

73083 Summit Road

RM of Rockwood, MB

\$649,900 | 4 BEDS | 2.5 BATHS | 2,700 SQFT | LOT SIZE: 5 ACRES

Step Into A Home That Is As Timeless As It Is Unique!



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Nestled among towering spruce just minutes south of Stonewall, this 2700 sq.ft., 4-bedroom, 2.5-bath residence is an architecturally designed masterpiece with European flair. Every detail speaks of craftsmanship and integrity—from soaring 25' pine ceilings with dramatic beams to the reclaimed Chicago brick double-sided fireplace that anchors the sunlit living spaces. Enjoy a newly renovated kitchen with tile accents, induction range, and extended breakfast bar, perfect for gathering family and friends. Upstairs, a private bedroom zone offers restful retreats, while the primary suite delights with European-style windows, pine ceilings, and a peaceful walk-in closet. The in-law suite with kitchenette, half bath, and balcony provides flexible living for guests or extended family. Outside, 5 treed acres feature walking trails, a garden, and future pasture/corral space. Efficient Multi zone Geo-thermal heat, a Wood fired outdoor sauna, 26'x30' attached garage and a 40'x34' barn/shop with 220 power, water and separate approach complete this rare package—nature, comfort, design & lifestyle flexibility, all within 3 km of pavement.

INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Washer
- Dryer
- Water Softener
- Central Vacuum
- Window Coverings
- Blinds
- Nootka Wood-Fired Sauna
- Garage Door Openers & Remotes

Excluded: Security Cameras

SPECIFICATIONS

- Style: 1.5 Storey
- Built: 1980
- Gross Taxes: \$4,856.50
- Net Taxes: \$3,340.23

MEASUREMENTS

MAIN FLOOR

Kitchen: 9.25 x 12.42

- Ceramic Tile Flooring
- Tile Backsplash
- Farmer Sink
- Stainless Steel Dishwasher
- Pot Lighting

Living Room: 18.33 x 19.67

- Maple Hardwood Flooring
- Overhead Beam Vaulted Ceiling
- Brick Fireplace w/ Electric Insert

Dining Room: 12.33 x 10.00

- Maple Hardwood Flooring
- Pot Lighting

Family Room: 16.25 x 11.17

- Maple Hardwood Flooring
- Pot Lighting
- Wood Burning Fireplace
- Could Be A Bedroom

Office: 16.25 x 11.17

- Maple Hardwood Flooring
- Pot Lighting
- French Doors to Family Room and Main Entrance

Bathroom: 3 Piece

- Laminate Flooring
- 4ft Shower w/ Seat
- Pot Lighting

Mudroom/Laundry/Mechanical: 11.25 x 16.92

- Laminate Flooring
- Access to Guest Suite
- Hot Water Tank
- Water Softener
- Stainless Steel Laundry Sink
- Washer
- Dryer

2ND FLOOR

Primary Bedroom: 15.67 x 9.58

- Laminate Flooring
- Vaulted Ceiling
- Double Closet
- 9.75' x 5.42' Walk-In Closet
- East Facing Windows
- Baseboard Supplement Heat

Bedroom #2: 10.42 x 9.00

- Laminate Flooring
- Vaulted Ceiling
- West Facing Window
- Baseboard Supplement Heat
- Double Closet

Bedroom #3: 15.92 x 9.00

- Laminate Flooring
- Vaulted Ceiling
- West Facing Window
- Baseboard Supplement Heat
- Double Closet

Bathroom: 9.67 x 6.58

- 4 Piece
- Tile Flooring
- Soaker Tub
- New Tile Backsplash, Vanity & Sink

Guest Suite (Over Garage): 24.83 x 15.33

- Oak Hardwood Flooring
- Geothermal Wall Radiator w/ Supplemental Electric
- Kitchenette w/ Fridge, Stove & Dual Stainless Steel Sink
- Single Closet
- East Facing Window
- Patio Door to 8'x12' Deck Facing East
- 2 Piece Bathroom

FEATURES

- Geothermal, Well to Well. Radiator Wall Units, In-Floor on 2nd Floor, In-Floor on Main & Guest Suite w/ Glycol (Topped Up - Serviced Sept 2025 & Report Avail.
- 200 Amp Electrical Panel
- 40 Gallon Electric Hot Water Tank
- Digital Water Softener
- Central Vacuum
- Wood & Electric Fireplaces
- Laminate, Hardwood & Tile Flooring Throughout
- Wood Siding & Stucco Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- Wood Framed Windows (European Style Tilt & Turn)
- Crawlspace (Unfinished)
- Concrete Block Foundation
- Well Water
- Septic Tank
- RF Now Fiber Internet
- 30' x 26' Insulated Double Attached Garage w/ Garden Tractor Door, Insulated Mechanical Room for Geothermal Equipment
- Seller States Hydro Average is \$198.66/mth