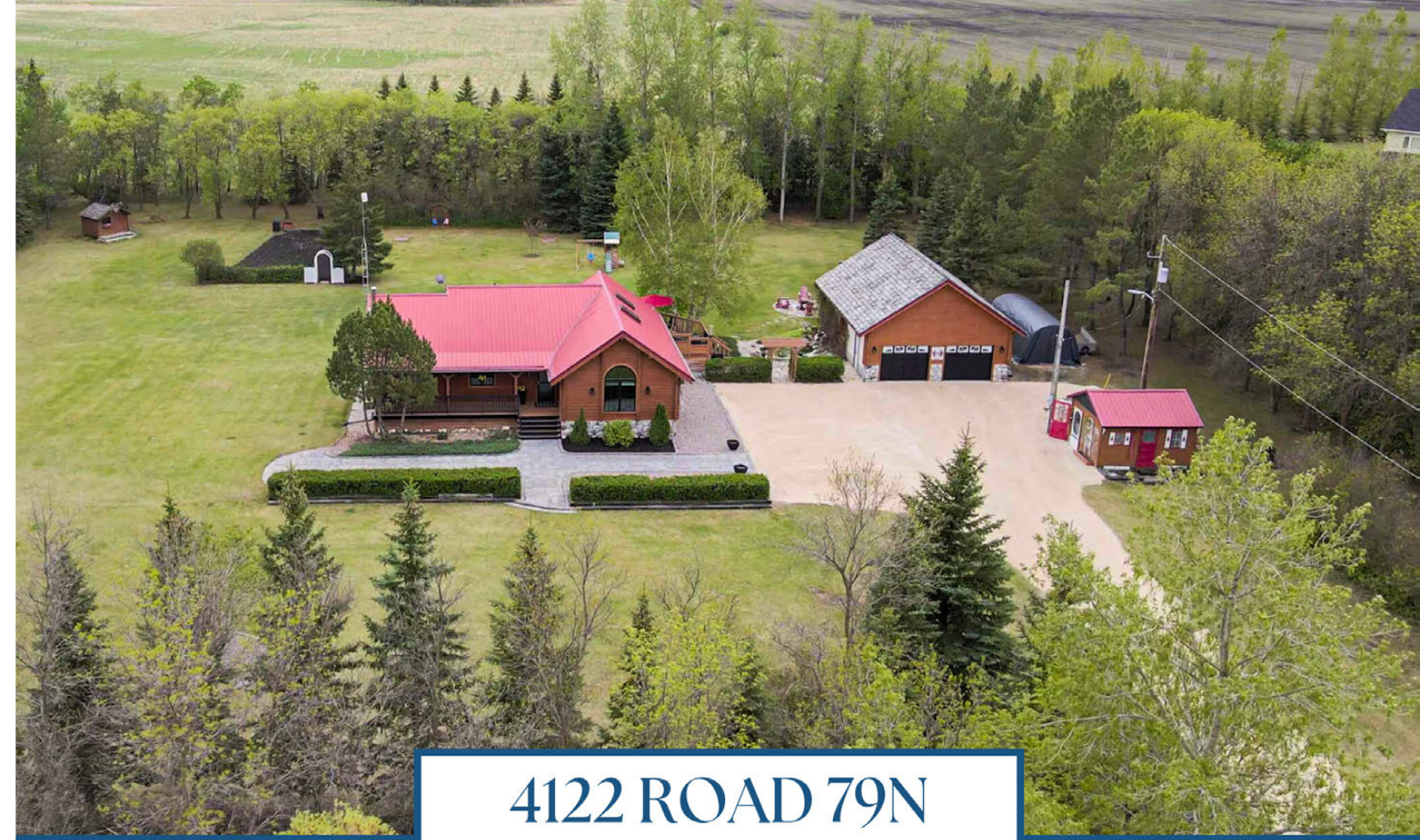


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WWW.MCKILLOP.CA



4122 ROAD 79N
WOODLANDS, MB

**The Warmth of Wood. The Space to Breathe.
The Life You've Dreamed Of.**

Uncover the splendor of this handcrafted Western Red Cedar log home retreat—just minutes from Warren, MB. Set on 2.5 private, beautifully landscaped acres, this 4-bedroom, 3-bathroom sanctuary blends rustic charm with modern comfort. Soaring pine vaulted ceilings, skylights, rich log walls, and a stunning stone fireplace create a warm, inviting ambiance. Step outside to your own outdoor paradise—complete with a deck, hot tub, fire pit, above-ground pool, change rooms, garden space, and Barkman stone walkways. The fully finished basement features a wet bar, pellet fireplace, and space to relax or entertain. A 34x28 triple garage with rear pull-through adds practicality to this resort-style property. A rare opportunity for those craving nature, space, and timeless craftsmanship.

MCKILLOP
TEAM
RE/MAX Town & Country

ROOM FEATURES & DIMENSIONS:

Main	<div>Living Room</div> <div>-Engineered Hardwood Flooring -Tongue & Groove Pine Ceiling w/ Fir Beams -All Log Walls -Skylight -Ceiling Fan w/ Remote -Stone Fireplace (Propane Fired) w/ Overhead Track Lighting -Large Window Facing North/Front of Home -Central Vacuum Outlet</div>	18.00 x 17.75
Main	<div>Formal Dining Room</div> <div>-Engineered Hardwood Flooring -Tongue & Groove Pine Ceiling w/ Fir Beams -All Log Walls -Skylight -Ceiling Fan w/ Remote -Large Windows Facing West -Garden Doors to 3 Season Sunroom w/ South Exposure</div>	14.50 x 15.67
Main	<div>Eat-in Kitchen</div> <div>-Vinyl Flooring -Oak Cabinets -Granite Counters -Double Granite Sinks -Automatic Dustpan -Pot Lighting -Under Cabinet Lighting -Tile Backsplash -Pantry w/Rollouts -Coffee Bar -Large Wood Framed Windows Overlooking Backyard, Pool & Deck</div>	16.25 x 13.83
Main	<div>3 Season Sunroom</div> <div>-Not Included in Total Square Footage of Home -Wall-to-Wall Carpet Flooring -3 Walls of Sliding Glass Screened Windows -Patio Door to Deck w/ Access to Pool, Hot Tub, Back Yard & Garage -Exterior Venetian Blinds -Garden Doors Access to Formal Dining Room & Insulated Steel Door to Kitchen</div>	14.17 x 9.67
Main	<div>4 Piece Main Bathroom</div> <div>-Heated Tile Flooring -Granite Counters -Under Counter Sink (2017) -Cedar Vanity -Jetted Tub w/ Ceramic Backsplash -Linen Closet - HRV Control + Floor Heat Thermostat on Wall</div>	8.92 x 7.25
Main	<div>Primary Bedroom</div> <div>-Wall-to-Wall Carpet (2023) -Walk-in Closet -Two Walls Cedar Logs w/ Balance Drywall -Barn Door to Ensuite Bathroom -2 Large Corner Windows Facing South & East Overlooking Backyard</div>	13.75 x 11.58
Main	<div>3 Piece Ensuite Bathroom</div> <div>-Redone in 2017 -Tile Flooring -Cedar Vanity -Granite Counter -Large Glass Shower -East Facing Window</div>	8.17 x 4.67
Main	<div>Bedroom #2</div> <div>-Wall-to-Wall Carpet (2023) -Double Clothes Closet w/ Shelving -One Wall Cedar Logs w/ Balance Drywall -Large North Facing Window</div>	10.75 x 10.83
Main	<div>Bedroom #3</div> <div>-Wall-to-Wall Carpet (2023) -Double Clothes Closet w/ Wire Organizer -2 Walls Cedar Logs w/ Balance Drywall -North Facing Window</div>	11.00 x 11.67
Main	<div>Laundry Room</div> <div>-Vinyl Flooring -Stainless Steel Utility Sink -Wire Shelving Above Sink & Washer</div>	5.33 x 6.50
Bsmt	<div>Bedroom #4</div> <div>-Wall-to-Wall Carpet -Suspended Ceiling -Supplemental Wall Heater -Walk-in Closet -West Facing Window</div>	17.33 x 13.92
Bsmt	<div>3 Piece Bathroom</div> <div>-Vinyl Plank Flooring -2 Person Glass Shower -Granite Counters -Deep Linen Closet -Mirror w/ Shelf</div>	7.42 x 9.00
Bsmt	<div>Rec. Room</div> <div>-Vinyl Plank Flooring -Suspended Ceiling -Huge Wet Bar w/ Ceramic Top on Island/Peninsula -Full Sized Fridge -Wine Cooler -Cabinet Storage in Island -Pot Lighting -Large Games Area to Host Guests -Pellet Fireplace w/ Granite Hearth -South Facing Window</div>	16.25 x 17.08
Bsmt	<div>Play Room</div> <div>-Vinyl Plank Flooring -Suspended Ceiling -Pot Lighting -Great Place for Kids to Entertain Themselves While the Adults are Relaxing!</div>	11.83 x 7.83
Bsmt	<div>Storage Room #1</div> <div>-Removeable Access to Outside for Bags of Pellets -One Wall w/ Built-in Wooden Shelving & Wall Hooks</div>	7.42 x 9.58

4122 ROAD 79N - WOODLANDS, MB

<div><div>\$599,900</div></div>	<div><div>1989</div></div>	<div><div>1,640 SQFT</div></div>	<div><div>4 BEDS</div></div>	<div><div>3 BATHS</div></div>	<div><div>2.5 ACRES</div></div>	<div><div>GROSS: \$4,928.71</div></div>
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HOME & PROPERTY FEATURES:

- Norton 20kW Forced Air Electric Furnace with Lifebreath Air Cleaner
 - Lifebreath Dual Core Heat Recovery Ventilator (HRV)
 - Sump Pump (2021)
 - 12v Emergency Battery Backup Sump Pump (Installed 2022 as sellers wanted extra safety when at the lake.)
 - Propane Tank Yearly Rental: \$230.72 (Used for Stone Fireplace, Barbecue and Tempest Torches on Deck) - Useage in 2024 was 370L = \$679 taxes incl. (Carbon Tax No Longer Calculated)
 - 200 Amp Electrical Panel
 - Central Air Conditioning
 - 60 Gallon Electric Hot Water Tank (2021)
 - Niwa Fontis Digital Water Softener (2021)
 - Central Vacuum w/ Beater Bar Attachment
 - Propane Stone Fireplace in Living Room + Wood Pellet Fireplace in Basement
 - Oak Kitchen Cabinets
 - Hardwood, Carpet & Vinyl Plank Flooring
 - Western Red Cedar Tongue & Groove Logs & Stone Exterior Finish
 - Red Metal Roof + Black Eavestrough (2009)
- Wood Framed Windows
 - New (Black) Windows by Jeld-Wen (2016)
 - Fully Finished Basement
 - Preserved Wood Foundation
 - Well Water
 - Septic Tank/Field w/ Berkley Pump
 - 34' x 28' Triple Detached Garage (Unheated, 3 OH Doors w/ 1 at Rear Thru to Back Yard)
 - Property Landscaped w/ Barkman Flagstone Front Sidewalk (2014), Stone Fire Pit, Horse Shoe Pits & 400 sq.ft. Deck (Perfect for Dining)
 - 27' x 4' Round Above Ground Pool (2021)
 - 2 Change Rooms
 - 8'x8' Master Spas Hot Tub (2018)
 - 12' x 14.10' Storage Shed
 - 7.10' x 9.10' Cedar Garden Shed (Close to Garden)
 - MB Hydro Budget: \$317.24/mth

EXCLUSIONS

- Plastic Shelving in Storage Rooms #2, #3 & #5
- Tool Chest Under Work Bench Top in Storage Room #4
- Gun Safe in Storage Room #5

INCLUSIONS:

- LG Stainless Steel Fridge
 - Frigidaire Stainless Steel Induction Range/Convection Oven (2016)
 - Chest Freezer
 - Frigidaire Stainless Dishwasher (2019)
- Front-load Electrolux Washer (2019)
 - Front-load Kenmore Dryer
 - Niwa Fontis Digital Water Softener (2021)
 - Vacuflow Central Vac with Beater Bar Attachment
- Full Size Fridge (Rec. Room Bar)
 - Wine Cooler in Bar
 - 6 Bar Stools (Rec. Room Bar)
 - Pellet Fireplace in Rec. Room
 - Ceiling Fans and Remotes

Bsmt	<div>Storage Room #2</div> <div>-Drywalled (Not Mudded) -Sewer Pump -Lifebreath HRV -Hot Water Tank -Plastic Shelving is Not Included</div>	9.17 x 7.67
Bsmt	<div>Storage Room #3</div> <div>-Drywalled (Not Mudded) -One Wall w/ Built-in Wooden Shelving & Wall Hooks -Plastic Shelving is Not Included</div>	12.42 x 6.25
Bsmt	<div>Storage Room #4</div> <div>-Drywalled (Some Mudding) -Deep Freezer is Included -3 Walls w/ Wooden Shelving -Electrical Panel -Tool Chest Under Work Bench is Not Included</div>	15.42 x 10.00
Bsmt	<div>Storage Room #5</div> <div>-Furnace w/ Lifebreath Air Cleaner -Sump Pit w/ 2 Pumps Under Stairs -Drain Water Pump-out for Wet Bar -Storage for Extra Flooring -Plastic Shelving & Gun Safe are Not Included</div>	11.25 x 9.00