



## Property Features

- Heated by: High Efficiency Natural Gas Furnace
- Heat Recovery Ventilator
- Cooled by: Central Air Conditioning
- 42 Gallon Electric Hot Water Tank
- Digital Water Softener
- Community Water/Sewer
- Maple Kitchen Cabinets
- Bamboo Hardwood & Tile Flooring
- Hardie Board Siding, Accent, Stone + Stucco Exterior Finish
- Asphalt Shingles
- Aluminum Soffits & Fascia
- Concrete Slab Foundation
- 14'x21' Single Attached Garage (Insulated, Vapour Barrier, Drywall, In-Floor Heat)

## Neighbourhood

Stonewall, Manitoba the perfect town for any family. With a population of just over 5000 people, it is only 20 minutes away from Winnipeg. Located in the RM of Rockwood, the town has lots of rich history which can be seen in many of its historic buildings. Stonewall has a number of clubs and community service groups to cater to any lifestyle and any age. As well, sports programs thrive here with mostly every facet of the sporting world being catered to, no matter the season! Education is of utmost importance, and Stonewall has your kids covered. There are 3 primary schools in town, and whether its Kindergarten or Grade 12, your children will love it here! The Town of Stonewall is one of the fastest growing communities in Manitoba, come be a part of it!



1-333 Main Street, BOX 1146, Stonewall, Manitoba R0C2Z0

**204-467-8000 mckillop.ca**



## Room Dimensions

<i>Floor</i>	<i>Room Type</i>	<i>Dimensions</i>
Second	Eat-in Kitchen -Granite Countertops -Bamboo Flooring	12.17 x 10.67
Second	Living Room -Bamboo Flooring -Garden Doors to Balcony	18.92 x 16.33
Second	2 Piece Bathroom	6.00 x 4.92
Second	Laundry -Enclosure Off Kitchen	
Third	Primary Bedroom -Bamboo Flooring -Garden Doors to Balcony -Two Double Closets	11.92 x 11.42
Third	Bedroom -Bamboo Flooring -Double Closet	8.50 x 8.33
Third	Bedroom -Bamboo Flooring -Double Closet	12.33 x 8.00
Third	4 Piece Bathroom	7.42 x 4.92
Main	Storage -Utilities: Main Electrical Panel, H.R.V., Furnace, In-Floor Heat Unit, Softener & H.W.T.	18.92 x 5.25

## Included in Purchase Price

- ✓ Refrigerator
- ✓ Stove
- ✓ Dishwasher
- ✓ Built-in Microwave
- ✓ Garburator
- ✓ Water Softener
- ✓ Garage Door Opener + Remote(s)



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