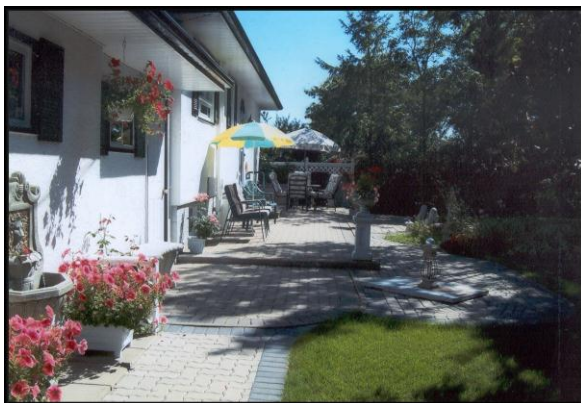




**9084 HIGHWAY 8**  
**\$254,900**

**MLS #:** 1121918  
**LIVING AREA:** 1166 S.F.  
**STYLE:** BUNGALOW  
**BEDROOMS:** 2  
**BATHROOMS:** 2  
**BASEMENT:** FULLY FINISHED  
**GARAGE:** DOUBLE ATTACHED  
**LOT SIZE:** 4.99 ACRES  
**YEAR BUILT:** 1955  
**TAXES (GROSS):** \$1313.31 (2011)

BEAUTIFUL & IMMACULATE 1166 SQUARE FOOT BUNGALOW ON 4.99 ACRES OF PRIVACY!!  
SPACIOUS LIVING ROOM WITH ORNAMENTAL FIREPLACE AND COVERED CEILING, FORMAL DINING ROOM, KITCHEN WITH AMPLE OAK CABINETRY, JETTED TUB IN REMODELLED MAIN BATH, FINISHED BASEMENT FEATURES A REC ROOM WITH WOOD BURNING FIREPLACE, OFFICE, DEN AND EXTRA 2 PIECE BATH. UPGRADES INCLUDE PVC WINDOWS, CARPETING, SHINGLES (2011), WATER SOFTENER & FILTRATION SYSTEM, INSULATION, CENTRAL AIR AND MORE. THIS LOVELY TREED PROPERTY INCLUDES MANY PERENNIALS, POND, LARGE 2 TIER STONE PATIO, GAZEBO, GREENHOUSE, WORKSHOP, SHEDS AND 23' X 20' ATTACHED GARAGE WITH AUTO OPENERS. ONLY 25 MINUTES TO WINNIPEG. THIS HOME MUST BE SEEN.



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:	17.08' x 12.50'
Kitchen:	12.00' x 11.42'
Dining Rm:	13.25' x 10.33'
Master Bdrm:	12.83' x 11.00'
2nd Bdrm:	11.17' x 9.08'
Rec Room:	21.67' x 18.50'
Office:	13.92' x 6.50'
Den:	11.75' x 11.42'



- Baths:** 2
- Heating:** Forced Air-Electric
- Basement:** Fully Finished
- Roof:** Shingle
- Garage:** Double Attached
- Water:** Well
- Sewer:** Ejector (See Notes)
- Lot:** 726' x 300'
- Acres:** 4.99
- Hydro:** \$188/Mth (Actual)



**Goods Included:**

- Alarm System
- Blinds
- Dryer
- Fridge
- Freezer
- Garae Door Opener
- Shed
- Stove
- Window Coverings
- Washer
- Water Softener



**Goods Excluded:**

- Small Table & Stools  
in Kitchen



Marketed By:

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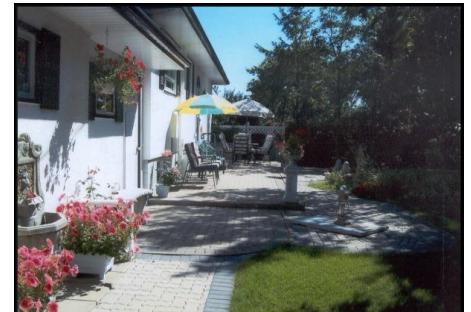
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**Features:**

- Electronic Air Cleaner
- Central Air
- Hood Fan
- Jetted Tub
- Non-Smoking Home
- Fireplace
- Patio
- Workshop
- Greenhouse



**Please Note:**

1. Purchaser will be required to take responsibility to decommission the ejector system within 2 years as per government regulation 14.4 of MR83/2003
2. Hydro of \$188/month is a monthly average of the actual cost (not budget)
3. Radiators throughout home are no longer active
4. Pipe wrap in basement is **NOT** asbestos



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