



FOR MORE INFORMATION CALL OR TEXT:
Brandt McKillop - 204-782-8869
Susan McKillop - 204-941-0221
WWW.MCKILLOP.CA



Prestige, Privacy & Plenty of Space
Welcome to Pebblestone!

95 PEBBLESTONE DRIVE
STONY MOUNTAIN, MB





Prestige, Privacy & Plenty of Space — Welcome to Pebblestone!

Stunning 1724 sqft 2-storey in Stony Mountain's prestigious Pebblestone development! Built by R&B Homes, this property offers space, style, and smart design. Set on a fully fenced 70' x 170' lot, this home features 4 bedrooms, 3.5 baths, a showstopper island kitchen with walk-in pantry/mudroom, and a sun-filled dining area overlooking the living room. The spacious primary bedroom includes a luxurious 5-piece ensuite. Enjoy a huge front foyer, a fully finished basement with family room, bar, 4th bedroom, and full bath. Oversized triple insulated garage with drive-through access to rear parking pad. A rare find with top-quality finishes in a sought-after neighbourhood!



INTRODUCING:

95 PEBBLESTONE DRIVE
STONY MOUNTAIN, MB

\$599,900

2012

1,724 SQFT

3+1 BEDS

3.5 BATHS

70' X 170'

GROSS: \$4,363.09
NET: \$2,867.61

HOME FEATURES:

- York High Efficiency Forced Air Natural Gas Furnace
- Sump Pump
- Backwater Valve
- 200 Amp Extra Large Electrical Panel
- Central A/C
- 60 Gallon Electric Hot Water Tank
- Central Vac
- Vinyl & Stone Exterior
- PVC Windows
- Fully Finished Basement
- Concrete Foundation
- Community Water & Sewer
- Natural Gas Fireplace
- Maple Kitchen Cabinets
- Laminate & Carpet Flooring
- 32' x 24' Triple Attached Garage
 - Insulated
 - Fully Spray Foamed
 - Drive-Through Door to Back Yard
- Property is Landscaped & Fenced w/ 12' x 18' Deck
- 10' x 8' Shed

ROOM DIMENSIONS:

Main	Living	15.92 x 13.75
Main	Dining	11.08 x 9.25
Main	Eat-in Kitchen	15.75 x 12.33
Main	Bathroom	2 Piece
Main	Laundry	8.92 x 7.08
2nd	Main Bathroom	4 Piece
2nd	Primary Bedroom	15.78 x 10.92
2nd	5 Piece Ensuite Bathroom	10.17 x 8.33
2nd	Bedroom #2	10.67 x 9.42
2nd	Bedroom #3	12.58 x 8.92
Bsmt	Bedroom #4	10.92 x 9.50
Bsmt	Rec. Room	17.58 x 14.25
Bsmt	Bathroom	4 Piece
Bsmt	Storage	27.00 x 5.00
Bsmt	Utility	9.83 x 9.00

INCLUSIONS:

- Refrigerator
 - Stove
 - Dishwasher
 - Built-in Microwave
 - Washer
 - Dryer
- Window Coverings
 - Central Vac.
 - Blinds
 - Shed
 - Garage Door Opener(s) + Remote(s)

