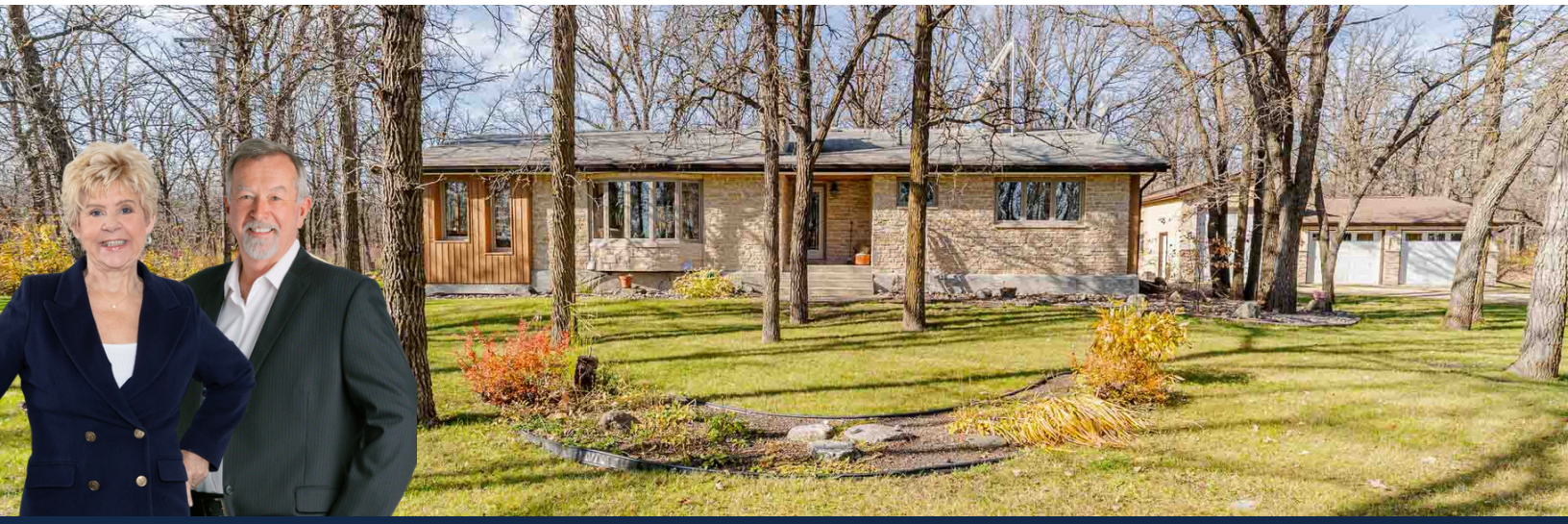
THE McKILLOP TEAM

76124 PR322

Argyle, MB

$499,900 | 3 BEDS | 2 BATHS | 1,790 SQ FT | LOT SIZE: 10 ACRES

Rustic Country Paradise Found



brandt@mckillop.ca | 204-782-8869 | susan@mckillop.ca | 204-941-0221

The original owners are passing their pride and joy on! Nestled in 10 private acres of oak savannah forest right on a paved highway, you'll find this lovingly cared-for and maintained ranch bungalow with 3 generous bedrooms, 2 bathrooms, wood-burning tyndall stone fireplace and wood-stove, panoramic 4-season sun room, screen room with deck, fenced west-facing rear yard with geodesic gazebo, 38'x30' detached garage/workshop with in-floor heat and high ceiling stall, RV parking and plenty more!

Just a short drive to Argyle, Warren or Stonewall and easy access to the meridian trail!

INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Built-in Microwave
- Washer
- Water Softener
- Central Vacuum & Attachments
- Window Coverings
- Blinds
- Fireplace
- Shed
- Garage Door Openers & Remotes

RE/MAX Town & Country

SPECIFICATIONS

- Style: Bungalow
- Age: 1973
- Gross Taxes: $3,928.39
- Net Taxes: $2,328.39

MEASUREMENTS

MAIN FLOOR

Kitchen: 9.83 x 14.33
- Vinyl Plank Flooring
- Granite Countertops
- West Facing Window
- Maple Cabinets

Dining Room: 15.00 x 9.00
- Vinyl Plank Flooring
- West Facing Picture Window

Living Room: 19.08 x 13.92
- Vinyl Plank Flooring
- Tyndall Wood-Burning Fireplace
- East Facing Bay Window

Main Bathroom: 8.42 x 7.75
- 4 Piece
- Jetted Soaker Tub
- 8ft Vanity

Primary Bedroom: 13.67 x 13.00
- Wall-to-Wall Carpet Flooring
- Double Closet w/ Organizer
- East Facing Window

Primary Ensuite: 3 Piece
- Tile Flooring
- Tiled Walls
- Glassed-in Shower

Bedroom #2: 10.75 x 9.92
- Vinyl Plank Flooring
- Double Closet
- West Facing Window

Bedroom #3: 11.58 x 9.00
- Vinyl Flooring
- Double Closet
- West Facing Window

Sunroom: 24.83 x 9.92
- Tile Flooring
- South Facing Picture Windows

BASEMENT

Rec. Room: 23.92 x 9.92
- Vinyl Flooring
- Sump Pit Under Vinyl
- Egress Windows

Cold Room: 7.00 x 5.00

FEATURES

- Forced Air Electric Furnace
- Pacific Energy CSA Certified Wood Stove
- Wood Burning Fireplace
- Wood Storage Bin in Basement w/ Wood Chute Hatch at Rear Deck
- Lifebreath H.R.V.
- 2x Sump Pumps (Main and in Addition)
- Solar Hot Water Pre-Heater
- 40 Gallon Electric Hot Water Tank
- 200 Amp Electrical Panel
- Hydro Budget: $422/mth
- Wood Siding, Cedar, 25 Year Behr Cedar Stain
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Full Partially Finished Basement
- Concrete Block Foundation (Main), Preserved Wood (Sunroom)
- Well Water (Current Water Test Available)
- Xplorenet Internet (Valley Fibre at Driveway)
- Septic Ejector System (Current Exemption Certificate Available)
- Maple Kitchen Cabinets
- 12' x 14' Metal Clad Storage Shed
  - Wood Floor
- 38' x 30' Triple Detached Garage
  - Insulated
  - Heated w/ In-Floor Heat, Electric Boiler
  - Plywood Lined
  - 30ft Deep Workshop Stall w/ 12ft Ceiling
  - Built-in Bench
  - 100 Amp Electrical Panel

UPGRADES

- New Kitchen 2003
- Electrical 2024, Basement Rewired
- Gazebo September 2024
- Window Replacements July 2024
  - 2 Bedroom Units
  - Kitchen Unit
- Window Replacements July 2017
  - Primary Bedroom
  - Bathroom
  - Bay Windows
  - Sunroom Windows
- Alarm System Replaced April 2024
- Plumbing & Hot Water Tank Replaced August 2023
- Garage Roof July 2023
- Vinyl Plank Flooring November 2018
  - Living Room
  - Dining Room
  - Hallway
- Radon Mitigation System Installed June 2015
- Closets May 2015
- Deck/Screen Porch 2012
- R-32 Insulation in North, West & South Walls are Above Grade
- R-50 Insulation in Attic
- Full-Partially Finished Basement is Insulated
  - Interior
  - Exterior
- Gated Driveway with Light Standard and Alert System
- Yard Lights

The information on this feature sheet is from sources deemed reliable, however no responsibility is assumed for the accuracy of this information.