



7151E PTH 67

RM of Rockwood, MB

\$619,900 | 4 BEDS | 2.5 BATHS | 1,765 SQ FT | LOT SIZE: 1.66 ACRES

The Kind of Property Families Wait Years to Find



brandt@mckillop.ca | 204-782-8869 | susan@mckillop.ca | 204-941-0221

Imagine coming home to your own private 1.66-acre retreat just minutes from Stonewall. Surrounded by mature evergreens, this beautifully treed property offers the space, privacy, and freedom that's becoming increasingly difficult to find.

The spacious 1,765 sq. ft. three-level split features four bedrooms, 2.5 bathrooms, formal and casual dining areas, and plenty of room for family life. Step outside to enjoy the huge deck, stone patio, above-ground pool, children's play area, and endless outdoor entertaining.

Need room for your toys and hobbies? The oversized attached garage, detached garage, and expansive yard easily accommodate RVs, boats, motorcycles, ATVs, trailers, and more—with ample space to build the dream shop you've always wanted.

A rare opportunity to enjoy country living with the convenience of Stonewall just minutes away.

INCLUSIONS

- Refrigerator
- Jenn-Air Cooktop
- Jenn-Air Double Built-in Oven
- Washer
- Dryer
- Window Coverings & Blinds
- 3x TV Mounts
- Garage Door Openers & Remotes
- Starlink Internet

SPECIFICATIONS

- Style: 3 Level Split
- Age: 1977
- Gross Taxes: \$4,326.77
- Net Taxes: \$2,826.00

MEASUREMENTS ——— MAIN FLOOR

Eat-in Kitchen: 16.25 x 11.50

- Laminate Flooring
- South Facing Window

Dining Room: 12.00 x 10.58

- Laminate Flooring
- South Facing Window

Living Room: 13.42 x 19.08

- Laminate Flooring
- North Facing Window

————— LOWER LEVEL

Family Room: 23.58 x 11.42

- Wall-to-Wall Carpet Flooring
- Limestone Fireplace
- Garden Door to Deck (South)

Bathroom: 2 Piece

- Laminate Flooring

Mudroom: 14.42 x 5.58

- Washer & Dryer
- Triple Closet
- Entry to Garage

————— UPPER LEVEL

Primary Bedroom: 13.92 x 12.00

- Wall-to-Wall Carpet Flooring
- Walk-in Closet
- North Facing Window

Bedroom #2: 10.25 x 10.58

- Wall-to-Wall Carpet Flooring
- Two Single Closets
- North Facing Window

Bedroom #3: 11.50 x 10.92

- Wall-to-Wall Carpet Flooring
- Double Closet
- South Facing Window

Ensuite Bathroom: 3 Piece

Bathroom: 4 Piece

Bedroom #4: 11.42 x 9.25

- Wall-to-Wall Carpet Flooring
- Double Closet
- North Facing Window

————— BASEMENT

Rec. Room: 23.67 x 12.58

- Carpet Flooring
- Suspended Ceiling

Storage: 27.17 x 10.67

- Concrete Floor
- Furnace
- Hot Water Tank
- Septic Pump

FEATURES

- Forced Air Electric Furnace
- Sump Pump
- 200 Amp Electrical Panel
- Central A/C
- 40 Gallon Electric Hot Water Tank
- Well Water - New Submersible Well Pump, Drilled Deeper & New Pressure Tank in 2024
- Septic Tank & Field - New Septic Pump in 2023
- Wood Siding & Stucco Exterior
- Asphalt Shingles in 2019
- Aluminum Soffits & Fascia in 2019
- Eavestroughs Done in 2023
- PVC & Wood Framed Windows - Newer PVC Upper Level, Basement, Mudroom and Garden Door Windows in 2024
- Partial Basement - Partially Finished
- Starlink Included - Valley Fibre Available w/ Free Install
- Limestone Wood-Burning Fireplace in Family Room (Not Used or Insured)
- Laminate, Carpet & Vinyl Flooring Throughout
- 27' x 23' Oversized Double Attached Garage
- 14' x 20' Single Detached Garage (Wired to Electrical Panel, Needs New Breaker Installed)
- Property is Landscaped w/ 24' x 12' Deck and 28' x 12' Patio
- Above Ground Pool
- Play Area With Play Structure & Trampoline

