organizers and access to Jack & Jill 4 piece bath.
- 12.8' x 10' 2nd Bedroom with large closet complete with organizers
- 4 piece bath

OTHER INFORMATION:

- 12' x 22' Single attached garage with party wall between units as are the shared walls in basement and main floor. ICF wall to roof line.
- 14.6' x 14' attached and covered deck
- 40' x 140' lot size
- Over 2400 sq ft of space including the full ICF basement w/ exterior walls dry walled, wired w/plugs, sump pump, roughed in 3 pc bath & ready for you to develop to your needs.
- New build - taxes to be assessed
- Large foyer with full walk in guest closet
- PVC dual pane windows through out home
- Exterior to be vinyl siding and stone / 35 year shingles
- Forced air electric furnace comes with HRV
- 60 gallon hot water tank
- Central A/C
- Central vac - roughed in
- Community water and sewer
- Concrete driveway
- Front yard landscaped with topsoil, sod and a tree
- Comes with Manitoba New Home Warranty
- RM of Springfield School Division
- Spec & design to change with out notice

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“The information contained herein has been obtained from sources deemed reliable but cannot be guaranteed as to its accuracy. The buyer is advised to obtain independent verification of any information that is of material interest to them.”

