This 3 bedroom, 1 bathroom, 1120 sq.ft. home features newer furnace, kitchen, bathroom, newer roof & windows, newer appliances, trim and baseboards + much more!! The lowest lot fee in town: $255/mth which takes care of snow & garbage removal, taxes and water! This home is within walking distance to all of Stonewall's amenities!

Call today for your private viewing

Matt McKillop
mmckillop@remax.net
Call/Text: 1-204-770-2354

RE/MAX TOWN & COUNTRY
THE MCKILLOP TEAM

1-333 Main Street, BOX 1146, Stonewall, Manitoba R0C2Z0
204-467-8000 remaxtc.ca
## Property Features

- Grandeur Mobile Home
  - CSA# FS-390
  - Serial# 8H087
- Heated by Forced Air Electric Furnace (2013) and Baseboards (2013)
- 200 Amp Electrical Panel
- Window A/C
- 40 Gallon Electric HWT (2013)
- Vinyl Siding Exterior
- Metal Roof
- Aluminum Soffits & Fascia
- PVC Windows (2013)
- Maple Kitchen (2013)
- Bathroom Redone 2013
- Laminate Flooring & Carpet (2013)
- Landscaped Yard w/ Deck
- Lot Rental Fee: $255/mth Includes Taxes, Water, Snow & Garbage Removal
- Lot Beside Is Rentable for $255/mth If Wanted

## Room Dimensions

<table>
<thead>
<tr>
<th>Floor</th>
<th>Room Type</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main</td>
<td>Kitchen</td>
<td>12.75 x 12.58</td>
</tr>
<tr>
<td>Main</td>
<td>Living Room</td>
<td>16.33 x 12.83</td>
</tr>
<tr>
<td>Main</td>
<td>Master</td>
<td>12.83 x 10.92</td>
</tr>
<tr>
<td>Main</td>
<td>Bedroom</td>
<td>9.42 x 9.25</td>
</tr>
<tr>
<td>Main</td>
<td>Bedroom</td>
<td>10.08 x 6.92</td>
</tr>
<tr>
<td>Main</td>
<td>Bathroom</td>
<td>4 Piece</td>
</tr>
</tbody>
</table>

## 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 really thrive in town. Mostly every facet of the sporting world is catered to here, 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!