



**31109 ROAD 83N**  
**\$329,900**

**LIVING AREA:** 2311 S.F.  
**STYLE:** 1+1/2 STOREY  
**BEDROOMS:** 3  
**BATHROOMS:** 2  
**BASEMENT:** PART  
**GARAGE:** TRIPLE DETACHED  
**LOT SIZE:** 485' X 411'  
**TAXES (GROSS):** \$1546.53 (2011)

**WONDERFULLY UNIQUE AND PRIVATE HOBBY FARM!!**

OVER 2300 SQUARE FEET, COMPLETELY REMODELLED SINCE 2005. GORGEOUS KITCHEN WITH CUSTOM BUILT HICKORY CABINETS, STAINLESS STEEL APPLIANCES, LIVING ROOM, FAMILY ROOM, FOUR SEASON SUNROOM, MAIN BATH WITH AIR JET TUB AND SEPARATE SHOWER, MAIN FLOOR MASTER BEDROOM WITH WALK IN CLOSET, 2 UPSTAIRS BEDROOMS HAVE SEPARATE STAIRCASES. BEAUTIFUL 4.41 ACRES, 40' X 26' TRIPLE GARAGE (2007), 26' X 30' BARN, 2 SHEDS, GARDEN AREA AND MANY PERENNIALS. ONLY 25 MINUTES TO WINNIPEG.



Marketed By:

**Rich Moyer / Judy Moyer**

Tel: (204) 485-5656 - Selkirk

Tel: (204) 784-6604 - Winnipeg

[homes@teammoyer.ca](mailto:homes@teammoyer.ca)



| <u>Room</u>  | <u>Size</u>     |
|--------------|-----------------|
| Living Rm:   | 21.00' x 14.58' |
| Kitchen:     | 21.25' x 11.08' |
| Family Rm:   | 23.08' x 9.25'  |
| Master Bdrm: | 13.67' x 13.17' |
| 2nd Bdrm:    | 13.42' x 13.67' |
| 3rd Bdrm:    | 13.42' x 7.83'  |
| Sunroom:     | 23.25' x 9.00'  |
| Storage Rm:  | 6.92' x 5.92'   |



**Baths:** 2  
**Heating:** Forced Air-Electric  
**Basement:** Part  
**Roof:** Shingle  
**Garage:** Triple Detached  
**Water:** Well  
**Sewer:** Septic Tank/Field  
**Lot:** 4.41 Acres



**Goods Included:**

- Fridge
- Stove
- Washer
- Dryer
- Dishwasher
- Microwave
- Garage Door Opener
- Window Coverings
- Shed
- Play Structure
- Satellite Dish



**Goods Excluded:**

- Satellite Receiver
- Fridge in Storage Room
- Freezer in Storage Room



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- Features:**
- Central Air
  - Closet Organizers
  - Ceiling Fan
  - Jetted Tub
  - Built in Microwave
  - Sump Pump
  - Sunroom



**Additional Information:**

- 2 Forced Air Electric Furnaces
- 2 Central Air units (2011)
- 2 Hotwater Tanks (40 Gal & 20 Gal)
- 100 amp & 200 amp Electrical Panels
- Shingles (2009)
- Entire Home Re-Insulated
- Entire Home Re-Wired
- Plumbing (2009)
- Windows (2007)
- Barn (26'4" x 30' 3")
- Triple Detached Garage (40'4" x 26'4")
- Shed (10'4" x 8'3")
- Shed (14' x 24'3")
- Crawl Space Access by Dining Table
- High Speed Internet Provided by Quickstream (\$52.50/month)
- Heat & Hydro \$268 per month (actual)
- Wood stove has been WETT inspected for current owner (One Insurance)
- Property is zoned Agriculture 80



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