



**2 Jatlyn Drive
Roseau River
4.14 Acre River
Front**



**OFFERED AT
\$298,000.**
Incl Net GST

MLS #1002798/ Office #RS1001 / S/C 2.5%

Shirley Fehr
Re/Max Performance Realty
246 Main Street, Steinbach, MB
326-4322 / 355-8770 / 784-6617
shirleyfehr@shaw.ca
www.shirleyfehr.ca



“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.”

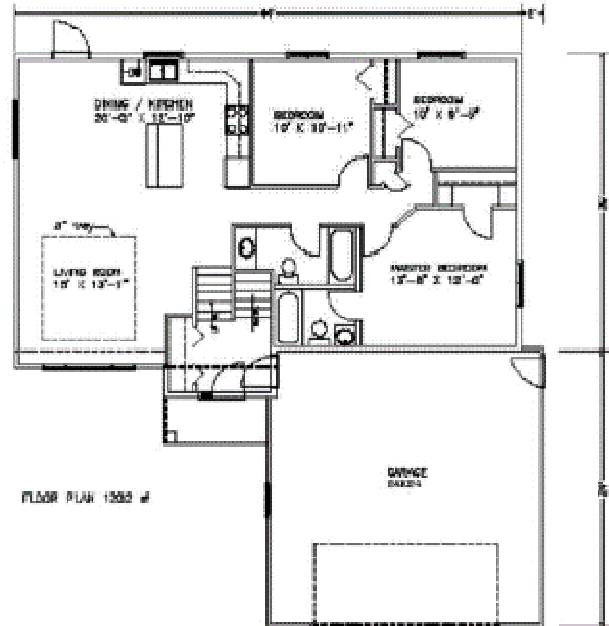
1249 SF Bi Level

- * 16.9'x13.3' Living room featuring a trayed ceiling
- * 10'x13' Dining room with garden door to future deck
- * 10'x13' Kitchen with maple cabinets, centre island and walk in pantry
- * 13'x11' Master bedroom with full 4 pc ensuite
- * 10'x10.5' 2nd bedroom
- * 10'x10.5' 3rd bedroom
- * Flooring and cabinetry allowance
- * 4 pc bath
- * Full ICF form basement with drywalled exterior walls, wired plugs and R/I for bath



Other Information

- * 22'x23' Attached garage with remote openers
- * 25 Year Shingles
- * Triple pane Windows
- * Electric Furnace
- * Private well
- * Septic holding tank
- * Water Softner
- * Central Air conditioning
- * 60 Gallon HWT
- * Taxes not accessed.



Spec and Design to change without notice

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