



## 2 Riley Court—Oakbank Lot 30, Plan 46813

*Spec and Design to  
change without  
notice.*



**WILF FEHR**  
204-355-8200  
wilffeher@shaw.ca

**OFFERED AT**  
**\$379,900.**  
*Incl. Net GST & Lot*

MLS # 1003891 / Office RN1010 / S.C. 2.5%

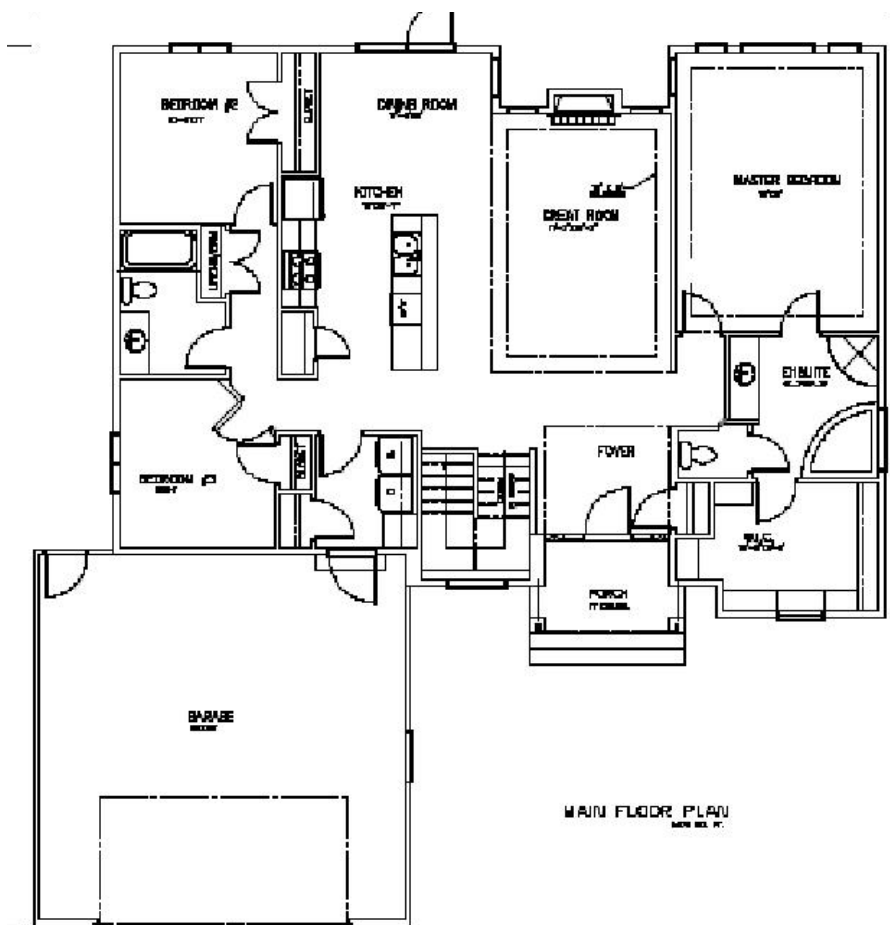
**RE/MAX PERFORMANCE REALTY**  
246 Main Street, Steinbach, MB  
326-4322 / 784-6617  
www.shirleyfehr.ca



**SHIRLEY FEHR**  
204-355-8770  
shirleyfehr@shaw.ca

## 1672 SF Bungalow

- \* 11.2'x 8' Dining room w/ garden door to future deck.
- \* 11.7'x16.7' Great room w/gas fireplace, custom mantle, niche and 9' Ceiling
- \* 10'x12.7' Kitchen offering maple cabinets, pantry and breakfast bar
- \* Hardwood floors throughout main living areas
- \* 13'x18' Master suite featuring a walk through ensuite complete with Jetted tub, separate shower and tiled floor. 10'x8' walk in closet completes the Master suite
- \* 10'x11' 2nd bedroom
- \* 10'x11' 3rd bedroom
- \* 4 pc bath w/maple vanity, 1 pc Fiat Tub and tiled floor
- \* Spacious front entry with tiled floor
- \* Full ICF form basement w/R/I for bath, exterior walls dry walled and wired.
- \* 25 year Shingles
- \* 24'x24' Attached garage with opener
- \* R50 Attic Insulation
- \* R20 Exterior Wall Insulation
- \* Triple pane Low E Windows
- \* Stucco and Stone Exterior
- \* 200 amp service
- \* F/A Gas Furnace
- \* 60 Gallon Hot Water Tank
- \* Attic insulation R50
- \* Concrete Driveway
- \* Town Water and Sewer
- \* Central Air, Central Vac R/I
- \* 5 Year Home Warranty



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**Incl.Net GST & Lot**

"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."

MLS #1013058/ Office #LB1007 / S/C 2.5%