



Lot 9 David Place  
Oakbank  
Lot 6, Plan 46813

*Spec and Design to  
change without notice*

MLS #1003896 / Office #RN1012 / S/C 2.5%



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

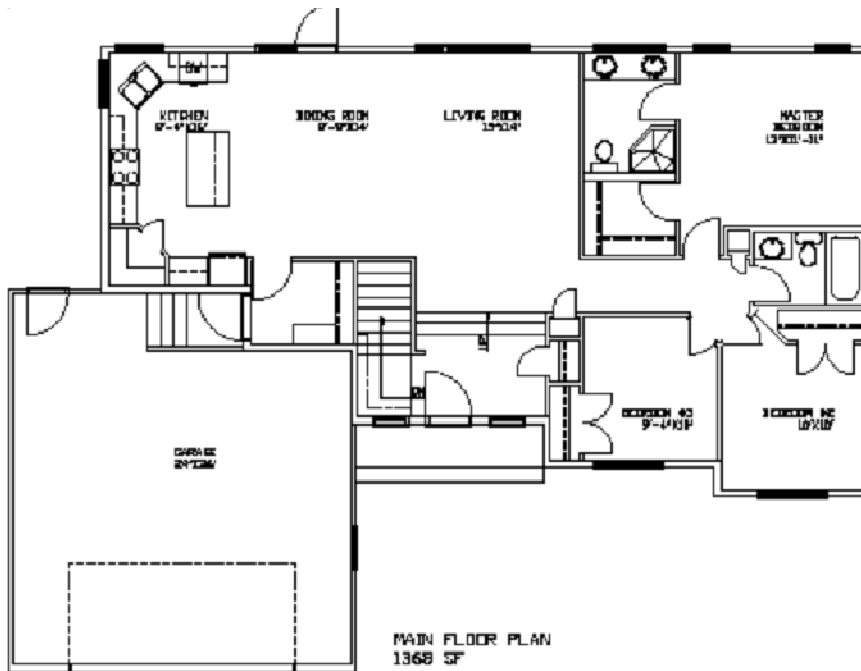
**OFFERED AT**  
**\$367,900.**

*Includes Lot & Net GST*

**RE/MAX PERFORMANCE REALTY**  
246 Main Street, Steinbach, MB  
326-4322 / 784-6617  
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**SHIRLEY FEHR**  
204-355-8770  
shirleyfehr@shaw.ca



### Main Floor

- 1368 SF
- Spacious foyer
- 15'x14' Living Room
- 9.9'x14' Dining room w/garden door to future deck
- 8.4'x16' Entertaining style kitchen w/corner pantry, tiled backsplash & Centre island
- 13'x11.11' Master Bedroom w/full ensuite and walk in closet
- 10'x10' 2nd bedroom
- 9.4'x10' 3rd bedroom
- 4 pc bath

### Basement

- Full ICF Basement with dry walled exterior walls
- Roughed in Bath

### Other Information

- 24'x26' Garage with remote openers
- PVC Triple Pane windows
- 25 Year Shingles.
- F/A Electric Furnace
- 200 Amp Service
- R40 Attic Insulation
- Concrete Driveway
- Community Water and Sewer
- Central Air Conditioning
- 60 Gallon Hot Water Tank
- Rough grade Landscaping
- Pie Shaped lot 133'x170'x132'

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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.”