

60 Grayson Place - Stonewall, MB

Welcome

Features of this listing:

- ✓ Heated by: Payne Forced Air Natural Gas Furnace w/ Whole Home HEPA Filtration System & Humidifier
- ✓ Central Air Conditioning
- ✓ Heat Recovery Ventilator
- ✓ Backwater Valve
- ✓ Sump Pump
- ✓ Hydro Budget: \$450-500/mth
- ✓ Gas Budget: \$230-260/mth
- ✓ 200 Amp Electrical Panel
- ✓ 60 Gallon Electric Hot Water Tank
- ✓ Digital Water Softener
- ✓ Central Vacuum
- ✓ High Performance, Environmentally Friendly Finnish Pine Log Construction by Honka Homes
- ✓ Asphalt Shingles
- ✓ Aluminum Fascia
- ✓ All Weather Tri-Pane PVC Windows
- ✓ Fully Finished Basement (Concrete w/ Rebar 12" o/c Spacing, Fully Insulated w/ Graphite EPS, Electric Hydronic Heated Floor)
- ✓ Full Radon Piping Sub Slab Throughout Entire Basement w/ Fantech Mitigation Out Side of Home
- ✓ Concrete Foundation
- ✓ Well Water
- ✓ Septic Tank/Field (Concrete Cylinder Tank w/ Grinder Pump to Two Chamber Fibreglass Septic & Pumped to 4x 100' Chamber Style Septic Runs (400' Total) - Underground Sump Pit Discharge to West Side of Property)
- ✓ Fiber Highspeed Internet
- ✓ Wood Fireplace
- ✓ 24'x25' Double Attached Garage (Insulated, Heated, Concrete Slab w/ Hydronic Heated Floor on Separate System, Rebar 12" o/c Spacing Fully Backfilled w/ Limestone & Compacted for Days Prior. Floor Sloped w/ Sump Pit Pump Out. Garage Framing 2x6 & Garage Hung Style Cabinets. Side Mounted Garage Opener w/ myQ Module for Mobile App Opener)
- ✓ Yard is Fully Irrigated w/ 19 Zones w/ Hunter Controls
- ✓ 1 1/4" Rigid Water Line Piped Direct off Well to East Side of Home
- ✓ 18'x36' In-Ground Pool (3.5' Shallow End, 5' Deep End, Built 7 Yrs Ago, Gas Heater, UV Sterilizer w/ New Lamp & Ballast This Year, Sand Filter, Brand New Pool Pump in Spring, Under-Water Colour Changing Light, Vinyl Liner. Oversized Concrete Around Pool, Exposed Aggregate w/ Glow in Dark Aggregate)
- ✓ Outdoor Shower w/ Hot & Cold Water
- ✓ Maple Pre-Stained Hardwood
- ✓ Carpets w/ Heavy Under-Pad
- ✓ All Main Floor Bathrooms w/ Heated Tile Flooring
- ✓ Kitchencraft Cabinetry w/ Dovetailed Soft-Close Drawers
- ✓ Quartz Countertops
- ✓ Under-Mount Sinks
- ✓ 36" Gas Range w/ Stone Backsplash
- ✓ Farm Sink
- ✓ Brand New Panel-Ready Dishwasher
- ✓ Oversized Entertainment Unit in Living Room w/ Live Edge Mantle
- ✓ STUV Wood Burning Fireplace w/ Heat Dump Vents Above & Below into Lower Level
- ✓ Entire Main Floor is Pre-Wired for Sound System
- ✓ Exterior Pre-Wired for Camera System (Quote to Complete Work by K&S Electronics)
- ✓ Oversized Barn Style Shed (2x6 16"oc Framing w/ Loft for Storage (Built to be Moveable - No Current Permit)
- ✓ Barkman Paver Stones on Front Porch (2x12 Joist Floor, P/T Sheeting & Fully Waterproofed
- ✓ 4 Season Sunroom has Baseboard Electric Heat, Gas Fireplace, Oversized Patio Door to Large Deck on Screw Piles

This Home Includes:

- ✓ Refrigerator
- ✓ Natural Gas Stove w/ 6 Burners
- ✓ 2x Dishwashers
- ✓ Garage Door Opener + Remote(s)
- ✓ Shed
- ✓ Pool Equipment



Scan The QR Code To View More!



Brandt McKillop
brandt@mckillop.ca
Call/Text: 1-204-782-8869



60 Grayson Place Stonewall, MB

Square Footage: 3027

Lot Size: 4 Acres

Bedrooms: 5

Bathrooms: 3.5

Style: Bungalow

Basement: Fully Finished

Year Built: 2015

Gross Taxes: \$6,387.86

Price: \$1,099,999

**EXPERIENCE LUXURY LIVING AT 60 GRAYSON PLACE, STONEWALL:
A TRANQUIL RETREAT ON 4 ACRE ESTATE WITH MODERN ELEGANCE!**

EXPLORE THIS STUNNING 5-BED, 3.5-BATH BUNGALOW OFFERING 2853 SQFT. OF EXQUISITE DESIGN AND NATURAL BEAUTY PROVIDED BY THE HIGH QUALITY HONKA FINNISH PINE LOG CONSTRUCTION! THE OPEN LAYOUT, MAPLE HARDWOOD FLOORS, AND STONE MANTLE FIREPLACE CREATE A COZY AMBIANCE. THE FINISHED BASEMENT FEATURES A BAR FOR RELAXATION AND ENTERTAINING. ENJOY YEAR-ROUND BEAUTY IN THE 4-SEASON SUNROOM, AND HOST GATHERINGS ON THE EXPANSIVE DECK WITH AN IN-GROUND POOL. THE MASTER SUITE EXUDES SPA-LIKE ELEGANCE. THIS PROPERTY OFFERS PRIVACY, LUXURY, AND THE PERFECT RETREAT. CONTACT US FOR A PRIVATE TOUR TODAY!

RE/MAX Town & Country

THE McKillop TEAM

The information contained herein has been obtained through sources deemed reliable by The McKillop Team and RE/MAX Town & Country but cannot be guaranteed as to its accuracy. We recommend to the buyer that any information of special interest should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

1.204.467.8000 - www.mckillop.ca - #1-333 Main St. Stonewall

Main Floor

Eat-in Kitchen: 20.83 x 10.83

- ✓ Hardwood Flooring
- ✓ 3'x8' Island w/ Nook & Hand Sink
- ✓ 11'x5' Walk-in Pantry

Dining Area: 13.00 x 9.17

- ✓ Hardwood Flooring
- ✓ Modern Chandelier
- ✓ Patio Door to 4 Season Sunroom

Living Room: 16.25 x 13.00

- ✓ Hardwood Flooring
- ✓ Wood Burning Fireplace w/ Stone Mantle

4 Season Sunroom: 25.67 x 15.50

- ✓ Hardwood Flooring
- ✓ Gas Fireplace
- ✓ Patio Doors to Deck

Main Bathroom: 10.58 x 5.83

- ✓ 5 Piece
- ✓ Heated Tile Flooring
- ✓ Tub & Shower Combo
- ✓ Twin Sink

Primary Bedroom: 12.83 x 18.08

- ✓ Wall-to-Wall Carpet Flooring
- ✓ 12.25'x11.92' Walk-in Closet w/ Custom Closet System & 6'x4' Dressing Island

Ensuite Bathroom: 12.83 x 11.33

- ✓ 4 Piece
- ✓ Heated Tile Flooring
- ✓ Large Glass Shower
- ✓ Soaker Tub
- ✓ Vanity w/ Drawers and Large Mirror
- ✓ Compartmented Toilet

Bedroom #2: 11.25 x 10.17

- ✓ Wall-to-Wall Carpet Flooring
- ✓ Double Closet

Bedroom #3: 12.50 x 10.83

- ✓ Wall-to-Wall Carpet Flooring
- ✓ Double Closet

Bathroom: 6.83 x 5.33

- ✓ 2 Piece
- ✓ Tile Flooring

Mudroom: 11.92 x 9.42

Walk-in Closet (Off Mudroom): 10.67 x 8.08

Eat-in Kitchen



Dining Area



Living Room



4 Season Sunroom



Main Floor

Laundry Room: 8.17 x 7.00

- ✓ Ceramic Tile Flooring
- ✓ 8' Folding Counter w/ Sink
- ✓ Overhead & Underneath Storage

Office: 14.83 x 12.17

- ✓ Wall-to-Wall Carpet Flooring

Basement

Rec. Room: 36.17 x 12.25

- ✓ Carpet & Tile Flooring
- ✓ Suspended & Drywall Ceiling
- ✓ Built-in TV Component Shelving

Bar Area: 16.17 x 9.17

- ✓ Tile Flooring
- ✓ Live Edge Counter
- ✓ Dishwasher
- ✓ Sink

Gym: 16.75 x 21.25

- ✓ Rubber Cushion Floor
- ✓ French Doors
- ✓ Full Wall Mirror

Crafts/Laundry Room: 15.67 x 4.42

Bedroom #4: 14.33 x 12.17

- ✓ Laminate Flooring
- ✓ Walk-in Closet

Bedroom #5: 15.67 x 12.33

- ✓ Wall-to-Wall Carpet Flooring
- ✓ Double Closet

Bathroom: 8.25 x 6.58

- ✓ 4 Piece
- ✓ Glass Standup Shower
- ✓ Soaker Tub
- ✓ 5' Twin Sink Vanity

Storage/Utility: 36.58 x 18.00

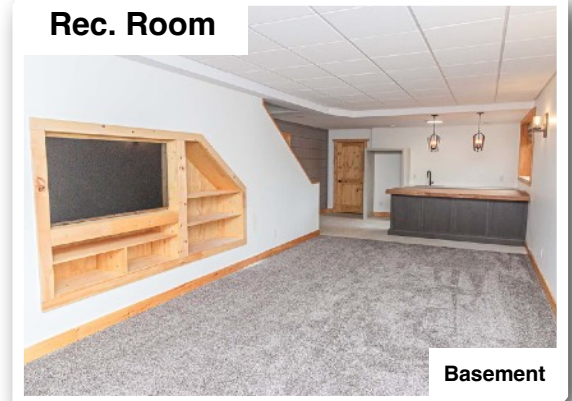
Hobby Room: 13.92 x 13.25

Storage/Utility: 36.58 x 18.00

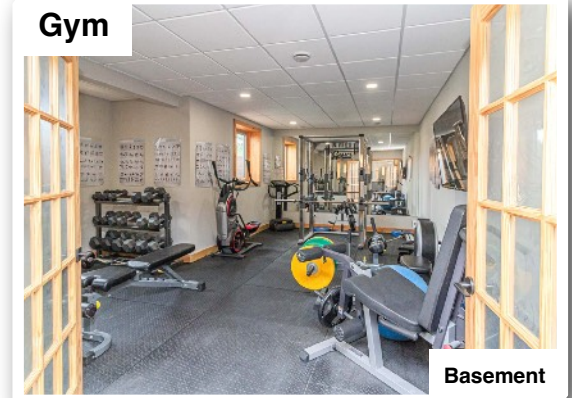
Primary Bedroom



Rec. Room



Gym



Crafts/Laundry Room

