



Things to Remember

Some photos have been virtually staged to showcase potential furniture placement.



Scan the QR code to see more!



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

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300 Collegiate Drive - Warren



4 Beds	2 Baths	1223 sqft	Lot: 100' x 226' (0.56 Acre)	\$350,000
Taxes: \$3,072.39		Basement: Full Part. Fin.		Garage: Double Attached



INTRODUCING WARREN: EMBRACE THE CHARM OF COUNTRY VILLAGE LIVING!

This handsome ranch bungalow graces a generous 1/2 acre lot on the town's outskirts, offering 4 bedrooms, 2 baths, a 4-season sunroom, a full basement, a 24x26 insulated attached garage, and a 28x24 detached garage/shop. Recent upgrades encompass new shingles, siding, PVC windows, soffit, and fascia. This luminous, roomy abode is primed for your distinctive style and ready for swift ownership. Call today for your private tour!



Property Features

- Heated by forced air electric furnace
- Central air conditioning
- 200 amp electrical panel
- 40 gal hot water tank
- Digital water softener (unknown working condition)
- Central vacuum
- Asphalt shingles
- Aluminum soffits & fascia
- PVC windows
- Full partially finished basement
- Preserved wood foundation
- Community water & sewer
- Hardwood & vinyl flooring throughout
- 26' x 24' double attached garage
 - Insulated
 - Drywall
 - New overhead doors
- Property is landscaped
- 8' x 12' shed
- 28' x 24' detached garage/workshop

Neighbourhood

Located in the RM of Woodlands, Warren, Manitoba, is a thriving community only 20 minutes from Winnipeg. Take a drive up Hwy #6 and discover all the amazing features of Warren! It's quality rural living with the services for your day to day needs. From auto repair to seniors programs and everything in between, including many sports clubs, Warren is perfect for your next family! From Kindergarten to Grade 12, education is covered with Warren Elementary and Warren Collegiate Institute. With too many things to list, ask us about all the amazing features of Warren, Manitoba, today!



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Room Dimensions

Floor	Room Type	Dimensions
Main	Kitchen	11.25 x 10.42
Main	Dining Room	11.25 x 10.17
Main	Living Room	13.00 x 18.08
Main	4 Piece Bathroom	6.67 x 6.58
Main	Primary Bedroom	12.00 x 10.08
Main	Bedroom	10.08 x 8.83
Basement	Bedroom	18.67 x 7.58
Basement	Bedroom	8.92 x 9.42
Main	Laundry Room (Former Bedroom)	12.58 x 8.08
Basement	Rec Room	38.42 x 13.42
Basement	4 Piece Bathroom (Has Jetted Tub & Separate Shower)	10.00 x 6.17
Basement	Utility Room	10.08 x 4.58
Main	4 Season Sunroom	19.00 x 9.67

Included in Purchase Price

- ✓ Fridge
- ✓ Stove
- ✓ Dishwasher
- ✓ Washer
- ✓ Dryer
- ✓ Water softener
- ✓ Central vacuum
- ✓ Window coverings
- ✓ Blinds
- ✓ Reverse Osmosis
- ✓ Garage door openers and remotes
- ✓ Shed



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